

Agenda for Strategic Planning Committee Friday, 22nd November, 2024, 10.00 am

Members of Strategic Planning Committee

Councillors: B Bailey, J Bailey, K Blakey, C Brown, B Collins, O Davey, P Fernley, P Hayward, M Howe (Vice-Chair), B Ingham, G Jung, D Ledger, Y Levine, T Olive (Chair) and H Parr

Venue: Council Chamber, Blackdown House, Honiton

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(or group number 01395 517546)

Wednesday, 13 November 2024



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This meeting is being recorded for subsequent publication on the Council's website and will be streamed live to the [East Devon District Council Youtube Channel](#).

1 Apologies

2 Declarations of interest

Guidance is available online to Councillors and co-opted members on making [declarations of interest](#)

3 Public speaking

Information on [public speaking](#) is available online

4 Matters of urgency

Information on [matters of urgency](#) is available online

5 Confidential/exempt item(s)

To agree any items to be dealt with after the public (including the Press) have been excluded. There are no items which officers recommend should be dealt with in this way.

6 East Devon Local Plan - Defining Settlement Boundaries (Pages 3 - 104)

This report summarises the considerations that have been taken into account in the definition of settlement boundaries.

- 7 East Devon Local Plan - Redrafting of Local Plan Chapters (Pages 105 - 280)
This report sets a first proposed redraft of Chapter 6 – Strategy for development at Principal Centres, Main Centres, Local Centres and Services Villages of the Local Plan.
- 8 East Devon Local Plan - Viability Assessment initial findings (Pages 281 - 305)
- 9 New Planning Policy - Local Development Scheme and Local Plan Regulation 19 Consultation (Pages 306 - 320)
- 10 River Axe Special Area of Conservation (SAC) Local Nutrient Mitigation Fund Round 2 Award (Pages 321 - 326)
- 11 Housing Monitoring update to year ending 31 March 2024 (Pages 327 - 408)
This report provides a summary of house building monitoring information to the year ending 31 March 2024.
- 12 Infrastructure Funding Statement (Pages 409 - 427)

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[Decision making and equalities](#)

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Report to: Strategic Planning Committee



Date of Meeting: 22 November 2024

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

East Devon Local Plan – Defining Settlement Boundaries

Report summary:

This report summarises the considerations that have been taken into account in the definition of settlement boundaries. Details of the assessments for individual settlements are set out in the accompanying Settlement Boundaries Evidence Paper.

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

1. That committee endorse policies SP 05 and SP 06, as set out in paragraphs 1.2 and 1.3 of this report for inclusion in the Regulation 19 draft of the plan.
2. That committee endorse the boundaries defined in the Settlement Boundaries Evidence Paper for inclusion in the 'Regulation 19' Local Plan.

Reason for recommendation:

To seek committee approval for the proposed settlement boundaries.

Officer: Ed Freeman – Assistant Director, Planning Strategy and Development Management, e-mail – efreeman@eastdevon.gov.uk, Tel 01395 517519

Portfolio(s) (check which apply):

- Climate Action and Emergency Response
- Coast, Country and Environment
- Council and Corporate Co-ordination
- Democracy, Transparency and Communications
- Economy and Assets
- Finance
- Strategic Planning
- Sustainable Homes and Communities
- Tourism, Sports, Leisure and Culture

Equalities impact Low Impact

Climate change Low Impact

Risk: High Risk; The local plan needs to progress in a timely manner if it is to meet potential Government deadlines for plan preparation and settlement boundaries are an important mechanism to deliver the plan strategy.

Links to background information

Links to background documents are contained in the body of this report.

Link to Council Plan

Priorities (check which apply)

- Better homes and communities for all
- A greener East Devon
- A resilient economy

1. Report

1.1 There are two main policies relating to settlement boundaries in Chapter 3 of the draft plan: 'Development inside settlement boundaries' (SP 05) and 'Development beyond settlement boundaries' (SP 06). At the Strategic Planning Committee meeting on 5th November, when Chapter 3 was considered, it was agreed to include these policies with this report on the proposed settlement boundaries so that the policies and the boundaries could be considered together.

1.2 SP 05 states that:

"Within the settlement boundaries defined on the Policies map development will be supported in principle. This does not mean that all development will be acceptable within settlement boundaries: proposals will be considered on their own merits having regard to other policies in this plan and any made neighbourhood plan.

This is a strategic policy and significant changes to the boundaries defined through neighbourhood planning would be incompatible with it. However, neighbourhood plans that propose modest adjustments to the settlement boundaries to increase the opportunities for additional development are likely to be compatible with this policy."

A minor change has been made to replace "may be" with "are likely to be" to provide greater certainty to the neighbourhood plan process.

1.3 SP 06 states that:

"In locations outside of the defined settlement boundaries development will not be permitted unless it is in accordance with a specific Local or Neighbourhood Plan policy that explicitly permits such development."

There has been some minor re-drafting to remove a final section which previously read "and where it would not harm the distinctive landscape, amenity and environmental qualities of the area within which it is located". This wording has been removed because it is superfluous and could conflict with other plan policies.

1.4 Strategic Policy SP 01: Spatial Strategy sets out the settlements where growth is to be focussed and settlement boundaries defined. This Committee agreed a methodology for defining settlement boundaries in April 2022. This was used to defined boundaries in the 2022 draft plan. Further work has been undertaken to refine the proposed

boundaries and take account of proposed allocations and responses to the 2022 consultation.

- 1.5 The process for defining settlement boundaries is undertaken in two stages. Firstly, the existing built-up areas are defined together with areas that could enable some limited small scale growth: criteria are used to guide this process, as set out in Appendix 1 of the evidence paper. Secondly, the boundaries drawn in 'stage 1' are assessed to determine if they are appropriate locations for development. Most settlements boundaries were not altered as a result of the 'stage 2' assessment. The exceptions to this were: Exmouth; Newton Poppleford; Otterton; Sidmouth and West Hill.
- 1.6 An evidence paper has been produced to set out how the boundaries have been drawn for individual settlements and why any changes have been made. The paper sets out the general principles that have guided the process. These include that all site allocations are included in the settlement boundary and that, generally, predominantly open land in a green wedge or the coastal preservation area has been excluded to avoid policy conflicts. Constraints like flooding or heritage impacts have not usually been taken into account because the aim is to set out areas that are broadly acceptable for development, recognising that further details will be addressed through the development management system. An exception to this is the village of Stoke Canon, where the whole built-up area is at risk of flooding, and no settlement boundary is proposed.
- 1.7 The bulk of the evidence paper comprises a settlement by settlement analysis, with a map showing any existing and the proposed settlement boundaries, a summary of representations received, and any changes highlighted. Members are referred to the evidence paper for details of individual settlement boundaries.

Implications for Neighbourhood Planning

- 1.8 Both policies SP05 and SP06 have been drafted to specifically make provision for the role of future new and revised neighbourhood plans. It is however acknowledged that the introduction of some new settlement boundaries where there were not previously BUAB's under the adopted LP (or similar set by NPs) will somewhat conflict with made NPs where they exist. This is a result of applying a consistent approach across the whole district through the Local Plan which is not a requirement of the neighbourhood plans. It is however necessary to follow the evidence produced and consistently apply it and so this is unavoidable.

Financial implications:

There are no specific financial implications impacting the council in this report.

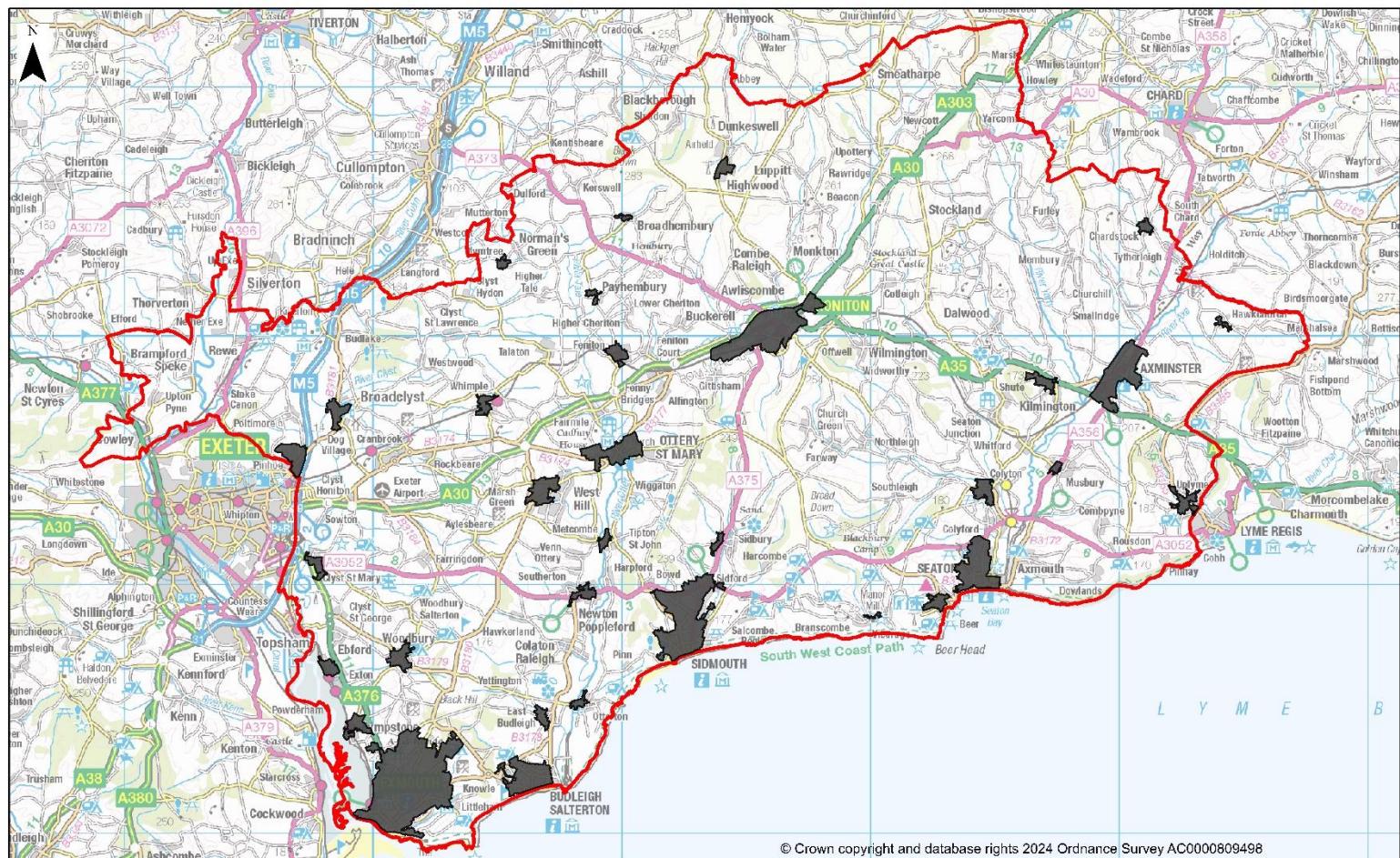
Legal implications:

There are no specific legal implications requiring comment within this report (002533/22 November 2024/DH)

East Devon Local Plan – Settlement Boundaries

Evidence Paper

22 November 2024 SPC version 2



East Devon – an outstanding place

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1 Introduction

- 1.1 This evidence paper sits behind and helps to explain how the settlement boundaries¹ proposed in the consultation draft local plan 2022 have been revised for inclusion in the Publication draft of the East Devon Local Plan 2024. All settlements with a proposed settlement boundary² are considered in alphabetical order. This version is for consideration by the Strategic Planning Committee on 22nd November 2024 and it has not been possible in the time available to update all the maps to the same base for the proposed Regulation 19 plan allocations. Whilst all of the sites shown as allocations are agreed for inclusion in the Regulation 19 plan, the map legend and display vary in colour and description to reflect the different times that they were added to this report. This will be standardised for the final evidence paper used to support the Regulation 19 plan.
- 1.2 The settlement boundaries for the 2022 draft plan were informed by a methodology³ that set out a two stage process for defining the boundaries. Firstly, areas of land were assessed against a set of criteria and then consideration given to whether areas within the proposed settlement boundary would be generally appropriate locations for development when assessed in light of the emerging plan policies, particularly whether people living in these areas would have good access to services and facilities by means other than the private car. The methodology is included as Appendix 1 to this report.
- 1.4 The proposed settlement boundaries were included in the consultation on the draft plan (Autumn 2022)⁴, following which further assessment work was undertaken, including the consideration of comments⁵ received during the consultation, to inform the settlement boundaries to be included in the Publication plan. These assessments have been undertaken in accordance with the following principles:
 - a. Where settlement boundaries are defined in the ‘development plan’⁶, the focus had been on assessing areas where changes are proposed.

¹ Settlement boundaries may be referred to as ‘Built-up Area Boundaries’ or similar terms in other plans.

² Defined in policy SP 01: Spatial Strategy of the publication plan.

³ [settlement-boundary-process.pdf \(eastdevon.gov.uk\)](#)

⁴ [Emerging Local Plan - East Devon](#)

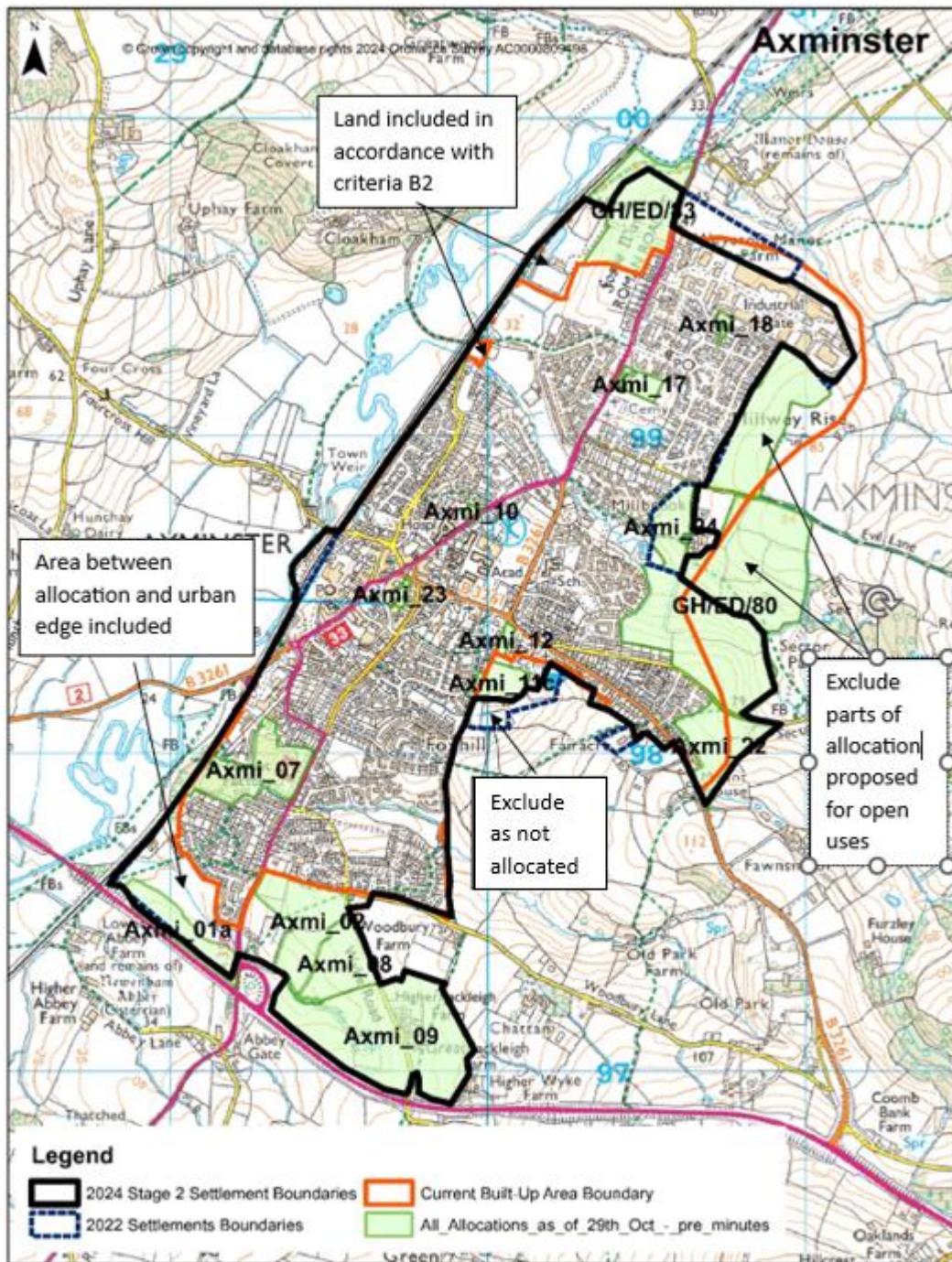
⁵ [Comments made during the Draft Local Plan Consultation and Feedback Report - East Devon](#)

⁶ The parts of the ‘development plan’ relevant for this study are the East Devon Local Plan 2013-2031, The East Devon Villages Plan and any made neighbourhood plan.

- b. Where there are no settlement boundaries defined in the development plan, the core built form of the settlement has been identified and assessment has focussed on any peripheral areas.
- c. All sites proposed in the local plan for residential, mixed use and/or employment uses that are well related to a relevant settlement have been included within settlement boundaries.
- d. Generally, sites that were considered as part of the site allocation process and 'rejected' have been excluded, but there are some exceptions where part or all of these sites have been included.
- e. Unless specifically allocated for development, predominantly open land designated as either a green wedge or a Coastal Preservation Area in the emerging local plan has generally been excluded from the settlement boundaries to avoid potential policy conflicts.
- f. Many settlements are wholly or partly within a National Landscape, but this has not been used to determine the extent of the settlement boundaries as development is not necessarily incompatible with this designation.
- g. There may be constraints such as flooding, heritage assets or highway issues that could limit development opportunities within the settlement boundaries. Such areas have not generally been excluded from the settlement boundaries because the aim is to set out areas that are broadly acceptable for development, recognising that further details will be addressed through the development management system. An exception to this is the village of Stoke Canon, where the whole built-up area is a risk of flooding, and no settlement boundary is proposed.
- h. Where possible boundaries have been drawn to follow physical features on the ground and this has resulted in some 'tidying up' amendments to the 2022 boundaries.

2 Axminster

Map of proposed and existing settlement boundary together with 2022 boundary



2.1 The existing settlement boundary is defined in the adopted East Devon Local Plan 2013 - 2031⁷. The boundary was drawn to include planning permissions granted at the time of the plan preparation together with proposals in that local plan for an 'eastern urban extension' to the town. Otherwise, the boundaries tended to reflect the existing built up area rather than to specifically facilitate additional development beyond that specified through allocations.

2.2 The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements in line with the plan strategy⁸. However, there are significant numbers of allocations proposed in Axminster in the emerging local plan, so the boundaries have mainly been drawn to reflect these. Parts of the eastern urban extension that were included in the adopted local plan but not allocated in the emerging plan have been excluded from the settlement boundary. Additionally, two areas proposed as part of an allocation in the emerging local plan, but which do not include development and are intended as areas of public and open space are excluded from the settlement boundary.

2.3 Land to the south of the town between a proposed employment allocation and the existing urban edge (outlined in red on the map) has been included in the settlement boundary in accordance with criteria B4 - Areas of land that are largely contained between site allocations proposed in the draft local plan and the main built-up area of the related settlement. A detailed assessment of this land was undertaken as part of the site assessment work for a potential allocation as part of site Axmi_1⁹. Axmi_01a is proposed for employment purposes and the reason that most of the land to the north of it was not proposed for allocation was due to flood risk. A settlement boundary that included the proposed employment allocation but excluded the land between it and the settlement edge would be illogical and the site is included in the boundary



⁷ Axminster Town Centre inset map (eastdevon.gov.uk)

⁸ See paragraph 3.75 of commonplace-reg-18-final-071122.pdf (eastdevon.gov.uk)

⁹ The results of the detailed assessment are summarised in 7a Axminster site selection report summary.pdf (eastdevon.gov.uk)

accordingly. A strip of land to the north of the site is not at risk of flooding and may be suitable for housing, if a suitable access can be provided.

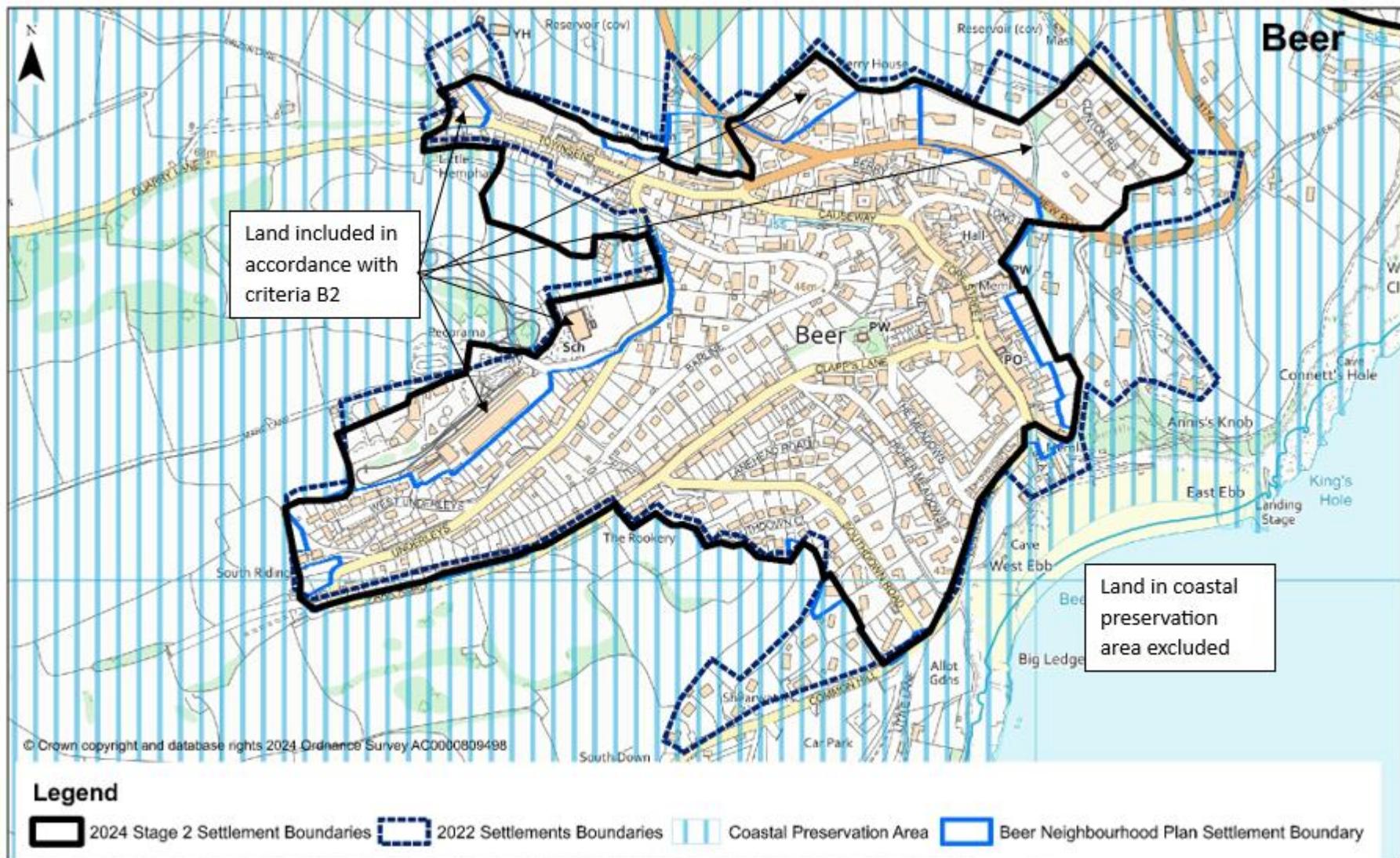
2.4 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022, but no comments were received specifically on Axminster.

2.5 Stage 2 Assessment

Much of Axminster has a close knit urban fabric and the railway line forms a clear boundary to the west for most of the existing urban area. To the north, south and parts of the east the settlement boundary has been extended to include allocations. The proposed boundary is around 2.8 km from north to south and around 1.5 km from east to west. Although the town centre is focussed in the west of the urban area, very few areas are more than 1,600m from it in a straight line. 1,600m is set out in the methodology for site assessments and represents a 20 minute walk, consistent with the “20 minute neighbourhood” concept being promoted in the Local Plan. Gradients within the town are quite gentle and there is a good system of footways and cycle routes. No areas have been excluded from the settlement boundary at stage 2.

3 Beer

Map of proposed and existing settlement boundary together with proposed 2022 boundary (on following page)



- 3.1 The existing settlement boundary is defined in the Beer Neighbourhood Plan¹⁰, which was made in 2019, following the adoption of the Villages Plan¹¹ in 2018. The Neighbourhood Plan was based on the boundary defined in the Villages Plan, with the exception of the inclusion of the site at Short Furlong, which was allocated for housing under Policy H3 of the Beer Neighbourhood Plan.
- 3.2 The settlement boundaries were drawn deliberately ‘tight’ in the Villages Plan in accordance with the strategy set out in the adopted Local Plan¹². The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but not stifle the outward growth of settlements in line with the plan strategy¹³. Whilst the settlement boundary proposed for Beer is slightly larger than that defined in the Neighbourhood Plan, the constraints of other designations, particularly the Coastal Preservation Area, restrict the opportunities for growth.
- 3.3 In the Villages Plan and Beer Neighbourhood Plan, areas of low density housing were excluded from the settlement boundary in line with the approach set out in the adopted local plan. The settlement boundary proposed in the draft local plan consulted on in 2022 generally included these areas in accordance with the methodology used to define the boundaries. However, since the 2022 consultation, work has been undertaken to justify the Green Wedges and Coastal Preservation Areas proposed for inclusion in the local plan. Small parts of the green wedge between Seaton and Beer had been included in the settlement boundary together with larger areas of the Coastal Preservation Area (CPA). The main difference between the settlement boundary proposed in the 2022 draft plan and that now proposed is that any land in the Coastal Preservation Area has been excluded from the settlement boundary to avoid policy conflicts.
- 3.4 The main difference between the land included in the Neighbourhood Plan settlement boundary and that now proposed is that, where they are not within a Green Wedge or the Coastal Preservation Area, areas of lower density housing have been included. The other main difference between the boundary defined in the Neighbourhood Plan and that now proposed is the inclusion of most of the ‘Pecorama’ site and the school. This is justified as they are community, recreational or commercial premises that are well related to the existing urban form.

¹⁰ Neighbourhood Plans being produced in East Devon - Beer (made) - East Devon

¹¹ See page 10 of [edvp-adopted-version.pdf](#) (eastdevon.gov.uk)

¹² [East Devon District Council East Devon Local Plan 2006 to 2026](#)

¹³ See paragraph 3.75 of [commonplace-reg-18-final-071122.pdf](#) (eastdevon.gov.uk)

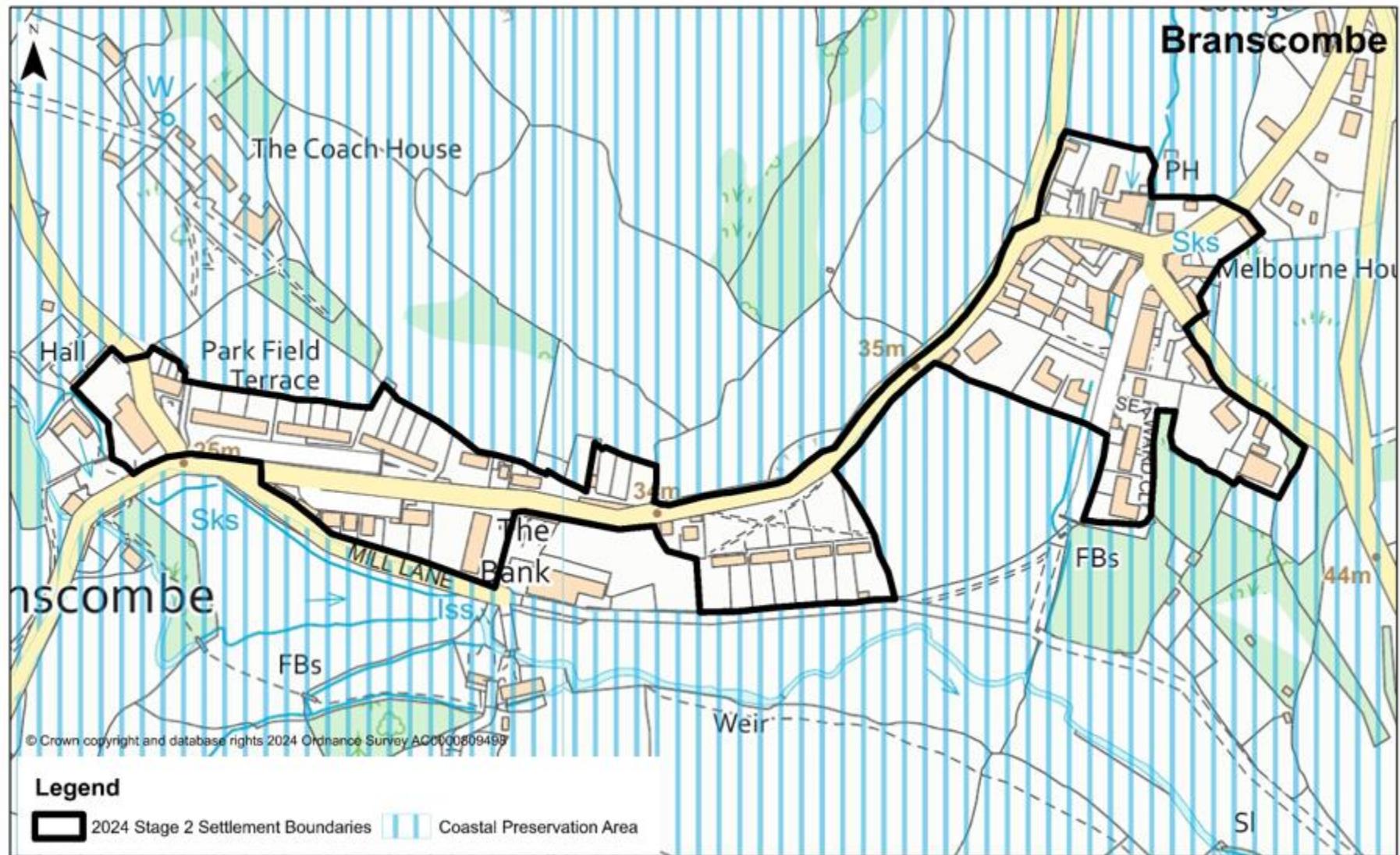
3.5 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022, but no comments were received specifically on Beer.

3.6 Stage 2 Assessment

Beer is located at the mouth of several valleys, so that the roads from the tight knit village centre (where the facilities are located) radiate outwards towards a looser grain beyond, with a periphery of large, detached houses in substantial grounds to the north and east. The distance of around a kilometre from the centre to the eastern edges of the village together with steep gradients means pedestrian accessibility can be challenging, particularly for wheelchair users and those pushing buggies. However, the changes now proposed will not result in significant additional difficulties when compared with the settlement boundary defined in the Beer Neighbourhood Plan and no areas are proposed for exclusion as a result of the stage 2 assessment.

4 Branscombe

Map of proposed settlement boundary (on following page)



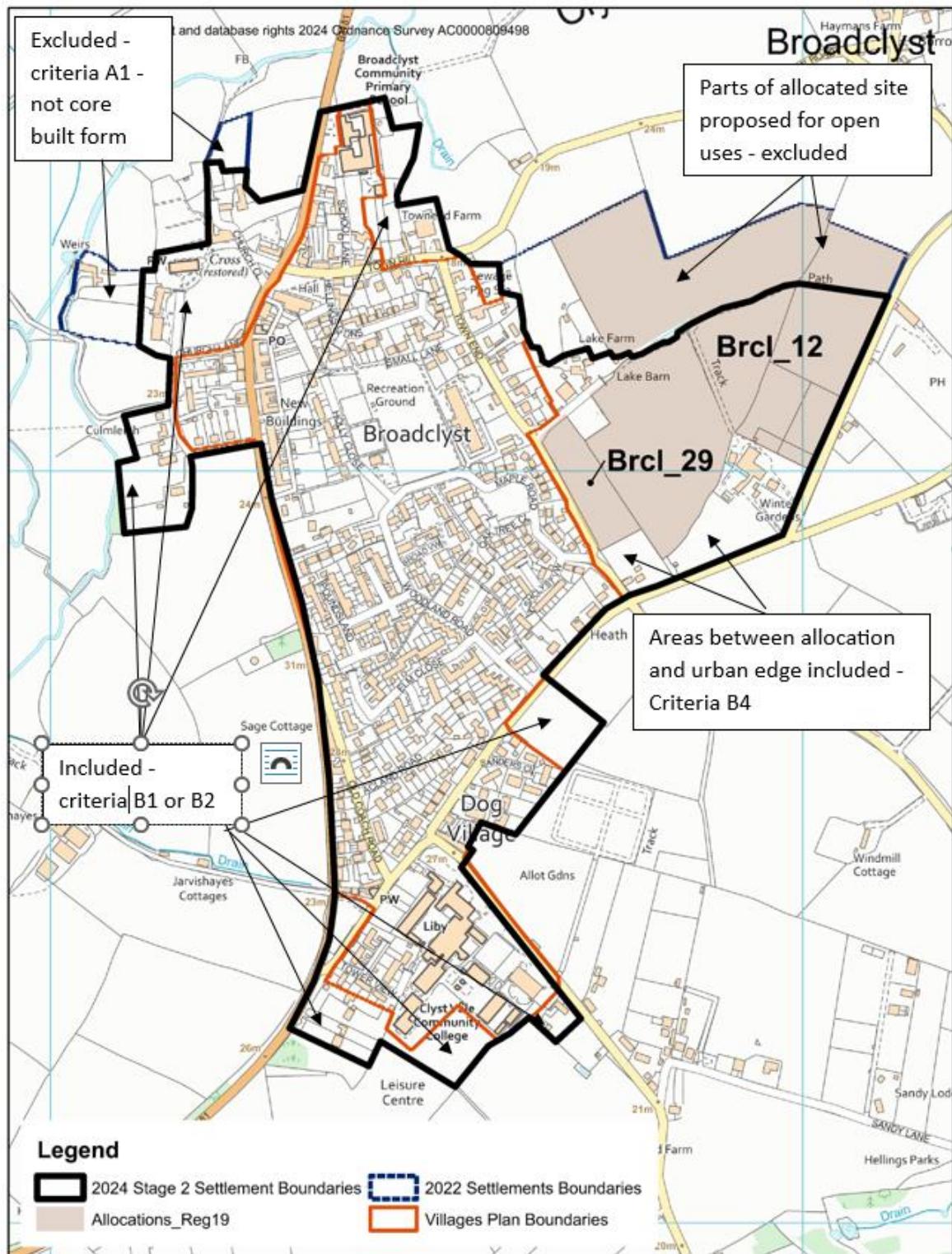
- 4.1 Branscombe does not have a settlement boundary defined in the development plan and no boundary was included in the 2022 consultation. Branscombe has an extremely elongated form and is reputed to be one of the longest villages in England. The village extends along two small valleys and down to the beach at Branscombe Mouth, but areas of development are intermittent and highly linear in nature. Facilities, including a primary school and village hall are focussed towards the bottom of the valley, with Public Houses to both the east and the west.
- 4.2 The physical form of Branscombe makes it difficult to identify a core built-up area, and the way that facilities are spread out means that it has not been possible to include them all in the settlement boundary. The boundary defined includes the two main clusters of housing in the village and also the community hall and one of the Public Houses.

4.3 Stage 2 Assessment

Although Branscombe has a very long form overall, the settlement boundary is around 700 metres long by about 240 metres. The main road lacks separate footways and is narrow in places, but traffic speeds tend to be low and no areas have been excluded at this stage.

5 Broadclyst

Map of proposed and existing settlement boundary together with proposed 2022 boundary



- 5.1 The existing settlement boundary is defined in the Villages Plan¹⁴ that was adopted in 2018. The Broadclyst Neighbourhood Plan¹⁵ was ‘made’ in July 2023 and includes site allocations, but does not alter the settlement boundary defined in the Villages Plan.
- 5.2 The settlement boundaries were drawn deliberately ‘tight’ in the Villages Plan in accordance with the strategy set out in the adopted Local Plan¹⁶. The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements in line with the plan strategy¹⁷. The settlement boundary proposed for Broadclyst is substantially larger than that defined in the Villages Plan. This is mainly as a result of including proposed allocations to the east of the village, together with some of the open land between these and the existing built-up area (See paragraph 5.5) in accordance with criteria B4 of the methodology. Smaller areas of land to the north, west and south are also proposed to be included. These include some houses, the community orchard and part of the school playing field to the south, all of which were specifically excluded from the Villages Plan in order to constrain opportunities for development in these areas. To the west an area of lower density housing is proposed for inclusion together with the Church, small field, Public House and houses. Two areas that were excluded from the Villages Plan but included in the draft local plan consulted on in 2022 are now proposed for exclusion because they do not meet the criteria for inclusion.
- 5.3 Broadclyst is a historic settlement where much of the land is owned by the National Trust, there is a Conservation Area and many listed buildings. Some of the land now proposed for inclusion in the settlement boundary includes heritage assets and may be unsuitable for development due to these and other factors, such as flooding or highway access. The purpose of defining settlement boundaries is not to definitively determine which land will be suitable for development. The justification for the relevant policy states that “Settlement boundaries help to direct growth to areas that meet our plan objectives and make it clear where development is most likely to be acceptable” (paragraph 3.76 of the draft plan).
- 5.4 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022. One comment was received specifically on Broadclyst: that increasing the boundary by 50% will change character of village. This increase in scale of the settlement boundary is primarily as a result of the proposed allocations and the inclusion of some intervening land. However, the exclusion of part of the land proposed for allocation in 2022 has resulted in a reduction in the size of the settlement boundary now proposed to the northeast of the village. The reduction in the scale of the allocation has also resulted in the

¹⁴ See page 10 of edvp-adopted-version.pdf (eastdevon.gov.uk)

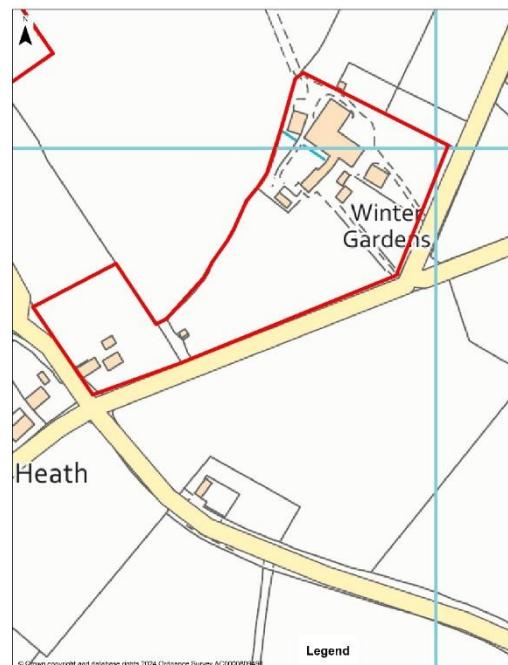
¹⁵ [Broadclyst Neighbourhood Plan Referendum Version](http://Broadclyst%20Neighbourhood%20Plan%20Referendum%20Version.pdf) (eastdevon.gov.uk)

¹⁶ [East Devon District Council East Devon Local Plan 2006 to 2026](http://East%20Devon%20District%20Council%20East%20Devon%20Local%20Plan%202006%20to%202026.pdf)

¹⁷ See paragraph 3.75 of commonplace-reg-18-final-071122.pdf (eastdevon.gov.uk)

removal of land to the north of Lake Farm, which was previously included on the basis that it was between the built-up area and the proposed allocation. It should be noted that two areas proposed as part of an allocation in the emerging local plan, but which do not include development and are intended as areas of public and open space are excluded from the settlement boundary.

5.5 One site (outlined in red on the map) is now included in accordance with criteria B4 - Areas of land that are largely contained between site allocations proposed in the draft local plan and the main built-up area of the related settlement. The land comprises a dwelling and range of agricultural buildings together with a separate detached dwelling and small field. Land to the north of the site is a proposed allocation (Brcl_12 and Brcl_29). Part of the Winter Gardens site is allocated for employment uses in the Broadclyst Neighbourhood Plan. More than half of the site comprises either existing housing and associated garden land or is allocated for employment in the neighbourhood plan, which would be suitable for inclusion under either criteria B1 (built and extant planning permissions for residential and employment uses which are both physically and functionally related to the settlement) or criteria B3 (site allocations identified in the draft local plan or any made neighbourhood plan for residential, community or employment uses which are physically and functionally related to the settlement). The remaining land forms a small field of approximately 0.8 ha that would have open land on the opposite side of the road to the south, but would otherwise be surrounded by development and allocated sites. In these circumstances it would be difficult to justify excluding the land from the settlement boundary.



5.6 Stage 2 assessment

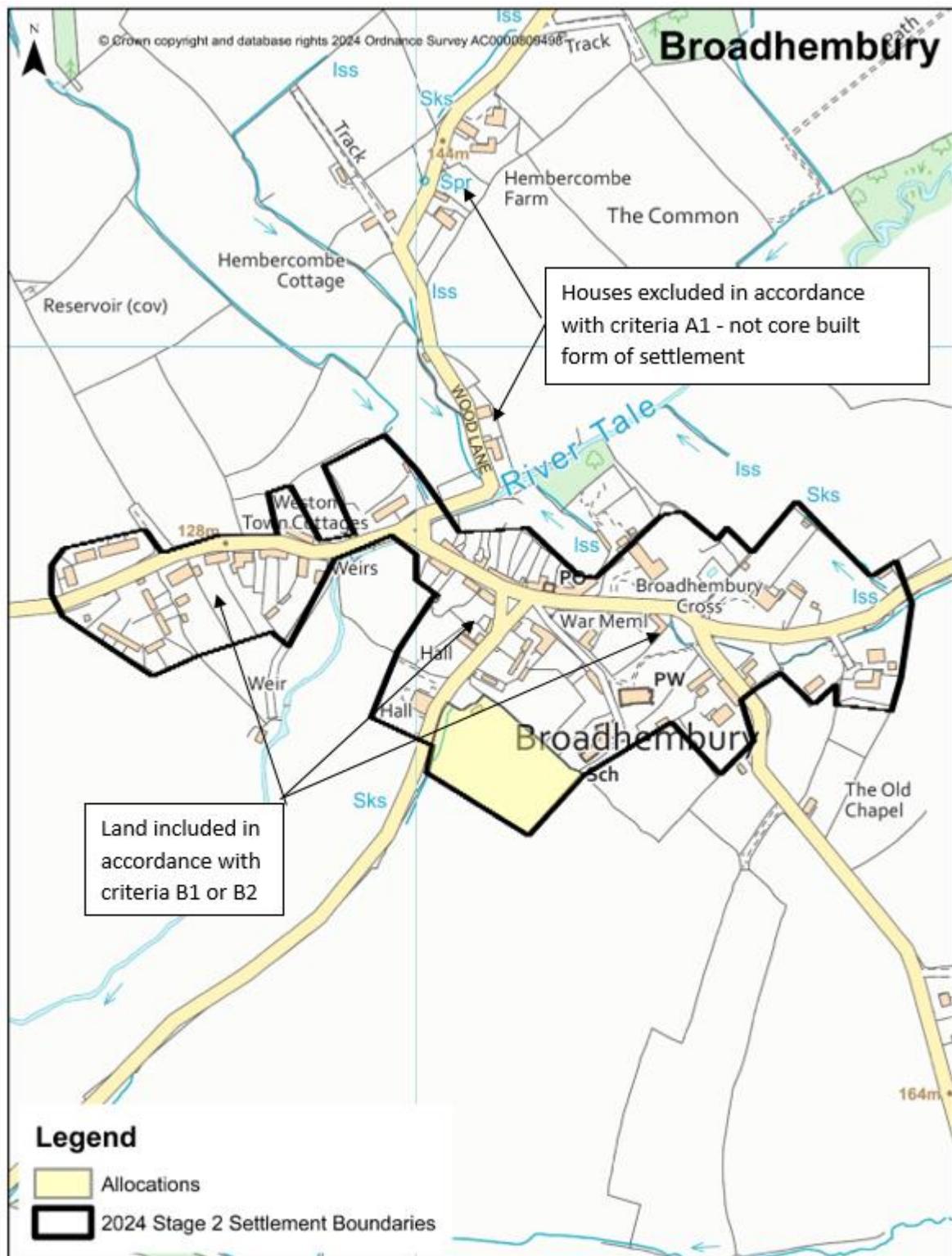
Broadclyst is situated on flat land where the main roads tend to have footways and the roads that lack footways are generally historic in nature with relatively low traffic volumes. Services and facilities tend to be focussed towards the north of the village, although the secondary school is in the south. The proposed settlement boundary is a maximum of around 1300 metres from north to south and 1100 metres from east to west. This is within the 1,600m set out in the methodology¹⁸ for site assessments for access to services and

¹⁸ See paragraph 2.2 of Appendix 1

facilities. This distance represents a 20 minute walk, consistent with the “20 minute neighbourhood” concept being promoted in the Local Plan. There are no physical barriers (e.g. roads, railway lines, built form, topography) that would significantly increase the distance for walkers and cyclists. No changes to the boundary defined in stage 1 of this assessment are proposed.

6 Broadhembury

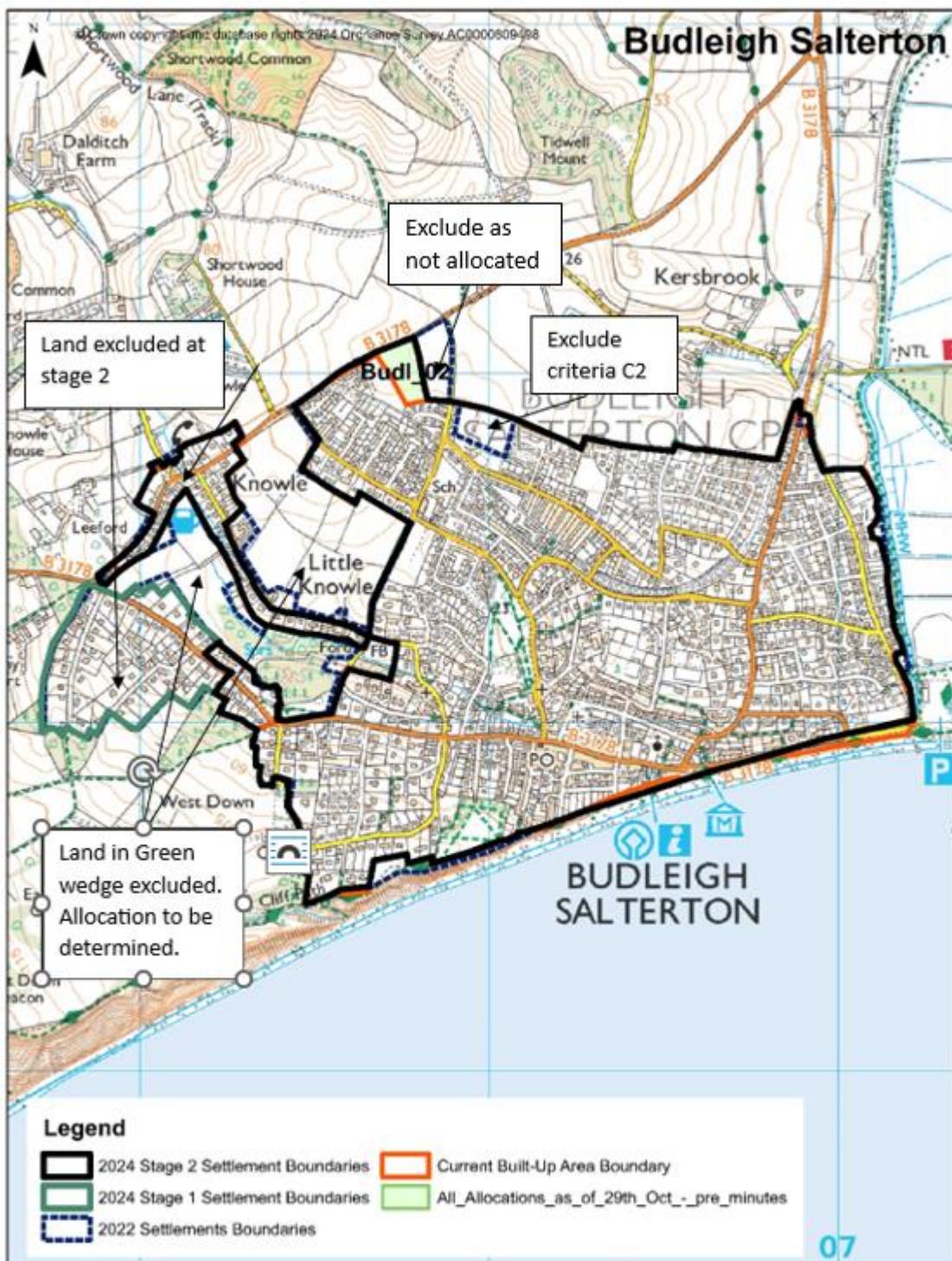
Map of proposed settlement boundary



- 6.1 Broadhembury does not currently have a defined settlement boundary. The proposed boundary includes the core built-up area and the proposed housing allocation (Brhe_09). There is some limited, intermittent housing to the north of this area that is not included in the settlement boundary in accordance with criteria A1 - boundaries should reflect the existing scale and core built form of the settlement while enabling small scale, incremental growth (the proposed allocation allows for small scale incremental growth).
- 6.2 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022 and several respondents felt that a settlement boundary was not justified and that it did not take account of the whole village being a heritage asset and would preclude affordable housing which the community was already trying to provide.
- 6.3 Broadhembury is a small, compact settlement and no areas were excluded from the 'stage 2' assessment.

7 Budleigh Salterton

Map of existing and proposed settlement boundary also showing Stage 1 and 2022 boundary – to be updated when Budl 01 allocation boundary agreed



- 7.1 The existing settlement boundary is defined in the adopted East Devon Local Plan 2013 - 2031¹⁹. This boundary is also used to inform policies in the made Budleigh Salterton Neighbourhood Plan²⁰. The boundary was drawn to include the housing allocation in the local plan and to otherwise reflect the existing built-up area, rather than to specifically facilitate additional development. An area of low density detached housing on the west of the town was specifically excluded from the settlement boundary.
- 7.2 The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements in line with the plan strategy²¹. However, Budleigh Salterton is located within the East Devon National Landscape and opportunities for growth are further limited by the designation of a 'green wedge' (defined in the adopted local plan and proposed in the Regulation 19 plan). The settlement boundary defined for the 2022 consultation did not take account of the green wedge designation because this was being reviewed. The 2022 boundary included some land within the green wedge in the proposed settlement boundary to allow for some small scale incremental growth, if other constraints allowed. The green wedge boundary now proposed is the same as that in the adopted plan so it would no longer be appropriate to include this land in the settlement boundary.
- 7.3 The settlement boundary now defined by stage 1 (taking account of the green wedge) is very similar to that defined in the adopted local plan, apart from the inclusion of one house to the north off Dalditch Lane and some of the low density housing to the west of the town (together with the proposed allocation).

7.4 Stage 2 Assessment

Budleigh Salterton has quite a compact form, although there are large areas of undeveloped land within the town to the northwest, which are designated as a green wedge. Services and facilities are concentrated in the town centre to the south of the town, although the primary school is in the north. No parts of the urban area, including Knowle village to the north, are further than 1,600 metres from the town centre. Gradients within the town tend to be quite gentle and, although not all roads have separate footways, traffic volumes in most cases tend to be low so that it is pleasant to walk and cycle to the town centre from most areas of the town. The exception to this is the B3179 along West Hill and Exmouth Road, where traffic volumes are high, and pavements are intermittent. However, for much of the housing served off this section of road where

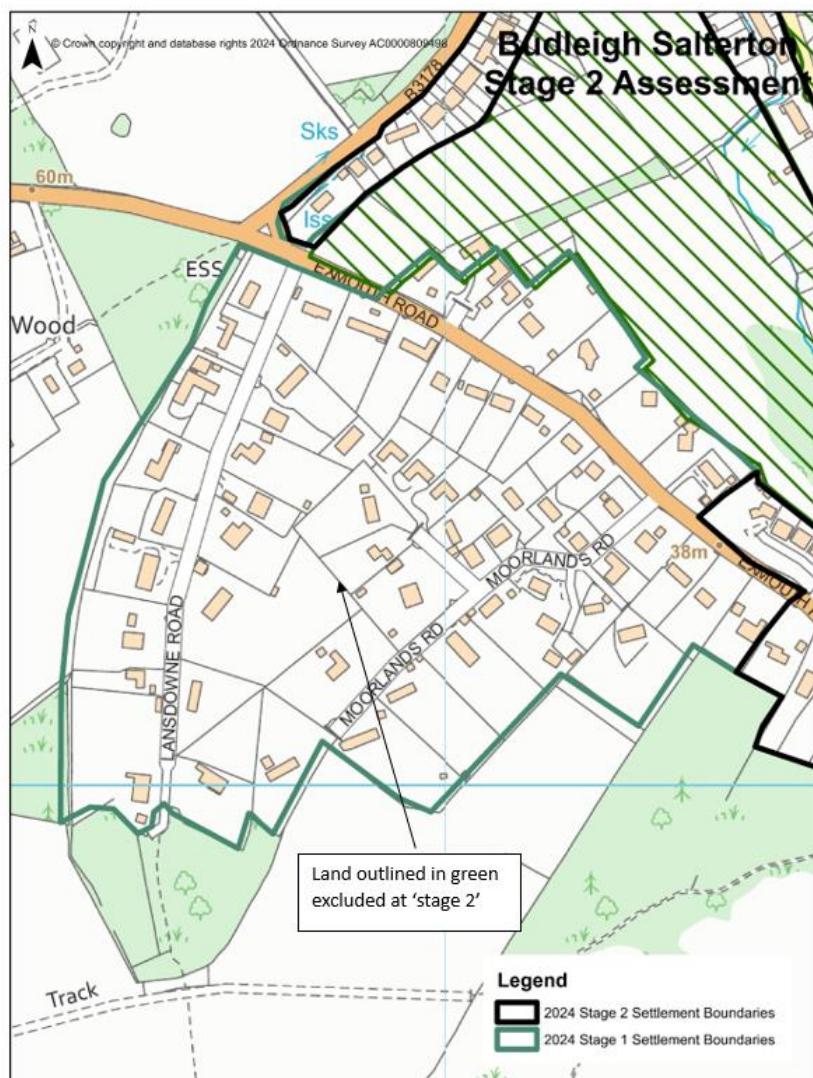
¹⁹ [Local Plan Budleigh \(eastdevon.gov.uk\)](http://eastdevon.gov.uk)

²⁰ The Budleigh Salterton Neighbourhood Plan can be viewed at [Layout 1 \(eastdevon.gov.uk\)](http://eastdevon.gov.uk)

²¹ See paragraph 3.75 of [commonplace-reg-18-final-071122.pdf \(eastdevon.gov.uk\)](http://eastdevon.gov.uk)

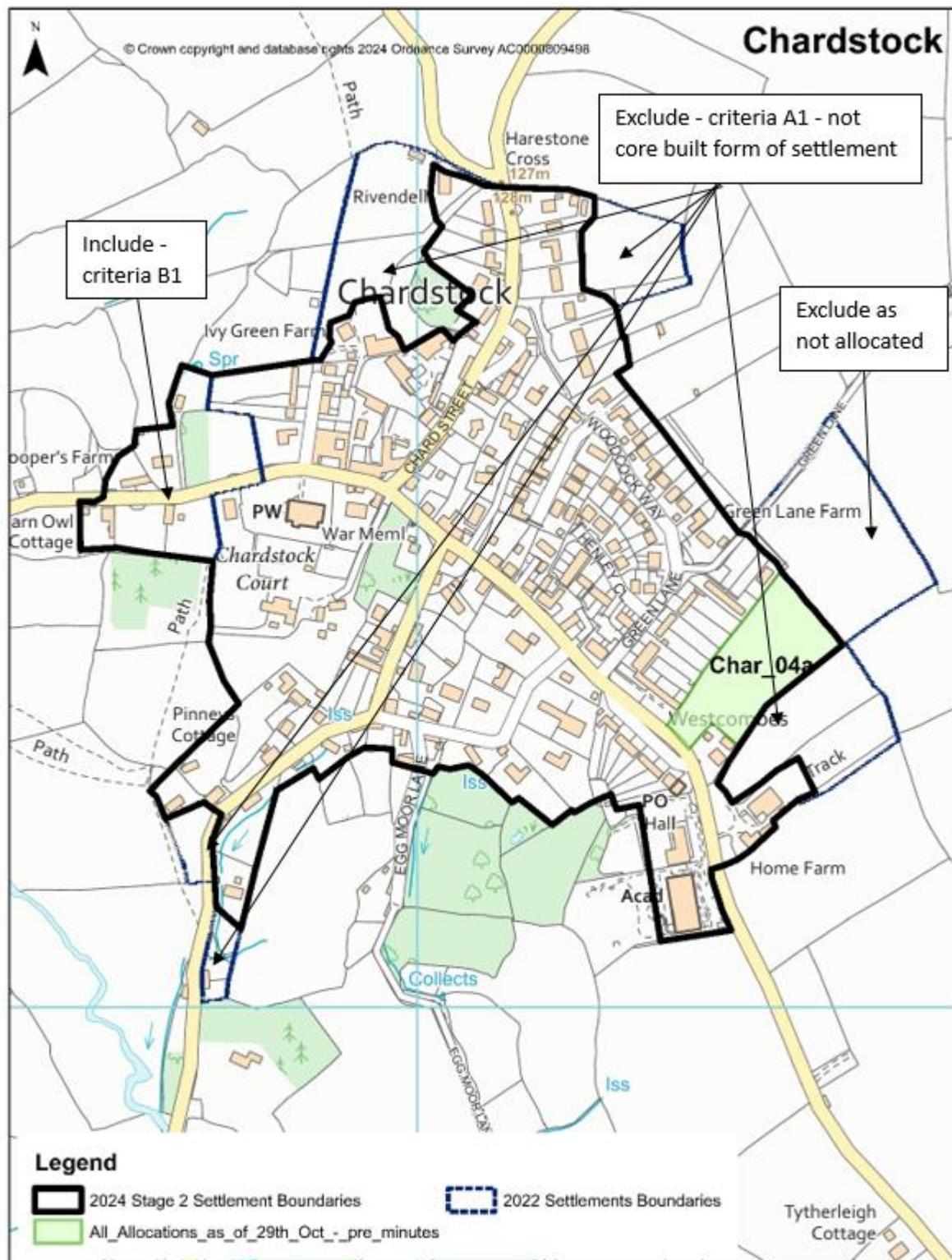
pavements are lacking, suitable alternative walking and cycling routes are available. The exception to this is the western section of Exmouth Road (as indicated on the map below) and it is proposed that this area should be excluded from the settlement boundary accordingly.

Map of area excluded at stage 2



8 Chardstock

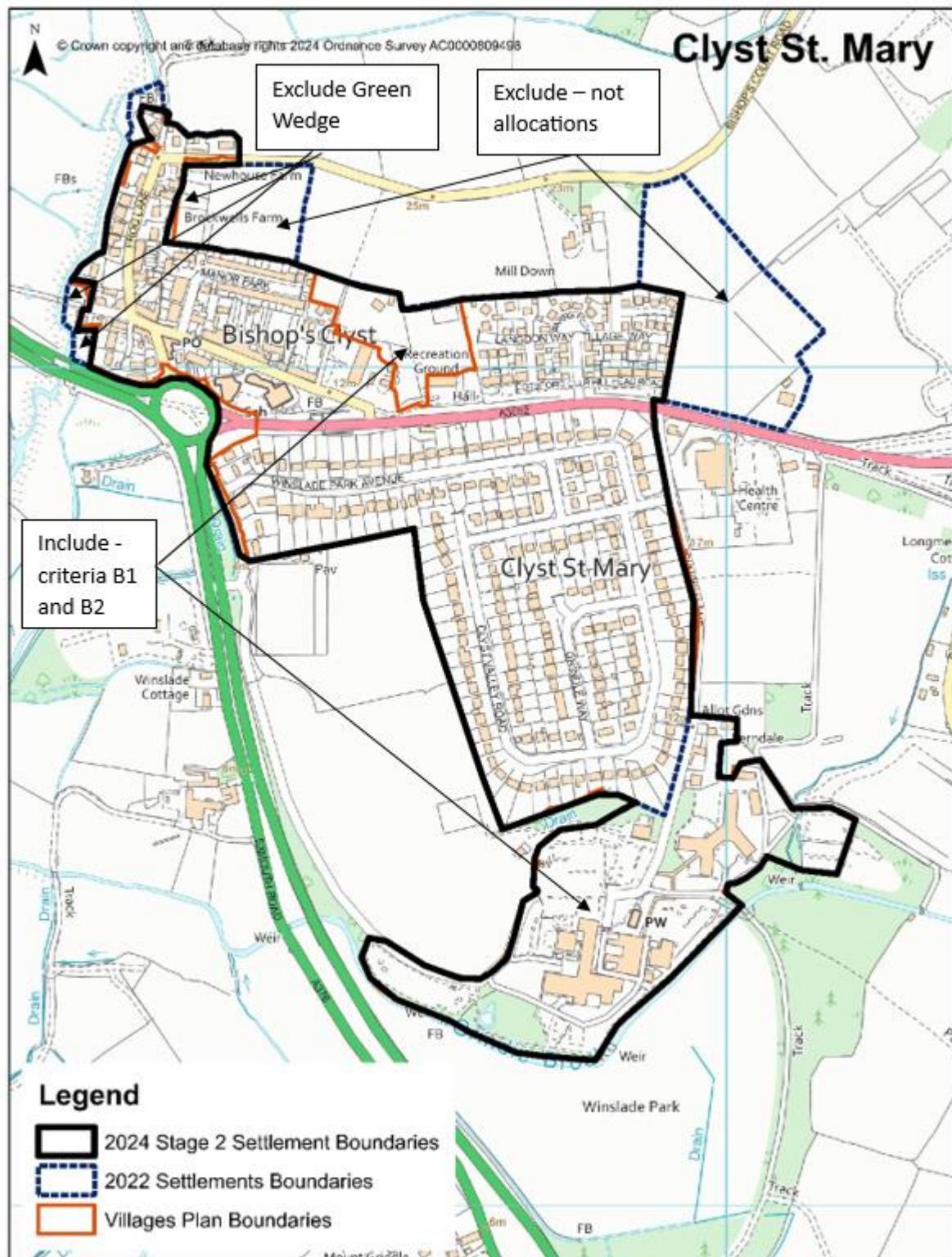
Map of proposed settlement boundary together with 2022 boundary



- 8.1 Chardstock does not currently have a defined settlement boundary. The proposed boundary includes the core built-up area and the proposed housing allocation (Char_04a). The northeastern part of the village has quite a tight knit urban form, but there are areas of large, detached housing that radiate out from the village to the south and west. These houses have been included in the settlement boundary where they form part of the main built-up area. Some of these houses were previously excluded from the boundary and have now been included, together with an area of open land that has extensive tree/vegetation coverage. This was submitted as a potential development site during the 2022 draft plan consultation. The ecological, heritage and extensive vegetation make the available site area too small for an allocation, but there may be some limited potential for 1-2 suitably designed dwellings. Several areas of open land to the north, east and south of the village were included in the 2022 settlement boundary in error and have now been excluded.
- 8.2 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022 and a comment was received that there should be no settlement boundary in Chardstock Neighbourhood Plan due to lack of suitable infrastructure – this had been supported by planning inspectors. The justification for which settlements have boundaries drawn is related to the plan strategy and not relevant to detailed considerations of where boundaries should be drawn.
- 8.3 Chardstock is quite a small, compact settlement and no areas were excluded from the 'stage 2' assessment.

9 Clyst St. Mary

Map of proposed and existing settlement boundary with 2022 boundary



9.1 The existing settlement boundary is defined in the Villages Plan²² that was adopted in 2018. The settlement boundaries were drawn deliberately ‘tight’ in the Villages Plan in accordance with the strategy set out in the adopted Local Plan²³. The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements in line with the plan strategy²⁴.

9.2 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022, but no comments were received specifically on Clyst St. Mary. Land to the south of the village has planning permission and was previously excluded in error. Two small areas to the west are in the green wedge and have now been excluded.

9.3 Work has started on a neighbourhood plan²⁵ for Clyst St. Mary and Sowton that includes housing allocations and a settlement boundary. The settlement boundary included in the emerging neighbourhood plan is based on the methodology used for the Villages Plan. It differs from that included in the 2022 draft local plan in the location of some allocations and also the exclusion of the community hall, recreation ground and two houses to the north of the village. This land was included in the 2022 plan on the basis of criteria B1, B2 and it is considered desirable that the next version of the neighbourhood plan include this land to ensure consistency with the emerging local plan strategy. The housing allocations for Clyst St. Mary are proposed to be determined through the neighbourhood plan process rather than by the local plan. The settlement boundary now proposed does not include the draft allocations shown in the neighbourhood plan, but if it is ‘made’ before the local plan is adopted the settlement boundary of the local plan could be amended accordingly. It is recognised that the existence of different settlement boundaries in the emerging local and neighbourhood plans could cause confusion, so consideration has been given to not including a settlement boundary in the local plan. This approach is not favoured due to uncertainties over the timetables involved and the need for a consistent approach in the local plan. However, it is hoped that the discrepancy in the proposed boundaries can be resolved so that the same boundary is included in both plans.

9.4 Stage 2 assessment

Clyst St. Mary is situated on quite flat land where the most roads have footways and the roads that lack footways are generally historic in nature, although the parish council are

²² See page 10 of [edvp-adopted-version.pdf](#) (eastdevon.gov.uk)

²³ [East Devon District Council](#) East Devon Local Plan 2006 to 2026

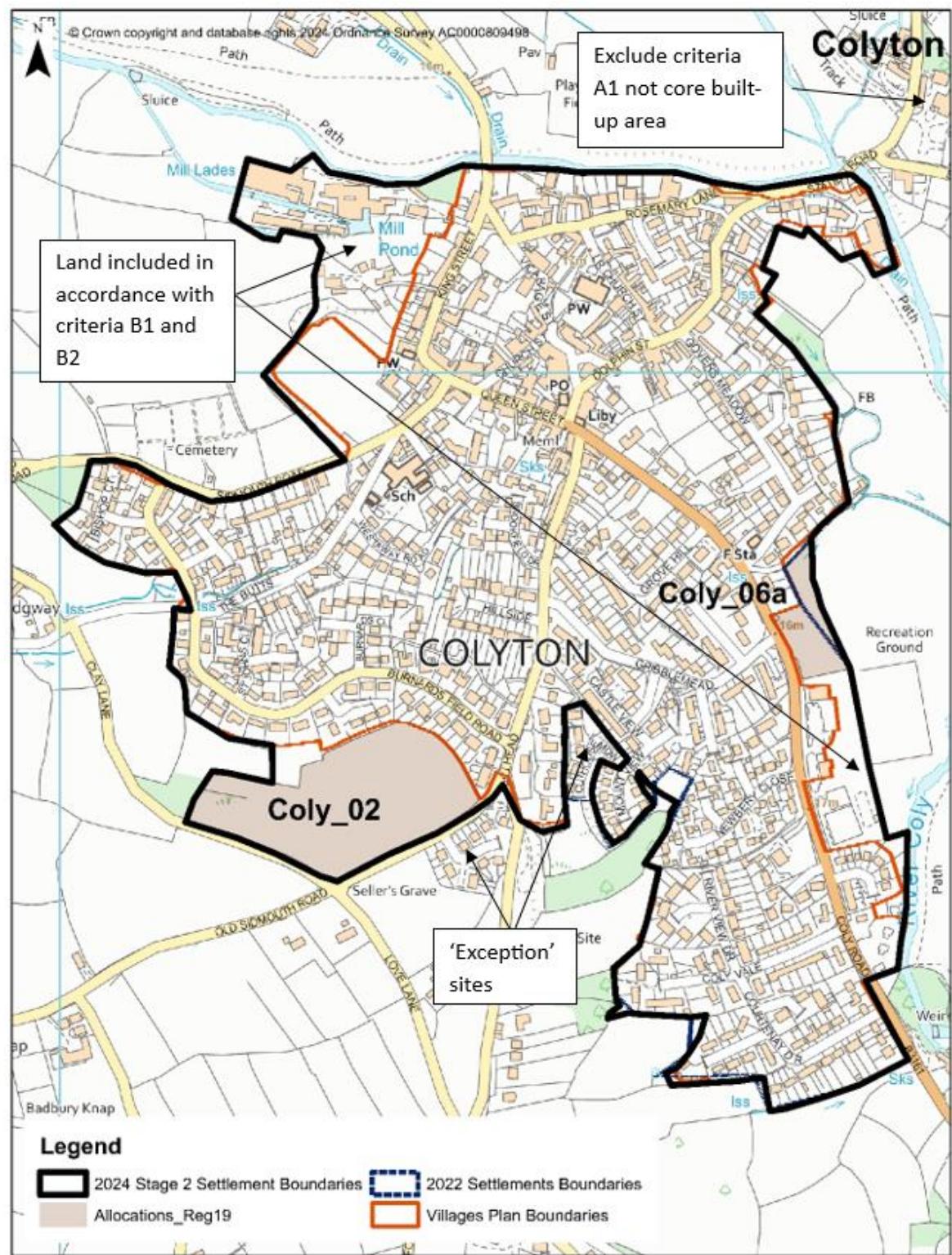
²⁴ See paragraph 3.75 of [commonplace-reg-18-final-071122.pdf](#) (eastdevon.gov.uk)

²⁵ [Clyst-St-Mary-Sowton-NP-Pre-Submission-Version-Jun2024.pdf](#) (bishopsclyst.org.uk)

concerned about traffic issues in the village. Services and facilities are located to the north of the A3052, which bisects the village and is a very busy route. However, a pedestrian bridge and pelican crossing allow for pedestrians to cross the road safely. The proposed settlement boundary is a maximum of around 1300 metres across, which is within the 1,600m set out in the methodology for site assessments for access to services and facilities. This distance represents a 20 minute walk, consistent with the “20 minute neighbourhood” concept being promoted in the Local Plan. No changes to the boundary defined in stage 1 of this assessment are proposed.

10 Colyton

Map of proposed and existing settlement boundary



10.1 The existing settlement boundary is defined in the Villages Plan²⁶ that was adopted in 2018. The settlement boundaries were drawn deliberately ‘tight’ in the Villages Plan in accordance with the strategy set out in the adopted Local Plan²⁷. The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements in line with the plan strategy²⁸. The main changes from the settlement boundary defined in the Villages Plan are the inclusion of land in accordance with criteria B1 and B2, most notably:

- The tennis courts and some areas of green open space to the east of B3161;
- Industrial buildings at Mill Lades to the northwest of the town;
- Housing/agricultural buildings west of King Street; and
- A grassed area with trees between these industrial and residential/agricultural buildings.

10.2 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022, but no comments were received specifically on Colyton. One change has been made from the 2022 boundary because an area of housing at Cuthouse Meadow had been included, but is now excluded as an exception to criteria B1 because it was built as affordable housing.

10.3 Stage 2 assessment

Colyton has a good range of services and facilities that are mainly grouped together in the town centre to the north. The settlement is on a gradient from the west to the east and offers a fairly steep climb in areas to the west. On the whole, the town offers excellent pedestrian walkways and is not a main thoroughfare to other key settlements meaning that the roads are generally quiet.

Colyton is fairly compact, and the proposed settlement boundary is a maximum of around 1250 metres across, which is within the 1,600m set out in the methodology for site assessments for access to services and facilities. This distance represents a 20 minute walk, consistent with the “20 minute neighbourhood” concept being promoted in the Local Plan. No changes to the boundary defined in stage 1 of this assessment are proposed.

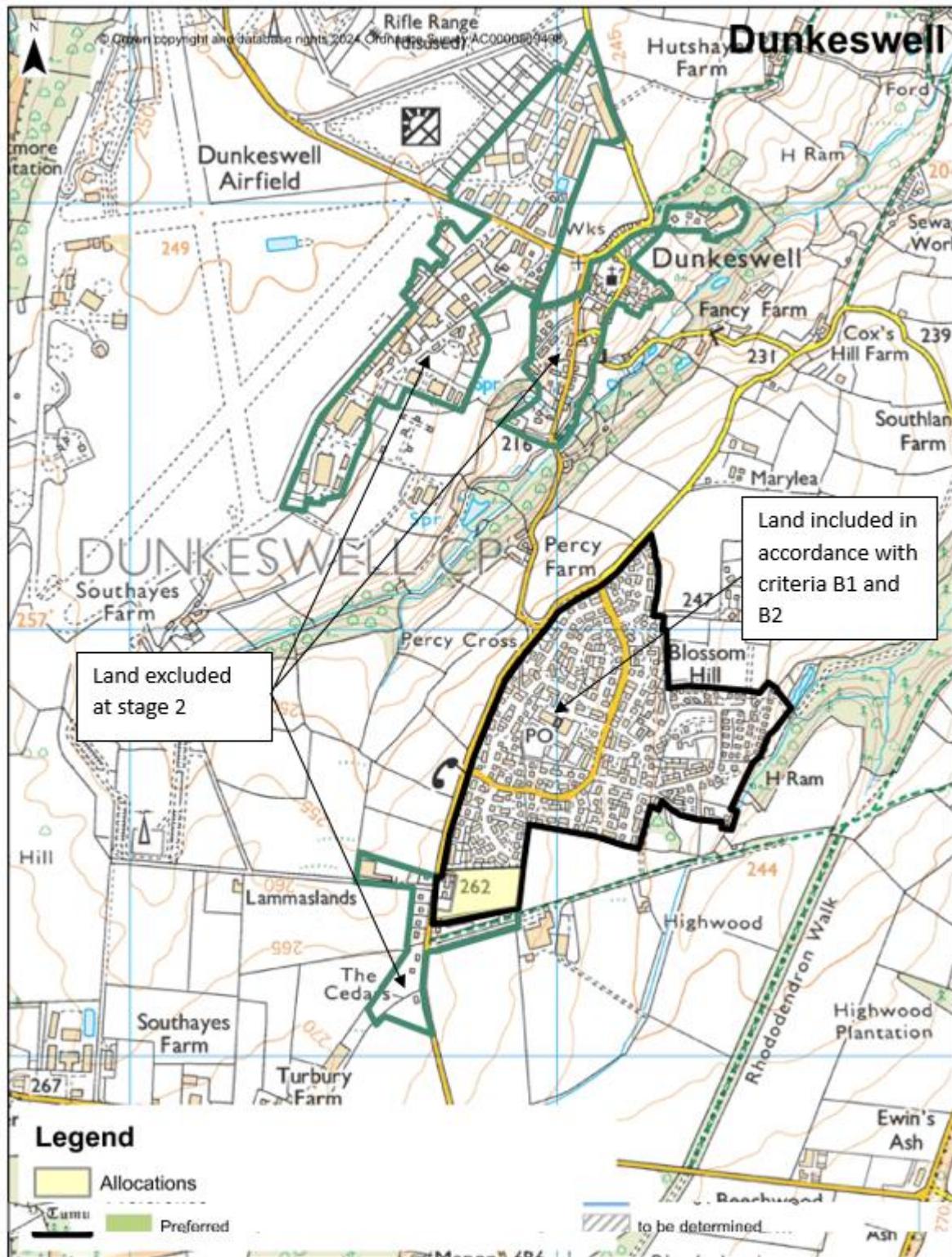
²⁶ See page 10 of [edvp-adopted-version.pdf](#) ([eastdevon.gov.uk](#))

²⁷ [East Devon District Council East Devon Local Plan 2006 to 2026](#)

²⁸ See paragraph 3.75 of [commonplace-reg-18-final-071122.pdf](#) ([eastdevon.gov.uk](#))

11 Dunkeswell

Map of stage 1 settlement boundary and proposed settlement boundary (stage 2)

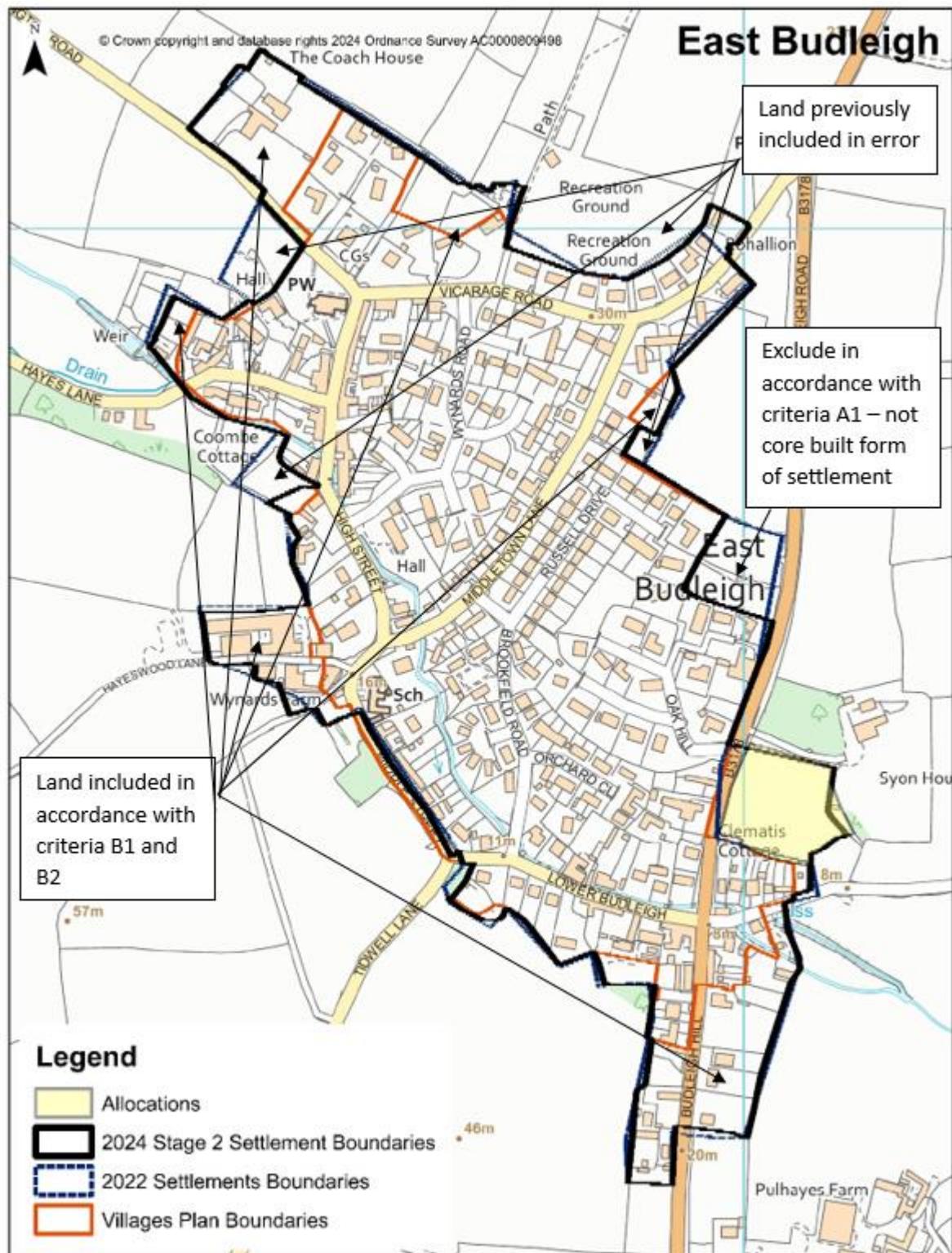


- 11.1 Dunkeswell does not currently have a defined settlement boundary. The village forms three distinct and physically separate built-up areas and three separate settlement boundaries were defined according to the defined methodology to reflect this (although two of these are linked). The settlement boundaries include the core built-up area, and one also includes the proposed housing allocation (Dunk_05). There are several dispersed houses/buildings around and between the different parts of the village that are not included in the settlement boundary in accordance with criteria A1 - boundaries should reflect the existing scale and core built form of the settlement while enabling small scale, incremental growth (the proposed allocation allows for incremental growth).
- 11.2 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022, but no comments were received specifically on Dunkeswell.
- 11.3 Stage 2 assessment

Dunkeswell is divided into three distinct areas. The old village of Dunkeswell has two churches and a village hall. To the northwest is an area of industrial buildings on part of the old airfield. The road between these areas is around 80 metres and lacks a separate footway, although the road itself is relatively wide with white lines to demark two carriageways. The third area of 'new' Dunkeswell comprises a series of housing estates dating from the second half of the 20th Century. It also includes most of the services and facilities, including a small group of shops, a post office, GP surgery and a petrol filling station/car sales garage (currently for sale). It is joined to 'old' Dunkeswell via a road with no separate footway which is around 500 metres long and crosses the valley so that gradients are steep. Although all areas included in the settlement boundary are within 1600 metres of the main facilities in 'new' Dunkeswell when measured in a straight line, the lack of alternative routes means that actual walking distances would be longer in many cases. This, coupled with the nature of the route mean that people living in old Dunkeswell and/or working in the employment areas would be unlikely to access services and facilities in new Dunkeswell by foot or cycle. These areas are therefore excluded from the settlement boundary at stage 2, together with an area to the south of the proposed allocation. The inclusion of these areas could be considered following the development of the allocation site with the provision of improved footpath links.

12 East Budleigh

Map of proposed and existing settlement boundary together with proposed 2022 boundary



- 12.1 The existing settlement boundary is defined in Villages Plan²⁹ that was adopted in 2018. The settlement boundaries were drawn deliberately ‘tight’ in the Villages Plan in accordance with the strategy set out in the adopted Local Plan³⁰. The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements in line with the plan strategy³¹. The settlement boundary now proposed for East Budleigh is slightly larger than that defined in the Villages Plan due to the inclusion of a housing allocation (Ebud_01) and some of the developed areas on the periphery of the village that had previously been excluded.
- 12.2 The main difference between the settlement boundary proposed now and that defined in the 2022 plan is the inclusion of the housing allocation and the exclusion of the small fields to the east of Russell Drive (Budl_03). Although this site had been rejected through the Housing and Economic Land Availability Assessment³² (HEELA) due to lack of a safe access to the B3178, it had (in 2022) been considered for inclusion in the settlement boundary on criteria B6 - Parcels of land larger than 0.15 of a hectare that may not have been considered suitable for allocation, but nevertheless may provide suitable development opportunities if applicants demonstrate through the development management process that individual proposals would be acceptable. A major consideration in including this land was that no housing allocations were proposed for East Budleigh and, although not suitable for allocation due to access uncertainties, if a suitable access could be achieved (through neighbouring residential land rather than directly to the B3178) its inclusion in the settlement boundary would allow modest housing growth. The inclusion of a housing allocation for East Budleigh and the scale of the site, together with its location in the East Devon National Landscape, mean that it is now considered unreasonable to include the site in the settlement boundary.
- 12.3 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022 and a number of comments were received, including detailed representations from the Parish Council³³. The Parish Council proposed a settlement boundary as shown on the plan below (shown alongside the boundary now proposed to make comparison easier).

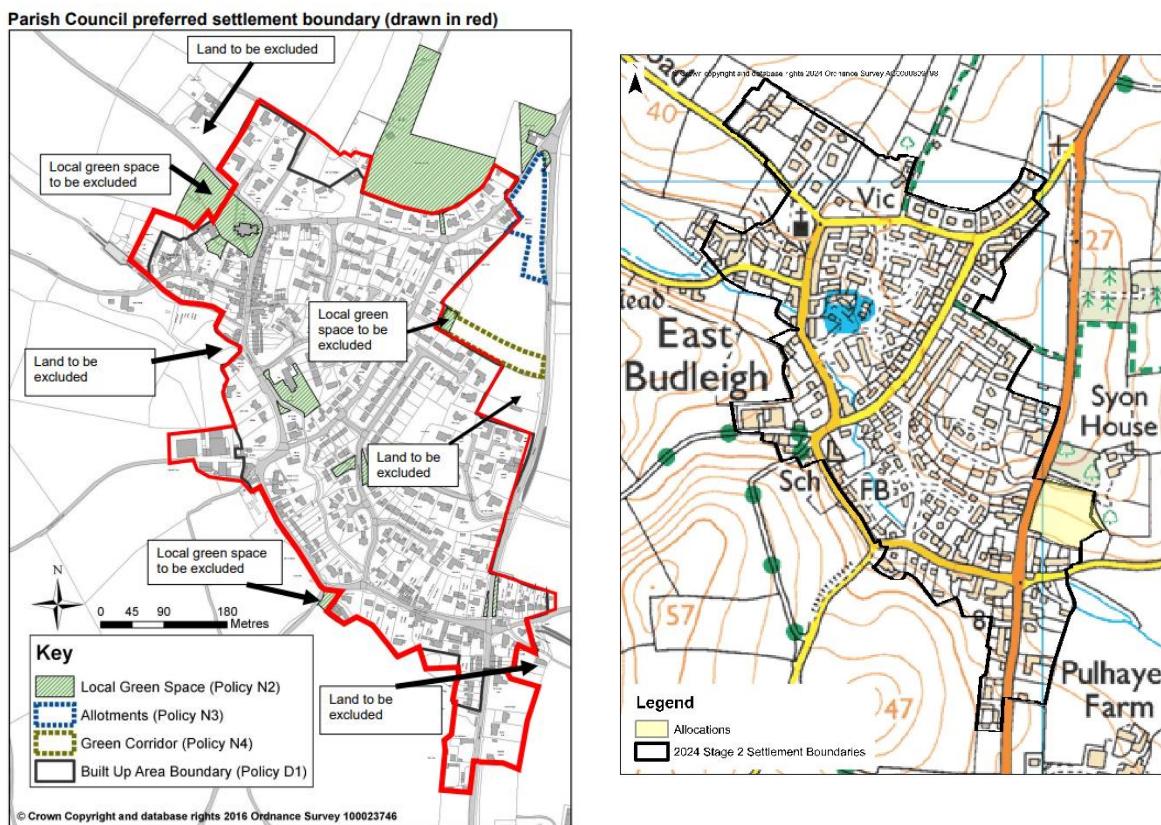
²⁹ See page 10 of [edvp-adopted-version.pdf](#) (eastdevon.gov.uk)

³⁰ [East Devon District Council East Devon Local Plan 2006 to 2026](#)

³¹ See paragraph 3.75 of [commonplace-reg-18-final-071122.pdf](#) (eastdevon.gov.uk)

³² [Housing and Economic Land Availability Assessment - East Devon](#)

³³ [eastbu-1.pdf](#) (eastdevon.gov.uk)



12.4 The majority of changes requested by the Parish Council have been incorporated into the boundary now proposed, with the exceptions of the housing allocation, the inclusion of land north of the Church and land south of Frogmore Road.

12.5 The case put forward by the Parish Council for excluding the land north of the Church was that it failed Criteria C4 and that the development does not reflect the form of the settlement: it was also noted that the house is a listed building. Other comments received (by individuals rather than the Parish Council) were that the land should be excluded because of the listed building and because it is separated from the main core of the village by an open space. It was also noted that there is no footway along Yettington Road, there are significant height differences and highway safety issues. In response to these comments, it is noted that, although separated from the adjoining housing by a large garden (which is around 45 metres 'deep'), the site is not consistent with criteria C4, which refers to buildings separated from the main core of the village by fields or open spaces. The land is located on the periphery of the village, but it is contiguous with other housing, forms part of the physical form of the settlement and is functionally very well related to the historic core. The highways and heritage constraints cited may mean that the site would not be suitable for development. However, the purpose of defining settlement boundaries is not to definitively determine which land will be suitable for development. The justification for the relevant policy states that "Settlement boundaries help to direct growth to areas that meet our plan objectives and make it clear where

development is most likely to be acceptable" (paragraph 3.76 of the draft plan). In order to achieve a consistent approach to the drawing of settlement boundaries Strategic Planning Committee has resolved to use the agreed methodology. Applying the methodology is considered to support the inclusion of this site within the settlement boundary.

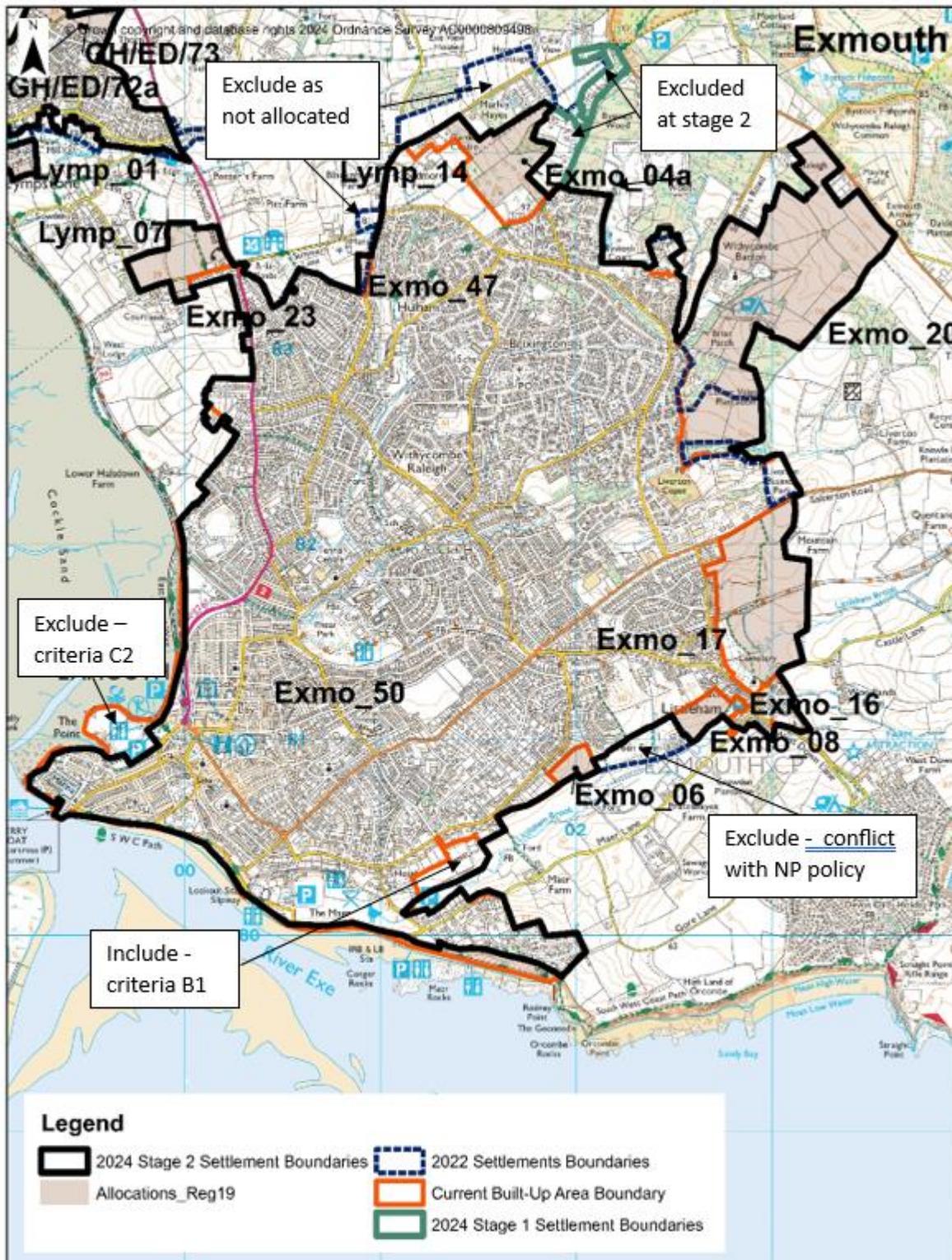
12.6 The site south of Frogmore Road was included within the settlement boundary on the basis of Criteria B1 – Built and extant planning permissions for residential and employment uses which are both physically and functionally related to the settlement. The Parish Council commented that it should be exclude under Criteria C4, because it is separated from the main core of the village by a main road. They also noted that the land is in flood zone 3 and suggest that the methodology be altered to exclude small parcels of land at risk of flooding on the edge of villages. Criteria C4 is does not apply in this case because it refers to groups of houses separated from the main core by fields or open space rather than a road. The land is contiguous with the built form of the village and should not be excluded on Criteria C4. Consideration has been given to the suggestion of excluding land on the basis of various planning constraints, such as impact on heritage assets and flooding risk, but this would make the methodology unduly cumbersome and such detailed considerations are best dealt with through the development management process.

12.7 Stage 2 Assessment

East Budleigh has a compact form, and the proposed settlement boundary is no more than 1,100 metres across. This is within the 1,600m set out in the methodology for site assessments for access to services and facilities. This distance represents a 20 minute walk, consistent with the "20 minute neighbourhood" concept being promoted in the Local Plan. A busy road passes through the eastern part of the village (the B3178), but the speed limit through the village is 30 mph and there are footways along the sections with houses accessed off it. Many of the roads within the village have intermittent or no separate footways, but traffic speeds and volumes tend to be low, and this is not considered to be a deterrent to pedestrian and cycling activity. No changes to the boundary defined in stage 1 of this assessment are proposed.

13 Exmouth

Map of proposed and existing boundary with Stage 1 and 2022 boundaries



- 13.1 The existing settlement boundary is defined in the adopted East Devon Local Plan 2013 - 2031³⁴. This boundary was also used to inform policies in the made Exmouth Neighbourhood Plan³⁵. The boundary was drawn to include the housing allocation in the local plan and to otherwise reflect the existing built-up area, rather than to specifically facilitate additional development. The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements in line with the plan strategy³⁶. However, there are significant numbers of allocations proposed in Exmouth through the now emerging local plan, so the boundaries have mainly been drawn to reflect these.
- 13.2 Other changes to the boundary relate to the inclusion of areas of housing that are well related either to the existing urban form or proposed allocations as generally indicated on the map. One significant exclusion when compared to the boundary defined in the adopted plan is the Imperial Recreation Ground, which is excluded on the basis of criteria C2 - Large areas of open recreational or amenity space at the edge of settlements which have a predominantly open visual character.
- 13.3 The settlement boundary now proposed is broadly the same as that put forward for consultation in 2022, with the exception of changes to allocations and a site between allocations Exmo_06 and Exmo_08. This land had been provisionally included in accordance with criteria B4 - Areas of land that are largely contained between site allocations proposed in the draft local plan and the main built-up area of the related settlement. Much of this land is included in the Exmouth Neighbourhood Plan for a future valley park and it is not therefore considered appropriate to include it in the settlement boundary.
- 13.4 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022 and a number of representations were received, including site specific comments related to the inclusion of land around Bystock Village. It was felt that this conflicted with criteria B2 and B3 of the methodology because the areas are specifically protected by the Exmouth Neighbourhood Plan and are not well related to the built form of the settlement. Policy EN1 of the Neighbourhood Plan includes a clause that the areas defined in Figure 7 (replicated below) are locally important and distinctive areas outside of the settlement boundary where only minor proposals associated with existing buildings are likely to be acceptable. Although the area is on the periphery of Exmouth, it is

³⁴ Local Plan Budleigh (eastdevon.gov.uk)

³⁵ The Exmouth Neighbourhood Plan can be viewed at exmouth-neighbourhood-plan-referendum-version-jan-2019.pdf (eastdevon.gov.uk)

³⁶ See paragraph 3.75 of commonplace-reg-18-final-071122.pdf (eastdevon.gov.uk)

considered to be physically and functionally related to it and therefore comply with criteria B2. This link will be further strengthened by proposed allocations. Criteria B3 relates to 'allocations' in a made neighbourhood plan and so is not applicable in this case. However, areas defined on Fig.7 of the neighbourhood plan that lie outside of proposed allocations are largely excluded from the settlement boundary.

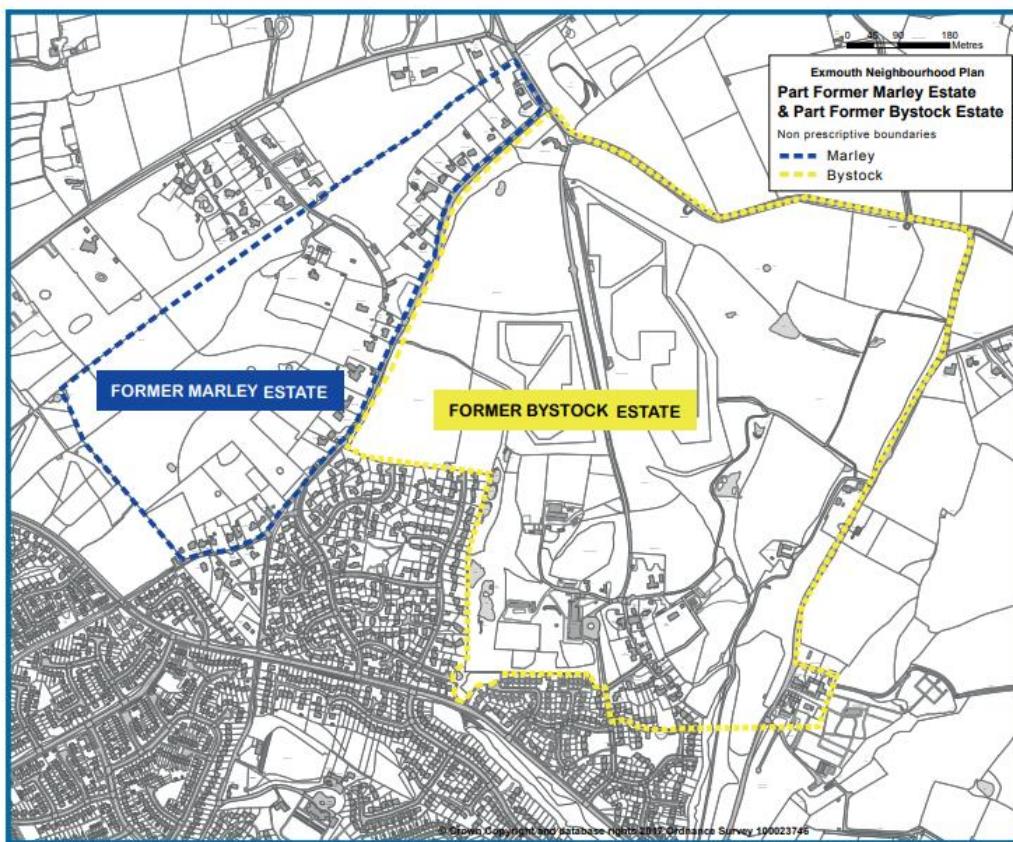
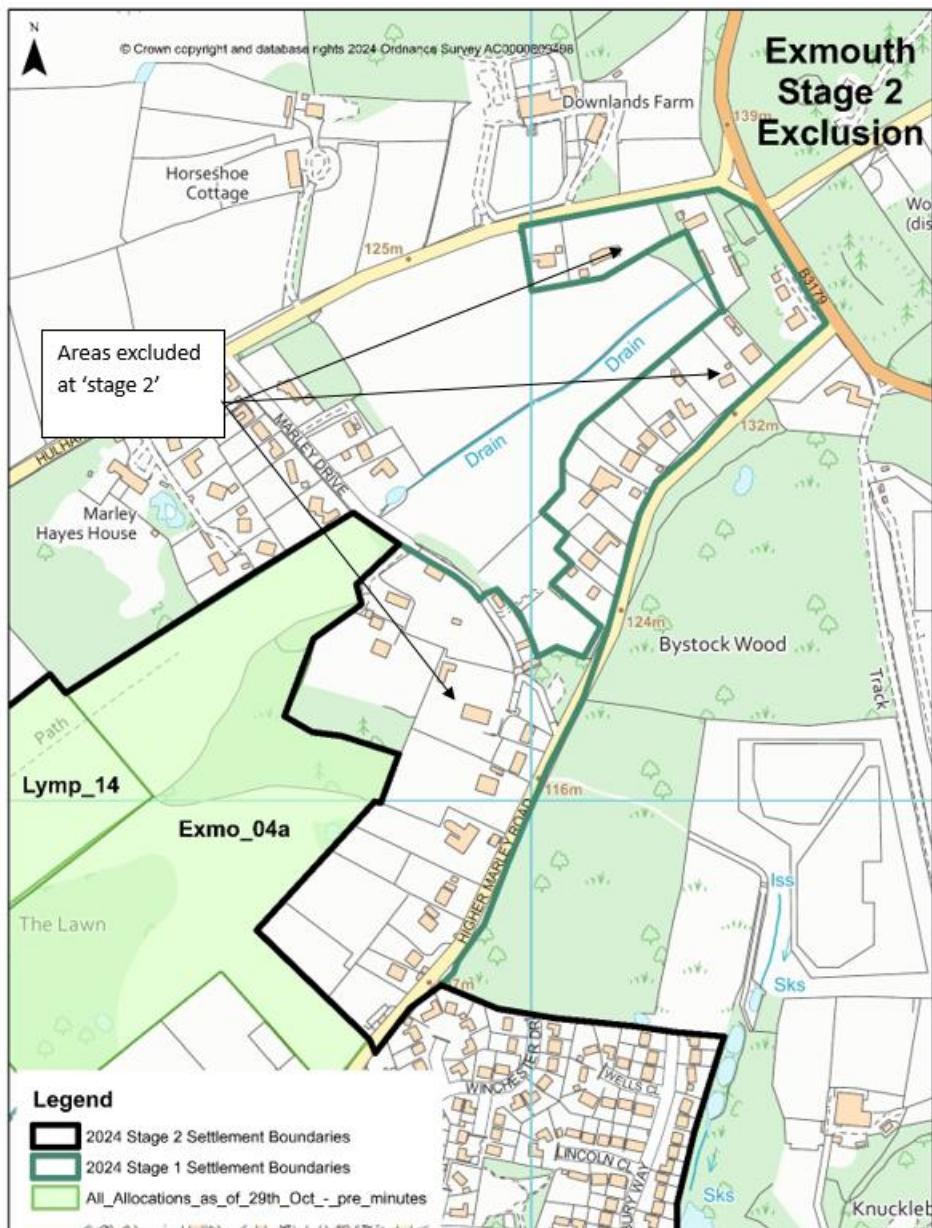


FIG 7.

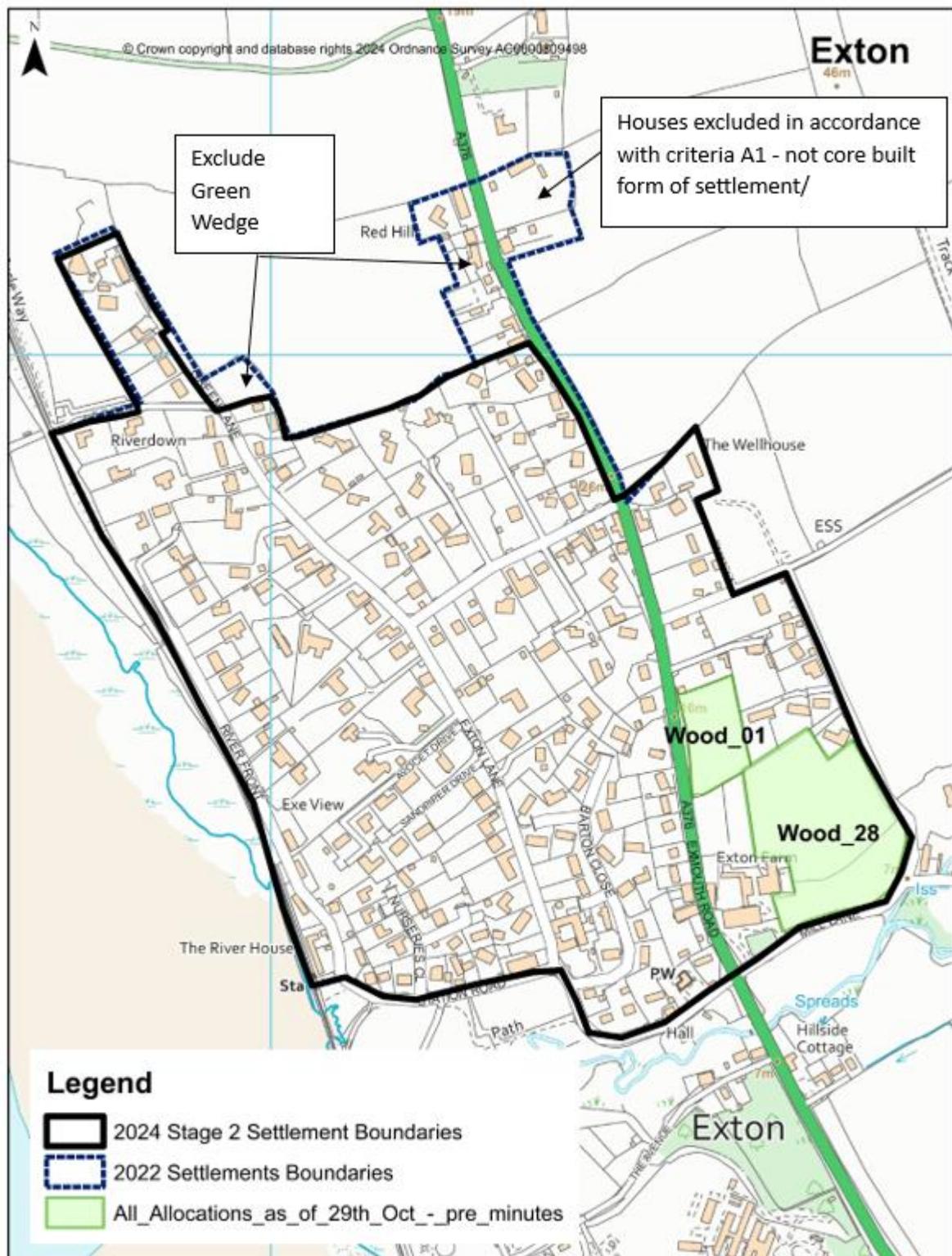
13.5 Stage 2 Assessment

Exmouth is the largest town in East Devon by both population and area. Strategic services and facilities tend to be concentrated in the town centre, which lies towards the southwest of the town. Over the years the urban area has spread out from the centre so that it is now approximately 4 kilometres across in most directions. There is a good spread of local services across the town and a network of bus routes that enable access to an excellent range of services and facilities. Despite its size, the urban fabric is quite compact with a well-defined relationship with the surrounding countryside. The exception to this is in the north of the town along Higher Marley Road, where lower density, detached housing is interspersed with open fields. Parts of this road lack footways and are unsuitable for pedestrian use. It is therefore recommended that some land is excluded from the settlement boundary as indicated on the map below.



14 Exton

Map of proposed boundary

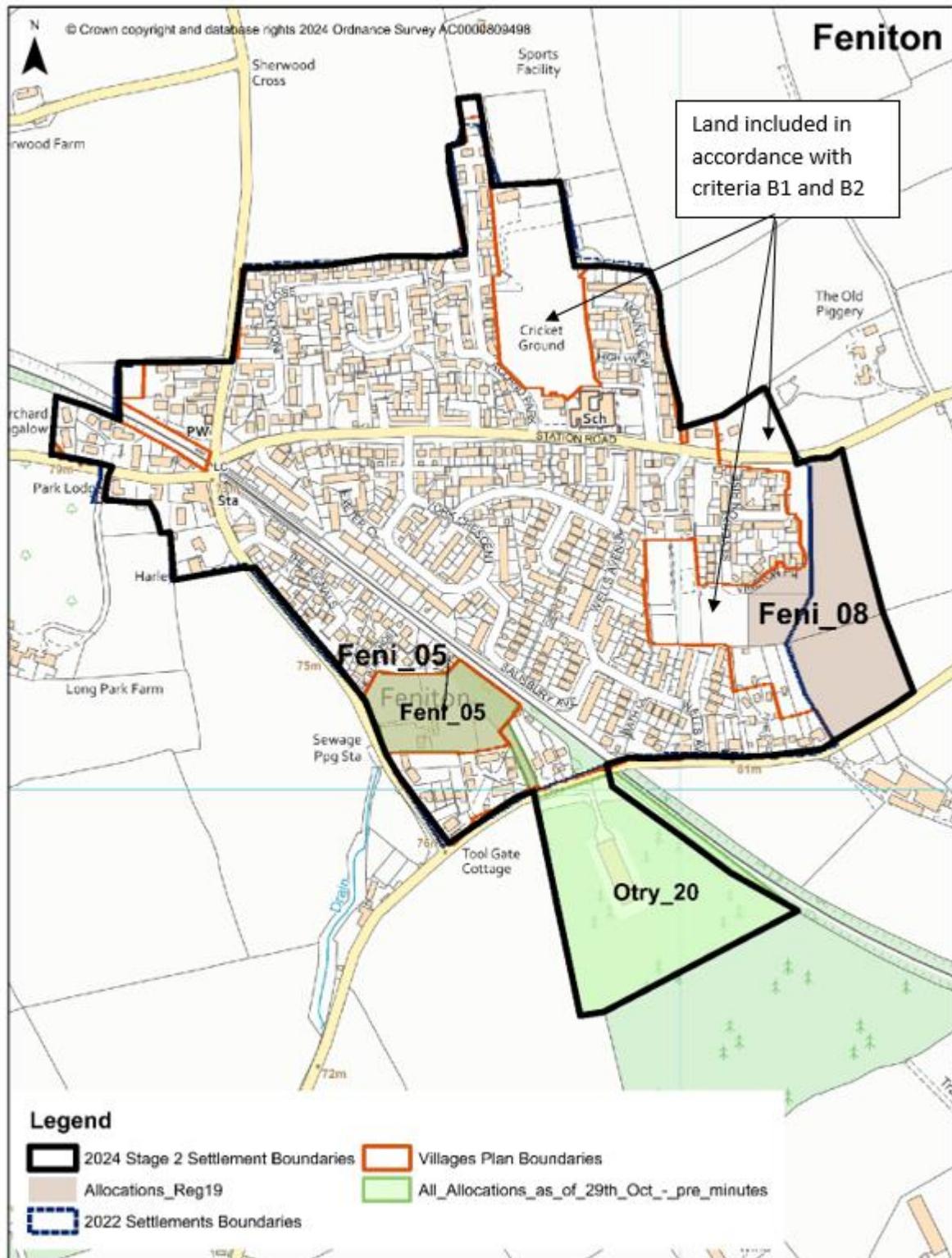


- 14.1 Exton does not currently have a defined settlement boundary. The proposed boundary includes the core built-up area and the proposed housing allocations (Wood_01 and Wood_28). There is some limited and visually isolated housing along the A376 that is not included in the settlement boundary in accordance with criteria A1 - boundaries should reflect the existing scale and core built form of the settlement while enabling small scale, incremental growth (the proposed allocation allows for small scale incremental growth).
- 14.2 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022 but no responses were received in relation to the Exton settlement boundary. Changes to the boundary now proposed relate to the exclusion of land within the green wedge and some of the housing to the east of the main road.
- 14.3 Stage 2 assessment

Exton is a small, compact settlement that is dissected by a very busy road (the A376) where services and facilities are located to the west. However, housing allocations to the east of this road were found to be acceptable and no areas were excluded from the 'stage 2' assessment.

15 Feniton

Map of proposed and existing settlement boundary together with proposed 2022 boundary



- 15.1 The existing settlement boundary is defined in Villages Plan³⁷ that was adopted in 2018. The settlement boundaries were drawn deliberately 'tight' in the Villages Plan in accordance with the strategy set out in the adopted Local Plan³⁸. The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements in line with the plan strategy³⁹.
- 15.2 The settlement boundary now proposed for Feniton is larger than that defined in the Villages Plan due to the inclusion of the proposed allocations and some areas on the periphery of the village that had previously been excluded. Part of the cricket ground has also been included on the basis that it is surrounded by development on three sides. It is recognised that part of this land was put forward for development (Feni_06) and was rejected as an allocation on the grounds that loss of the sports pitch without suitable alternative provision would be unacceptable. Inclusion of the site within the development boundary would not overcome the need to provide alternative provision.
- 15.3 The original settlement of 'old' Feniton is physically separate from 'new' Feniton, where most of the facilities are located and the settlement boundary has been defined. The two road links between the built-up areas do not provide for easy pedestrian accessibility and it would not be appropriate to include 'old' Feniton in the settlement boundary.
- 15.4 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022, but no comments were received specifically on Feniton.

Stage 2 assessment

- 15.5 Feniton, for the most part, comprises of modern houses (later part of the 20th century) that are served by reasonable or good quality footpaths. The main services of the village are grouped to the west (pub, shops and the station) and to the north (school, social club and sports facilities).
- 15.6 The village has a compact form, and no parts of the settlement boundary are more than 1 km across.
- 15.7 The village is flat though is cut through by the Exeter-Waterloo railway line with pedestrian and vehicle crossing points at the eastern and western edges. Roughly 20% of the village lies to the south of the railway and parts of this southerly area have less good pedestrian accessibility to services. Crossing the railway line via the bridge on the eastern side of the village involves use of roads with no pavements. However, traffic volumes are quite low,

³⁷ See page 10 of [edvp-adopted-version.pdf](#) ([eastdevon.gov.uk](#))

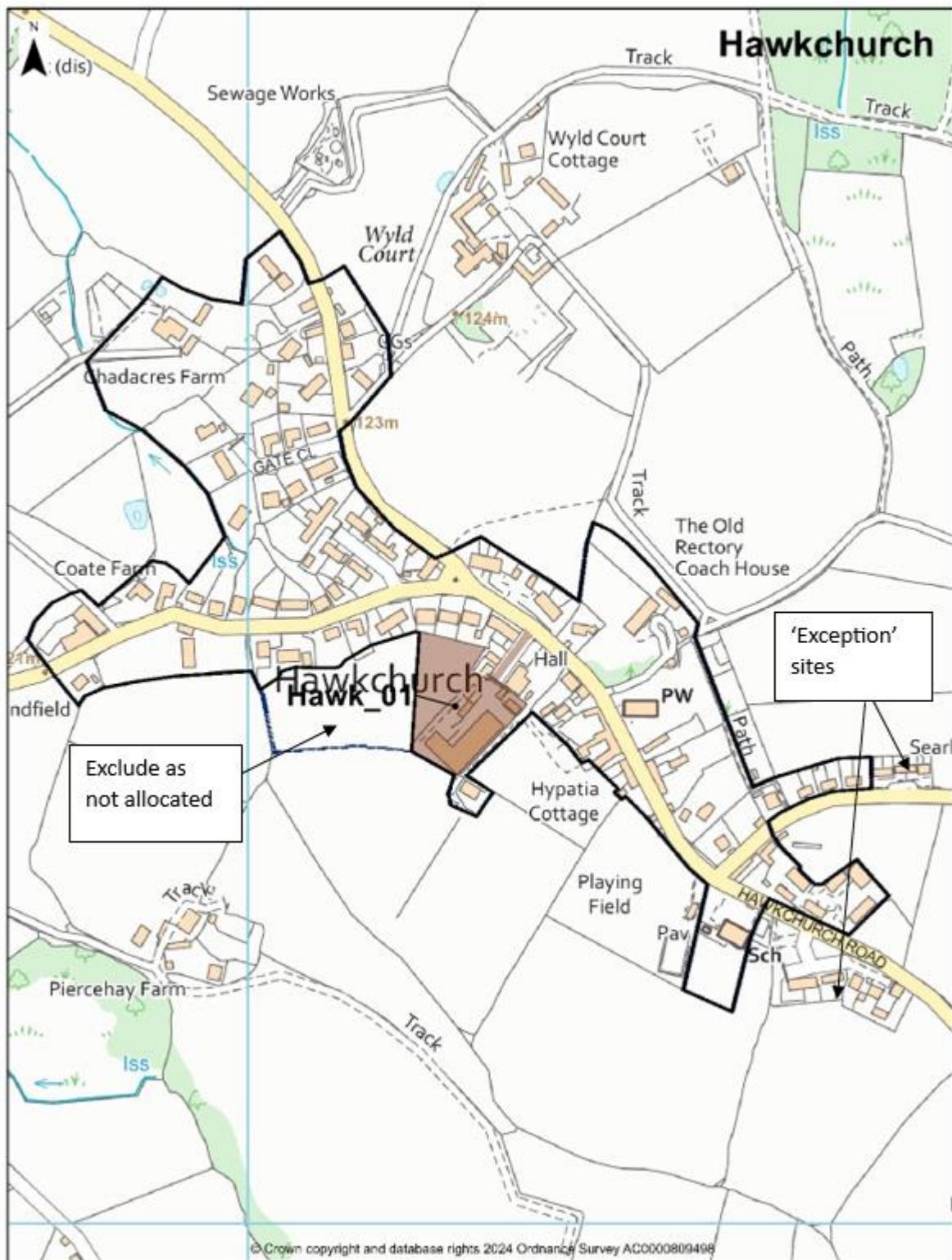
³⁸ [East Devon District Council East Devon Local Plan 2006 to 2026](#)

³⁹ See paragraph 3.75 of [commonplace-reg-18-final-071122.pdf](#) ([eastdevon.gov.uk](#))

and the route is not considered to be a significant deterrent to pedestrians or cyclists. No areas are proposed for exclusion at stage 2.

16 Hawkchurch

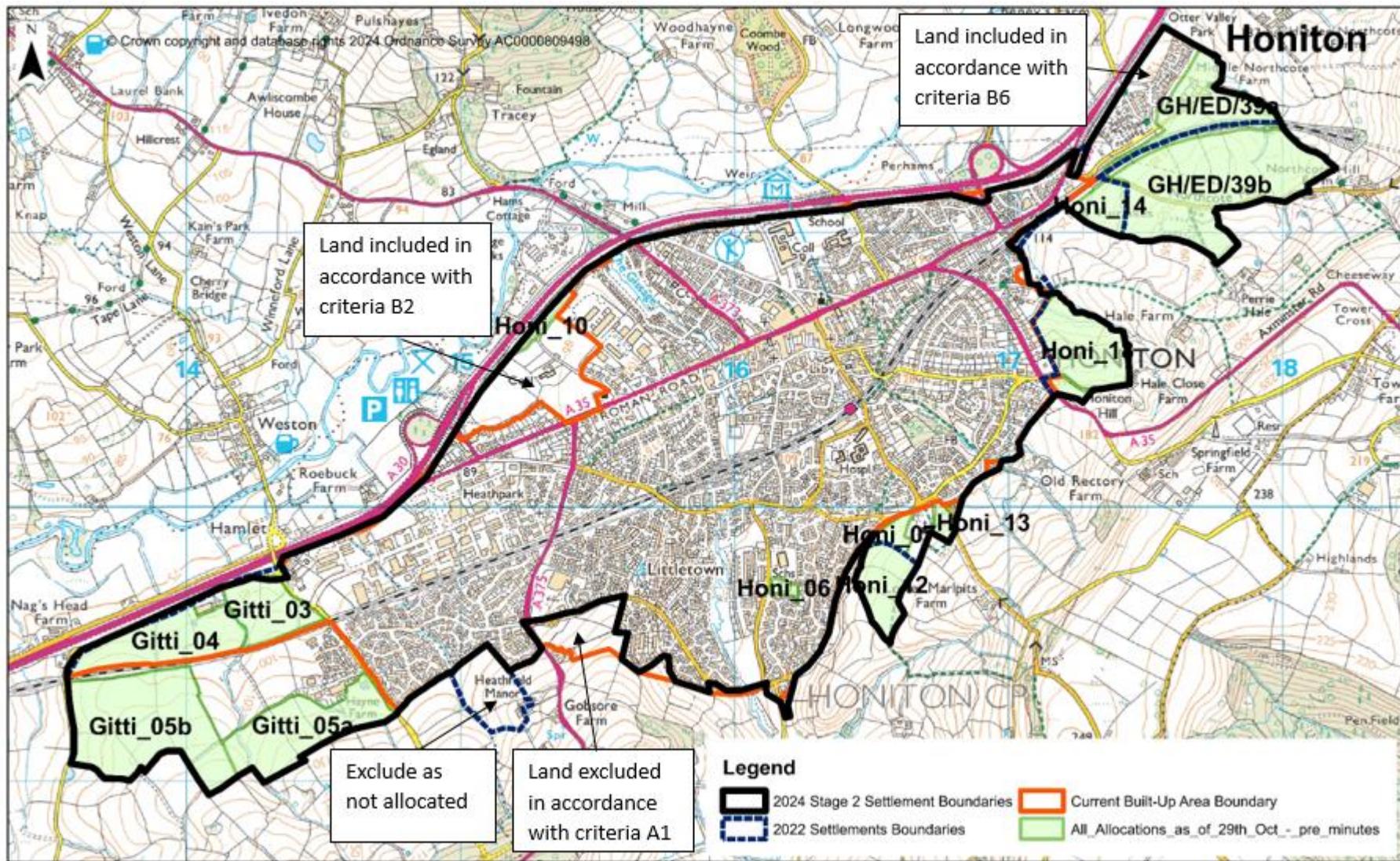
Map of proposed boundary with 2022 boundary



- 16.1 Hawkchurch does not currently have a defined settlement boundary. The proposed boundary includes the core built-up area and the proposed housing allocation (Hawk_01). The settlement boundary does not include the relatively isolated pockets of development around the main village core or newer 'exception' housing.
- 16.2 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022. Responses received in relation to the Hawkchurch settlement boundary included concern that the boundary would allow inappropriate development and a large industrial site (as part of the proposed allocation) and that including the village shop would result in its loss. There was also concern that changes to the settlement boundary were not clear in terms of both revisions made and the rationale for the inclusion of land – there is no current boundary. No changes to the boundary defined in the 2022 consultation are proposed, other than to reflect the amended allocation site boundary.
- 16.3 The Hawkchurch settlement boundary is quite small and compact, and no areas were excluded from the 'stage 2' assessment.

17 Honiton

Map of proposed and existing settlement boundary together with proposed 2022 boundary
(shown on following page)



- 17.1 The existing settlement boundary is defined in the adopted East Devon Local Plan 2013 - 2031⁴⁰. The boundary was drawn to include the housing allocation and planning permissions in the local plan and to otherwise reflect the existing built-up area, rather than to specifically facilitate additional development. The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements in line with the plan strategy⁴¹.
- 17.2 Other than proposed allocations, the main changes to the boundary now proposed, when compared with the adopted local plan, relate to: the inclusion of land around St. Rita's; the inclusion of a field between Otter Valley Park and the A.30 and the exclusion of land south of Tesco (which was a proposed housing allocation in the first East Devon Local Plan, which was adopted in 2006, but has not been put forward for development and comprises agricultural land). Changes from the 2022 boundary reflect changes to the proposed allocations.
- 17.3 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022 and a number of representations were received, including site specific comments from Gittisham Parish Council objecting to the inclusion of allocations to the west in the settlement boundary because not all of this land may be required.

17.4 Stage 2 Assessment

Honiton is a traditional market town that has grown from east to west along the Roman road and along the wider valley. The current urban area is around 4.2 km from east to west and 1.7 km from north to south. Services and facilities tend to cluster along the High Street, which is to the east of the town. The secondary school, train station, hospital and GP practice are a short walk from the town centre. Employment sites are focussed to the west of the town at Heath Park, which also includes some retail and leisure uses. The urban fabric is quite compact, and the A.30 provides a clear boundary to the north. To the south the town has extended up the valley side to (and in places slightly over) the boundary of the national landscapes that encircle most of Honiton. There is a good system of pedestrian routes within the town and, although the railway line restricts opportunities for north to south travel, detours tend to be relatively short. Gradients are fairly level from east to west, where walking distances are longer, but can be quite steep

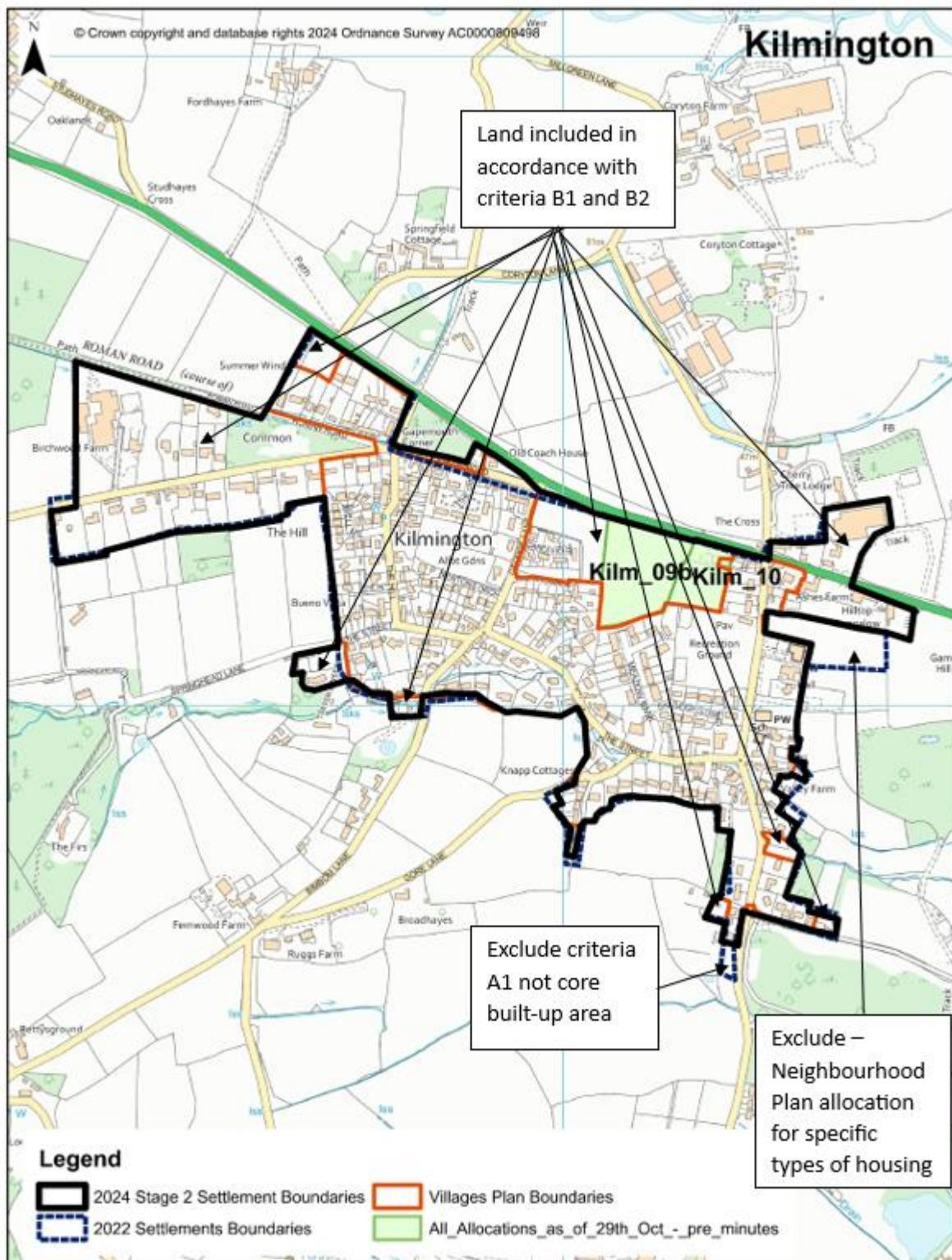
⁴⁰ Local Plan Budleigh (eastdevon.gov.uk)

⁴¹ See paragraph 3.75 of commonplace-reg-18-final-071122.pdf (eastdevon.gov.uk)

from the town centre to the south, where distances are shorter. No areas have been excluded from the 'stage 2' assessment.

18 Kilmington

Map of proposed and current boundary



- 18.1 The existing settlement boundary is defined in the Villages Plan⁴² that was adopted in 2018. The Kilmington Neighbourhood Plan⁴³ was ‘made’ in October 2022 and includes site allocations, but does not alter the settlement boundary defined in the Villages Plan.
- 18.2 The settlement boundaries were drawn deliberately ‘tight’ in the Villages Plan in accordance with the strategy set out in the adopted Local Plan⁴⁴. The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements in line with the plan strategy⁴⁵.
- 18.3 The main changes between the Villages Plan boundary and that proposed in 2022 and now are: the inclusion of areas of lower density housing, a small common and a farm complex in the west of the village; the inclusion of commercial buildings and some houses in the east of the village and various minor adjustments to include residential land in the south of the village.
- 18.4 Consultation was undertaken on the settlement boundary in 2022, but no specific comments were received about Kilmington. However, a significant change has been made to exclude the Neighbourhood Plan housing allocation to the north of the church (Kilm_11) from the settlement boundary. This is because it is allocated for very specific types of housing and there may be pressure to allow general housing on the site if included, which would be contrary to the intentions of the neighbourhood plan. The other difference, other than ‘tidying’ the boundary, is the exclusion of land to the south of the village adjoining Whitford Road, which extends beyond the core built form of the village.

18.5 Stage 2 Assessment

Kilmington has a linear, but quite compact form and the proposed settlement boundary is no more than 1,500 metres across. This is within the 1,600m set out in the methodology for site assessments for access to services and facilities. This distance represents a 20 minute walk, consistent with the “20 minute neighbourhood” concept being promoted in the Local Plan. A busy road passes along the northern part of the village (the A35), although the majority of the settlement boundary is to the south of this. The exception is Millers farm shop, together with a small commercial premises and some houses. Crossing the road here can be challenging due to traffic volumes and speeds (50mph speed limit). However, to catch the bus it is also necessary to cross this road (in one direction) and on balance it is not considered that exclusion of this area from the settlement boundary is justified.

⁴² See page 10 of edvp-adopted-version.pdf (eastdevon.gov.uk)

⁴³ [Kilmington Neighbourhood Plan Referendum Version](http://Kilmington%20Neighbourhood%20Plan%20Referendum%20Version.pdf) (eastdevon.gov.uk)

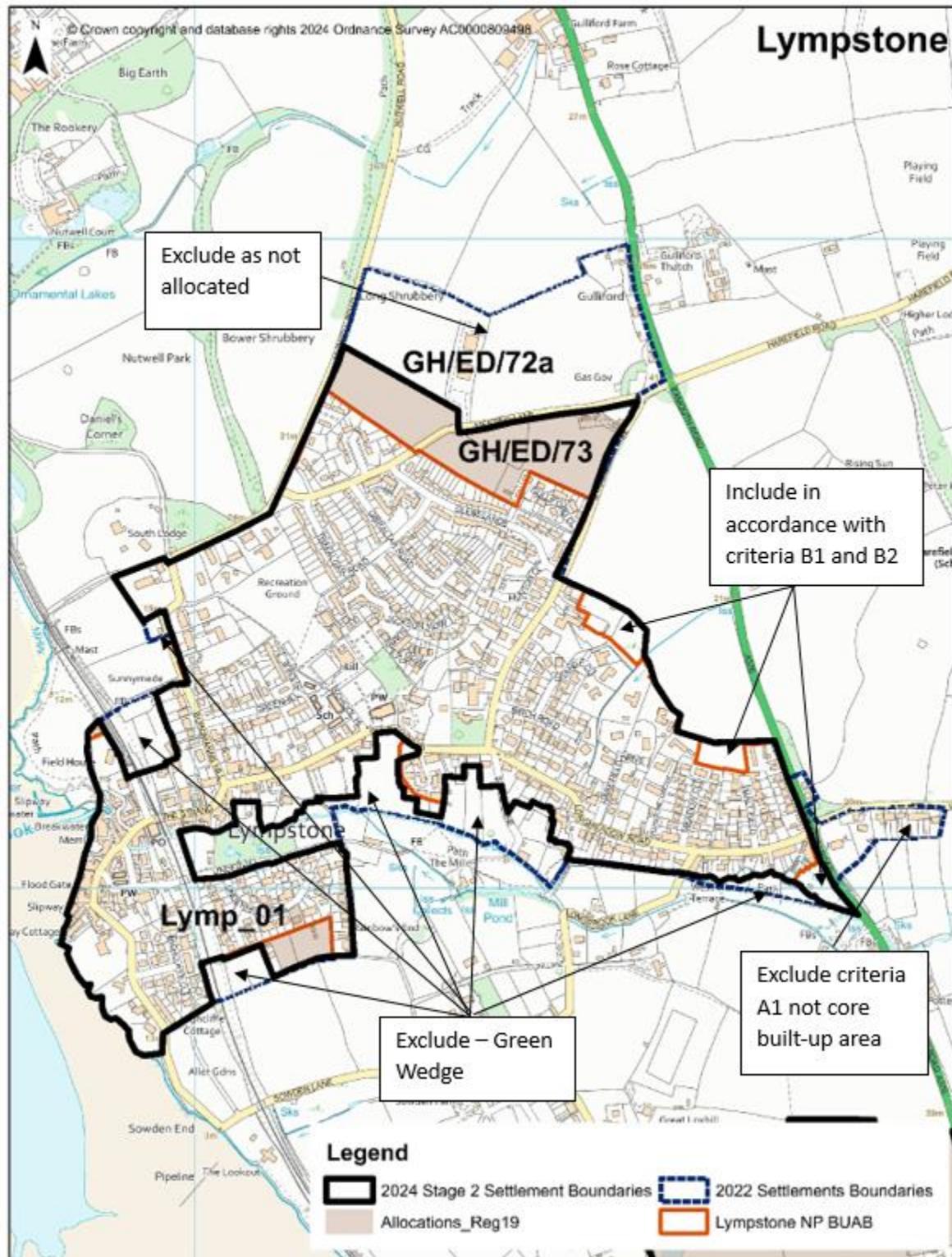
⁴⁴ [East Devon District Council East Devon Local Plan 2006 to 2026](http://East%20Devon%20District%20Council%20East%20Devon%20Local%20Plan%202006%20to%202026.pdf)

⁴⁵ See paragraph 3.75 of commonplace-reg-18-final-071122.pdf (eastdevon.gov.uk)

Elsewhere in the village the roads have intermittent or no separate footways, but traffic speeds and volumes tend to be low, and this is not considered to be a deterrent to pedestrian and cycling activity. No changes to the boundary defined in stage 1 of this assessment are proposed.

19 Lympstone

Map of proposed and existing settlement boundary together with proposed 2022 boundary



- 19.1 The current settlement boundary is defined in the made Lympstone Neighbourhood Plan⁴⁶. This was defined in the context of the adopted Local Plan⁴⁷, which was different to the emerging local plan, which promotes opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements⁴⁸.
- 19.2 The boundary now proposed is similar to that defined in the Lympstone Neighbourhood Plan, but with the inclusion of the proposed allocation, two small areas to the northern boundary and the carpark to a Public House on the A376.
- 19.3 Consultation was undertaken on the settlement boundary in 2022 and a comment was received that the proposed boundary was too large. The main differences between the 2022 consultation boundary and that now proposed reflects the decision not to allocate land north of Meeting Lane (GH/ED/72), the exclusion of land to the east of the A376 and the exclusion of areas that are in the Green Wedge, unless the land has been allocated or developed.

19.4 Stage 2 Assessment

Lympstone has a fairly compact form, and the proposed settlement boundary is no more than 1,300 metres across. This is within the 1,600m set out in the methodology for site assessments for access to services and facilities. This distance represents a 20 minute walk, consistent with the “20 minute neighbourhood” concept being promoted in the Local Plan. A busy road passes along the eastern edge of the village (the A376). In much of the village the roads have intermittent or no separate footways, but traffic speeds and volumes tend to be low, and this is not considered to be a deterrent to pedestrian and cycling activity that would justify excluding areas from the settlement boundary.

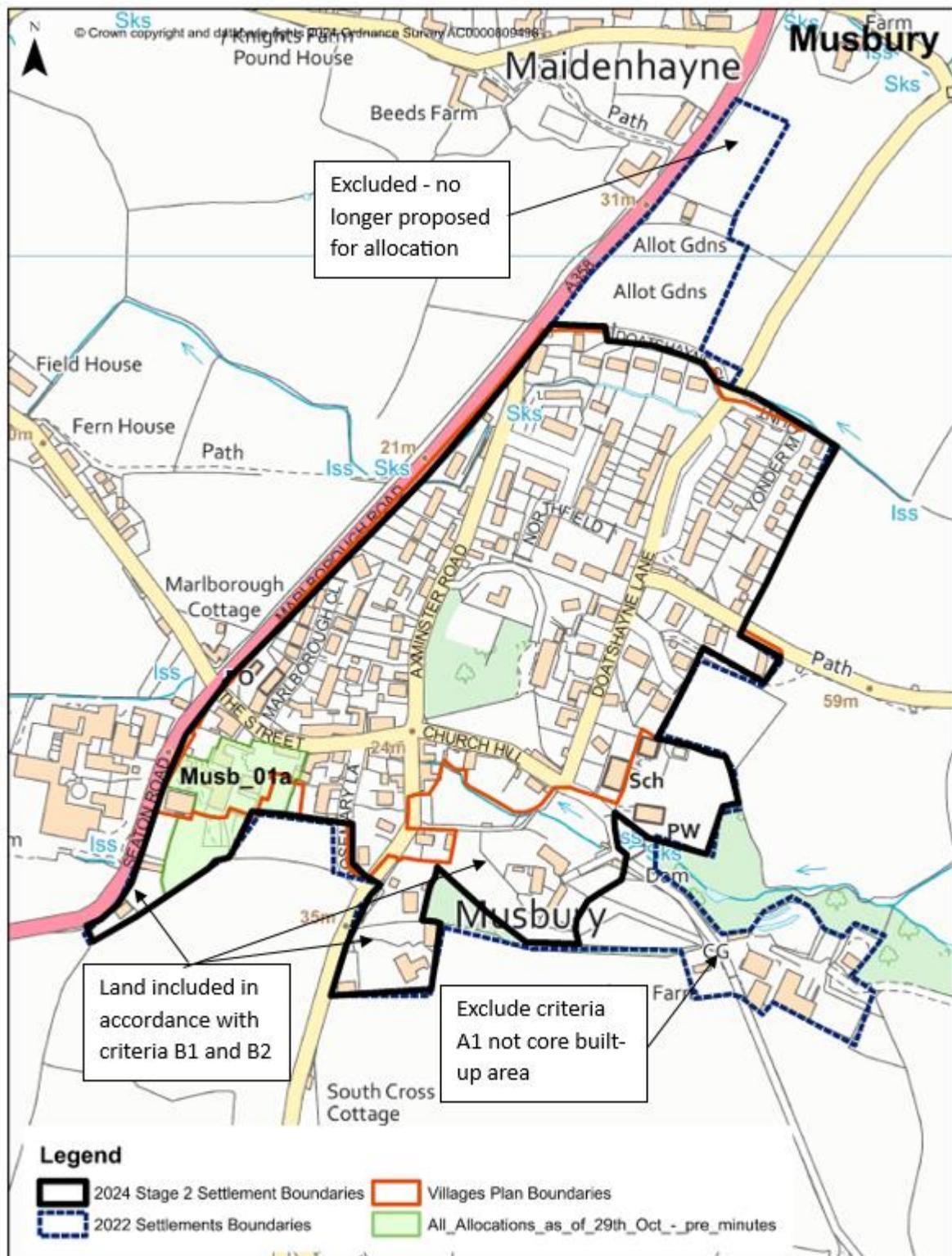
⁴⁶ [Inp-final-referendum.pdf \(eastdevon.gov.uk\)](#)

⁴⁷ [East Devon District Council East Devon Local Plan 2006 to 2026](#)

⁴⁸ See paragraph 3.75 of [commonplace-reg-18-final-071122.pdf \(eastdevon.gov.uk\)](#)

20 Musbury

Map of proposed and existing settlement boundary together with 2022 boundary



- 20.1 The existing settlement boundary is defined in the Villages Plan⁴⁹ that was adopted in 2018. The settlement boundaries were drawn deliberately ‘tight’ in the Villages Plan in accordance with the strategy set out in the adopted Local Plan⁵⁰. The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements in line with the plan strategy⁵¹.
- 20.2 The main changes between the Villages Plan boundary and that now proposed relate to the inclusion of additional residential areas.
- 20.3 Consultation was undertaken on the settlement boundary in 2022, but no specific comments were received on Musbury. There is a significant change from the 2022 boundary and that now proposed because a ‘second choice’ allocation (Musb_03a) is no longer a proposed allocation: both this allocation site and the allotment that lies between it and the main village form are now excluded from the boundary. A farm complex to the south of the village has also been removed from the boundary as it is not part of the core built form of the village.

20.4 Stage 2 Assessment

Musbury has a very compact form and is no more than 600 metres across so walking distances are short. A busy main road (A358) skirts the western side of the village, but the proposed boundary does not cross this. There is a footway along the majority of the A358 and on the more modern roads within the village. The older roads lack separate footways, but traffic speeds and volumes are low, so no areas are proposed for removal from the boundary at this stage.

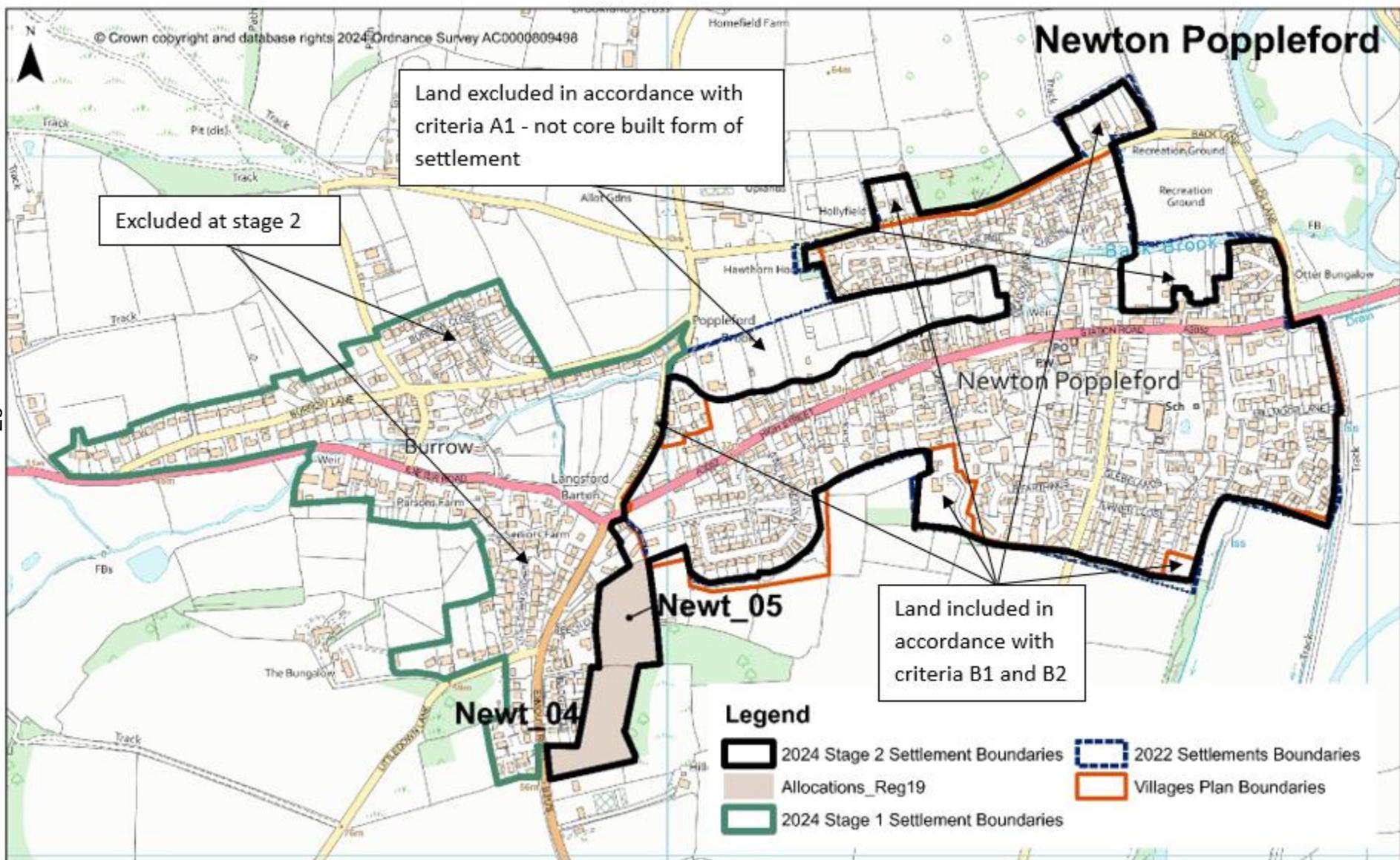
⁴⁹ See page 10 of edvp-adopted-version.pdf (eastdevon.gov.uk)

⁵⁰ East Devon District Council East Devon Local Plan 2006 to 2026

⁵¹ See paragraph 3.75 of commonplace-reg-18-final-071122.pdf (eastdevon.gov.uk)

21 Newton Poppleford

Map of proposed settlement boundary also showing existing, 2022 boundary and ‘stage 1’ boundary (shown on following page)



21.1 The existing settlement boundary is defined in Villages Plan⁵² that was adopted in 2018. The settlement boundaries were drawn deliberately ‘tight’ in the Villages Plan in accordance with the strategy set out in the adopted Local Plan⁵³. The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements in line with the plan strategy⁵⁴.

21.2 The boundary now proposed is larger than that defined the Villages Plan due to the allocations, the inclusion of a couple of small areas of housing to the north, a small play area to the southeast and a large house to the south. The boundary has been changed from that defined for the 2022 consultation through the removal of areas of garden/ open land north of Poppleford Brook and also between the brook and development near the village hall.

21.3 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022. Newton Poppleford and Harpford Parish Council did not support proposed changes as the additional areas included were considered to be unsuitable for development because they are in the floodplain, AONB or good agricultural land.

21.4 Stage 2 Assessment

The village extends for around 1.8 km from east to west and the majority of services and facilities are located in the east. The A3052 runs through the middle of the village from east to west and lacks a continuous footway. There are some traffic free routes from the west of the village to services and facilities in the east, but they lack hard surfaces and lighting. The inadequacy of safe and convenient pedestrian and cycling routes have been highlighted in appeal decisions and this has been a key factor in Inspectors refusing planning permission for housing. The western part of the village was excluded from the boundary defined in the Villages Plan on this basis. However, the development of land off King Alfred Way has led to improvements to one of the traffic free routes and proposed allocation Newt_05 will make provision for a footpath to the north of the site to link into the footpath that runs to the north and west of King Alfred Way. Once this footpath link is provided it would be appropriate to include parts of the southwest of the village in the settlement boundary.

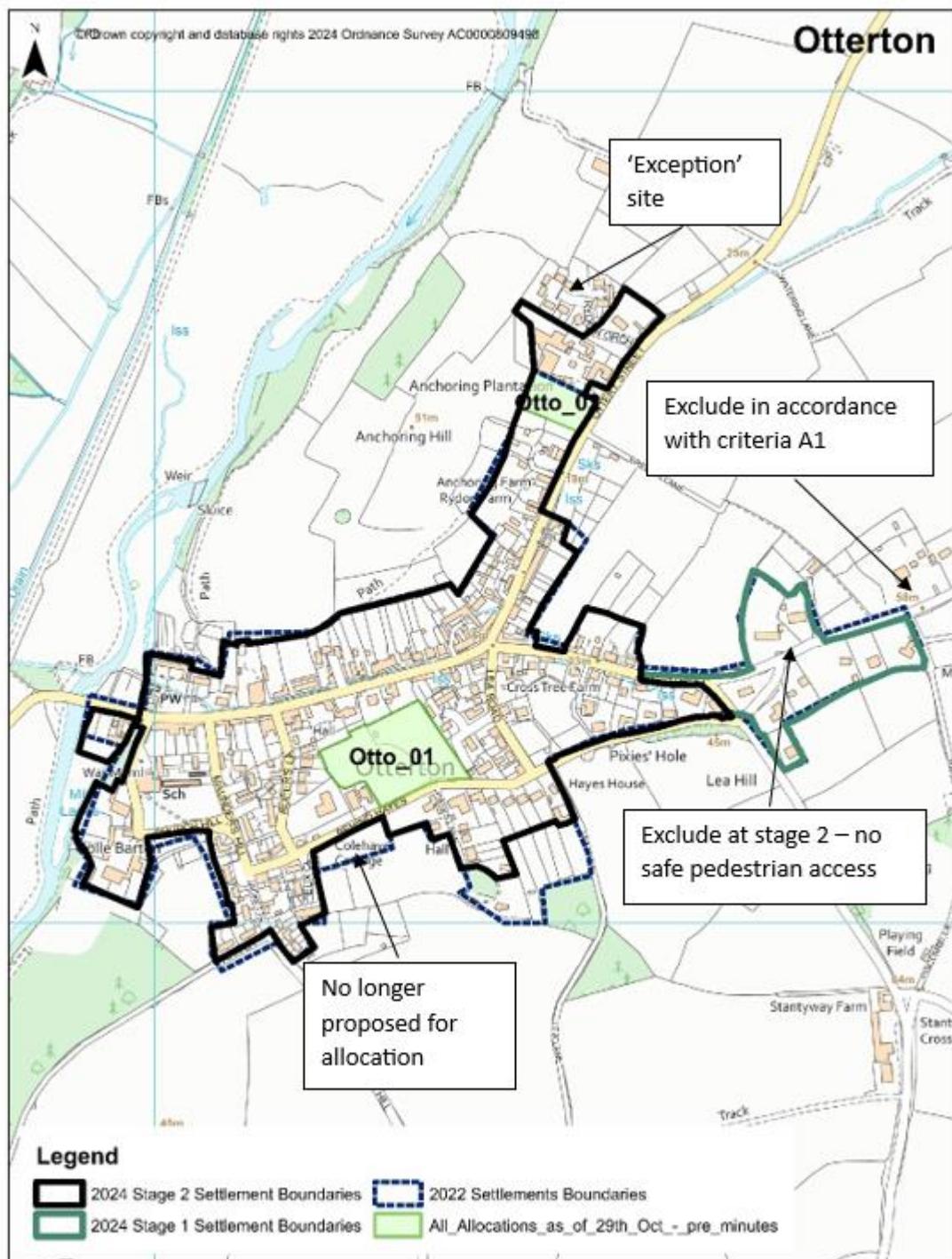
⁵² See page 10 of edvp-adopted-version.pdf (eastdevon.gov.uk)

⁵³ East Devon District Council East Devon Local Plan 2006 to 2026

⁵⁴ See paragraph 3.75 of commonplace-reg-18-final-071122.pdf (eastdevon.gov.uk)

22 Otterton

Map of proposed settlement boundary



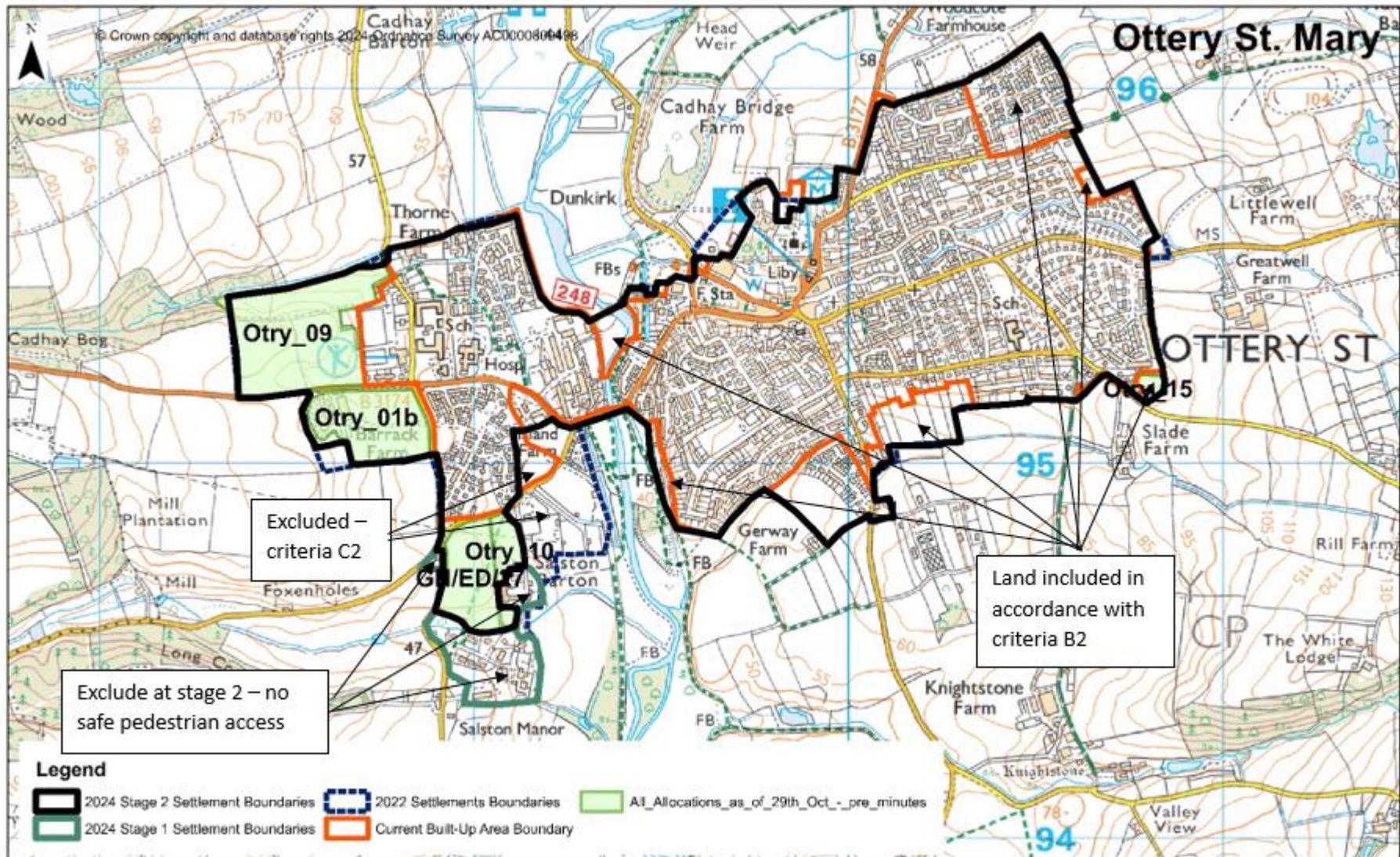
- 22.1 Otterton does not currently have a defined settlement boundary. The proposed boundary includes the core built-up area, including the proposed housing allocation (Otto_01) and a small paddock that is almost wholly surrounded by housing.
- 22.2 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022 but no responses were received in relation to the Otterton settlement boundary.

22.3 Stage 2 Assessment

The main urban core of Otterton is unusual because it is compact, but includes two small fields surrounded by housing, which are proposed as a housing allocation. Development extends to the east and northeast of the centre along Ottery Street and Bell Street/Ladram Road. Many roads in the village lack separate footways, but traffic speeds tend to be low, and most routes are considered to be suitable for pedestrians. However, Ladram Road is very narrow with hedgebanks to either side and seasonally high volumes of traffic, including caravans accessing the Ladram Bay Holiday Park. A small area of lower density housing in this area was included in the boundary at stage 1, but is considered unsuitable for inclusion at stage 2 due to the difficulties of safe pedestrian access along Ladram Road.

23 Ottery St. Mary

Map of proposed settlement boundary also showing existing, 2022 boundary and ‘stage 1’ boundary (shown on following page)



23.1 The existing settlement boundary is defined in the adopted East Devon Local Plan 2013 - 2031⁵⁵. This boundary was drawn to include the housing allocation and planning permissions in the local plan and to otherwise reflect the existing built-up area, rather than to specifically facilitate additional development. The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements in line with the plan strategy⁵⁶.

23.2 The boundary now proposed overall is larger to reflect new allocations, together with some individual houses and larger gardens.

23.2 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022 but no responses were received in relation to the Ottery St. Mary settlement boundary.

23.3 Stage 2 Assessment

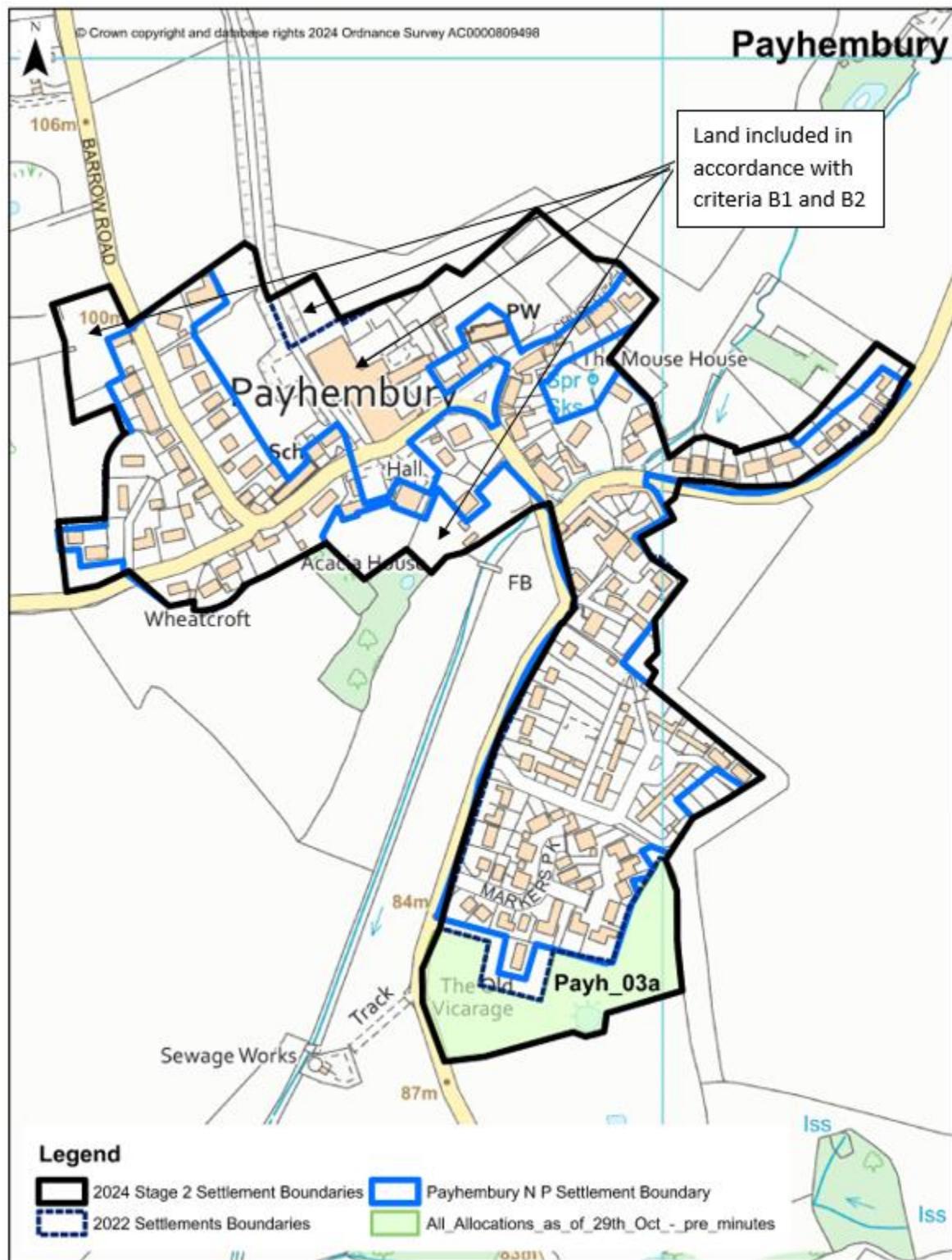
Much of Ottery St. Mary has a close knit urban fabric and the proposed settlement boundary is no more than 2.5 km across, with all areas being within 1,600 of the town centre. 1,600m is set out in the methodology for site assessments and represents a 20 minute walk, consistent with the “20 minute neighbourhood” concept being promoted in the Local Plan. Most of the town is to the east of the river Otter, where the historic core, town centre and health centre are located. The secondary school, hospital and main industrial areas are located to the west of the river with access to the rest of the town via the B3174 and a couple of footbridges to the north and south of this. There are footways to most of the built-up areas to the west of the river, but there are none along the rural lanes that lead to Salston Barton, Salston Ride and Salston Manor. These areas are included in the ‘stage 1’ boundary because a proposed allocation (Ottry_10) will ‘join’ them to the urban fabric of the town. However, the site assessment for Ottry_10 states that a footpath and cycle link will need to be provided along Strawberry Lane. Until this is achieved it would be premature to include the additional land in the settlement boundary. In excluding this area at stage 2 it is recognised that planning permission was granted for 13 dwellings in 2022 as ‘enabling development’ to fund the upkeep of Salston Manor (20/1647/MFUL).

⁵⁵ Local Plan Budleigh (eastdevon.gov.uk)

⁵⁶ See paragraph 3.75 of commonplace-reg-18-final-071122.pdf (eastdevon.gov.uk)

24 Payhembury

Map of proposed settlement boundary also showing existing neighbourhood plan boundary

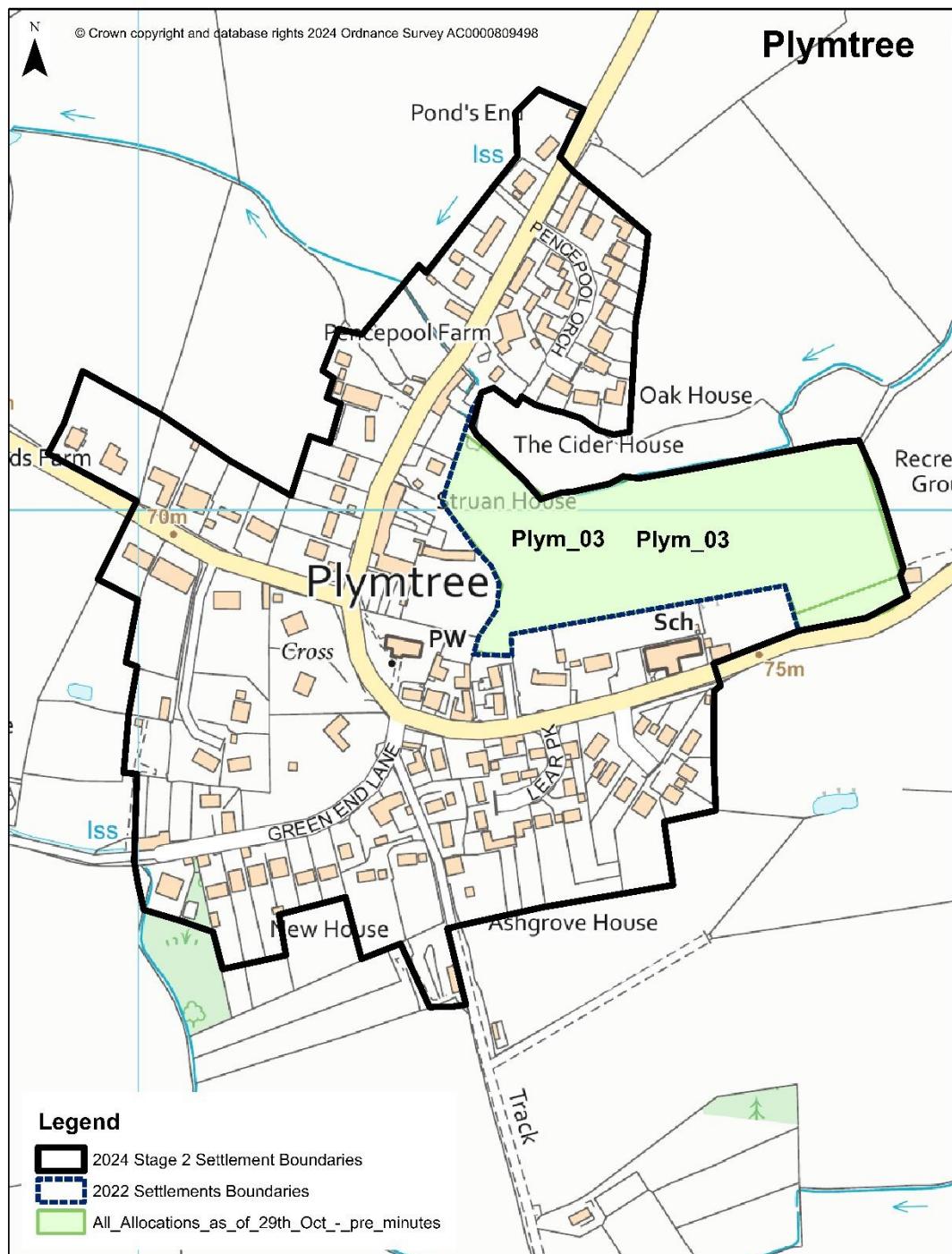


- 24.1 The Payhembury Neighbourhood Plan⁵⁷ defines a settlement boundary that has a specific and more restrictive policy than used elsewhere in East Devon. The neighbourhood plan was made in June 2019 at a time when the strategic policy was not to promote development in smaller villages like Payhembury, unless supported through a neighbourhood plan.
- 24.2 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022 but no responses were received in relation to the Payhembury settlement boundary.
- 24.3 The proposed boundary is larger than that defined in the neighbourhood plan. Since the 2022 consultation a proposed allocation is now proposed to the south and has been included in the settlement boundary. An additional area of land has also been included to the north to reflect a planning permission.
- 24.4 Payhembury is a small, compact settlement and no areas were excluded from the 'stage 2' assessment.

⁵⁷ payhembury_np_postexamination_version.pdf (eastdevon.gov.uk)

25 Plymtree

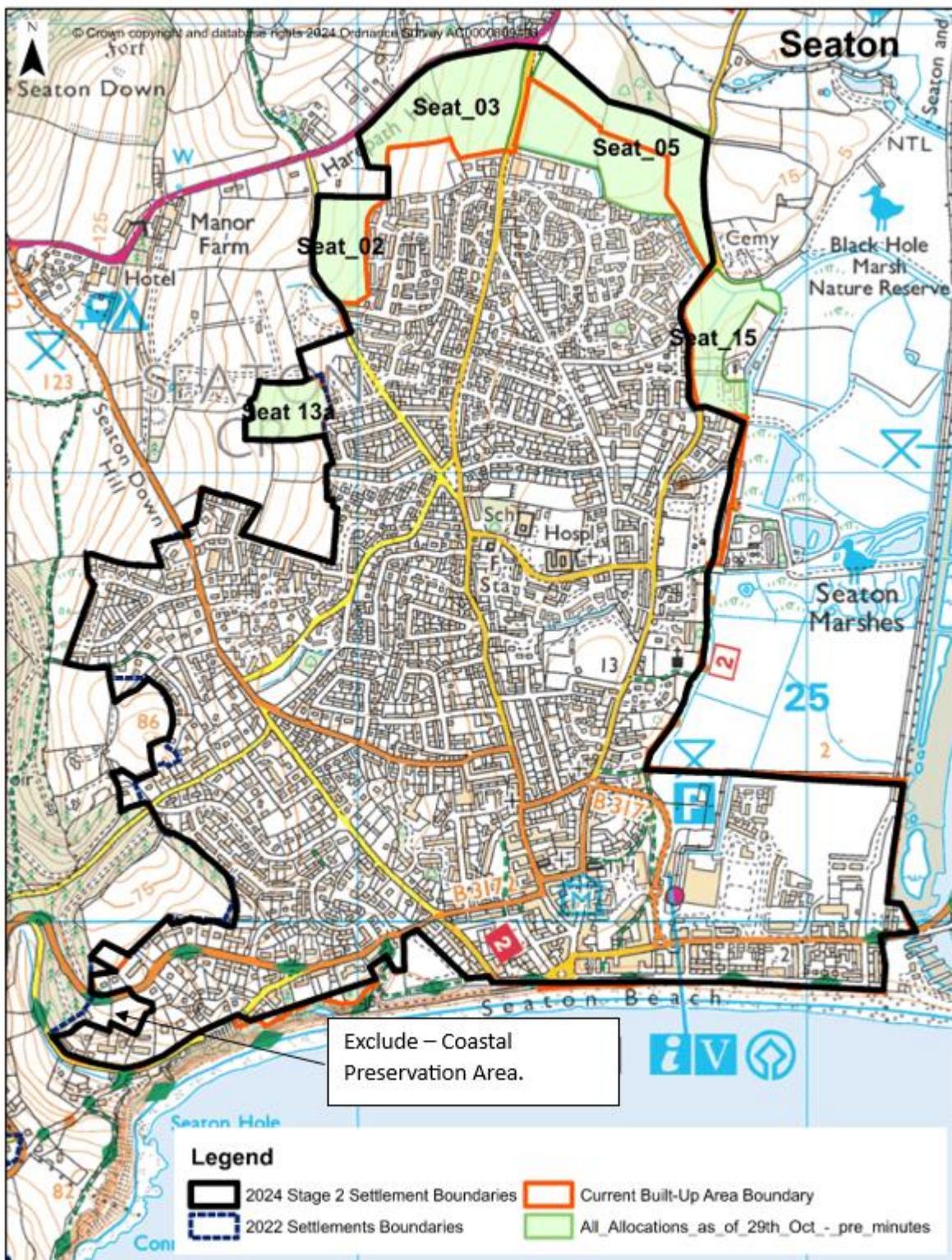
Map of proposed settlement boundary with 2022 boundary



- 25.1 Plymtree does not currently have a defined settlement boundary. The proposed boundary includes the core built-up area, but the nearby grouping of houses known as Norman's Green is excluded from the boundary in accordance with criteria C4.
- 25.2 The boundary is different to that proposed in 2022 due to the inclusion of a housing allocation.
- 25.3 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022 but no responses were received in relation to the Plymtree settlement boundary.
- 25.4 Plymtree is a small, compact settlement and no areas were excluded from the 'stage 2' assessment.

26 Seaton

Map of proposed and existing settlement boundary together with 2022 boundary



26.1 The existing settlement boundary is defined in the adopted East Devon Local Plan 2013 - 2031⁵⁸. The boundary was drawn to include the housing allocation and planning permissions in the local plan and to otherwise reflect the existing built-up area, rather than to specifically facilitate additional development. The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements in line with the plan strategy⁵⁹. However, opportunities for incremental growth in Seaton are constrained by the coastline and green wedge designations so the boundary now proposed is similar to the existing, with the exception of allocations.

26.2 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022 but no responses were received in relation to the Seaton settlement boundary. The only change from the 2022 boundary now proposed is the exclusion of a small parcel of land to the west of the town, which is in the Coastal Preservation Area.

26.3 Stage 2 Assessment

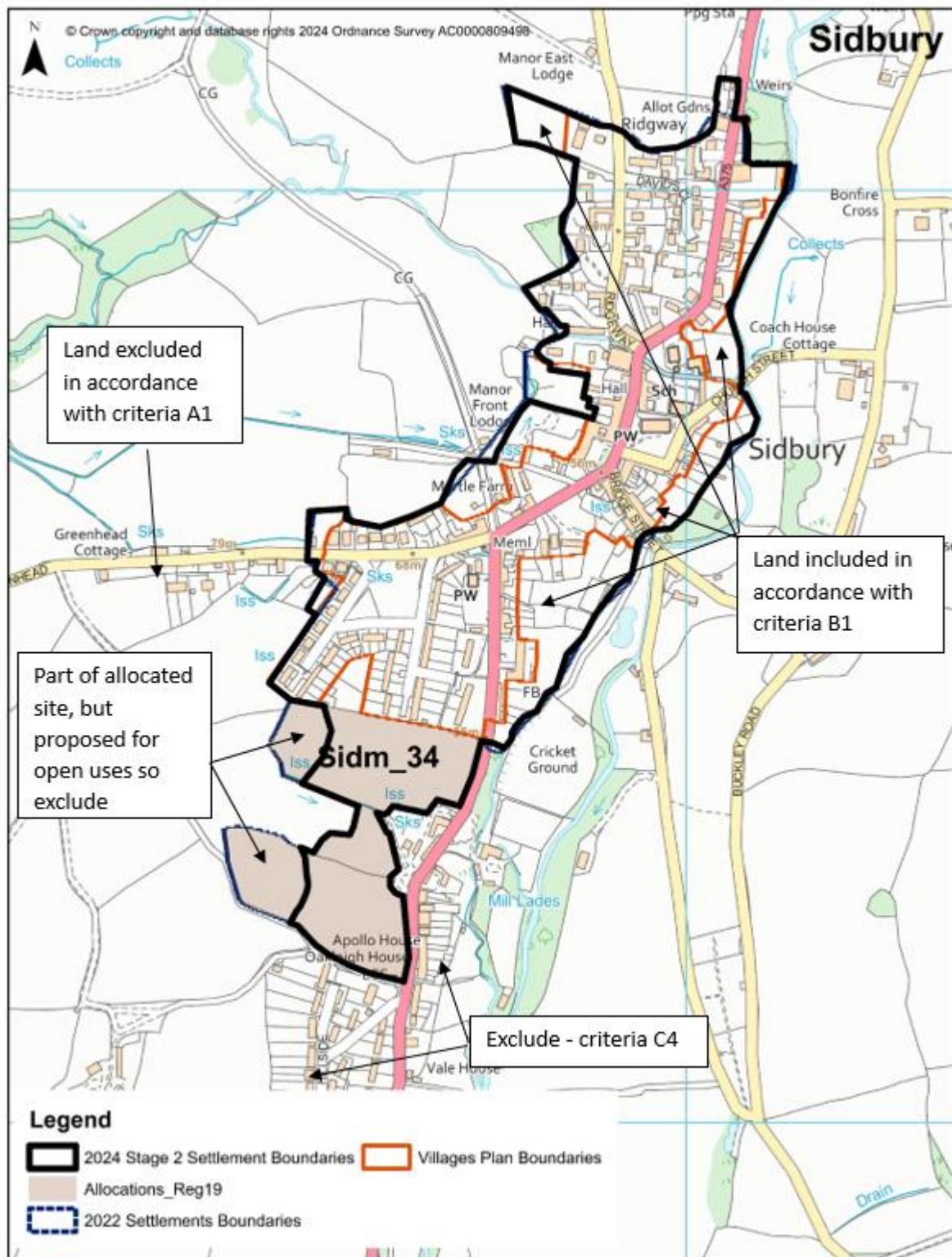
Seaton has a close knit urban fabric, and the proposed settlement boundary is no more than 2 km from north to south and around 1.9 km from east to west. The town centre is focussed in the south and most areas of the existing urban area is within 1,600m of this. 1,600m is set out in the methodology for site assessments and represents a 20 minute walk, consistent with the "20 minute neighbourhood" concept being promoted in the Local Plan. Gradients within the town are generally quite level, although the southwest of the town is on more steeply sloping land. However, this is relatively close to the town centre, and it would not be reasonable to exclude any areas on this basis.

⁵⁸ Local Plan Budleigh (eastdevon.gov.uk)

⁵⁹ See paragraph 3.75 of commonplace-reg-18-final-071122.pdf (eastdevon.gov.uk)

27 Sidbury

Map of proposed and existing settlement boundary together with proposed 2022 boundary



27.1 The existing settlement boundary is defined in Villages Plan⁶⁰ that was adopted in 2018. The settlement boundaries were drawn deliberately ‘tight’ in the Villages Plan in accordance with the strategy set out in the adopted Local Plan⁶¹. The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements in line with the plan strategy⁶².

27.2 The boundary now proposed is larger than the existing because additional garden land and some recreational areas have been included. The built-up area of northern Sidbury is largely included, but a partially detached area of the village to the south remains excluded on the basis of criteria C4, as in the existing boundary. There is a proposed allocation between these parts of the village that, if built would provide a link between the two, but it would not be appropriate to include the southern area in the boundary in advance of this.

27.3 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022 but no responses were received in relation to the Sidbury settlement boundary.

27.4 Stage 2 Assessment

The village is concentrated predominantly along the A375 and is fairly linear in nature. The busy road, combined with very poor to nil footways, makes pedestrian movement through the village a challenge. The core services and facilities including the shop, pub, village hall school and church are concentrated fairly centrally in the village, along or adjacent to the A375. The settlement is set in a valley along the River Sid and there is a fairly steep incline towards the east and the west. Quite large clusters of dwellings are situated further along the A375 to the north and the south and are separated from the core of the village by fields.

27.5 Despite the barriers to pedestrian movement, walking distances from the core services and facilities from the main part of the village never exceeds 800m and therefore no alternative areas to exclude have been identified.

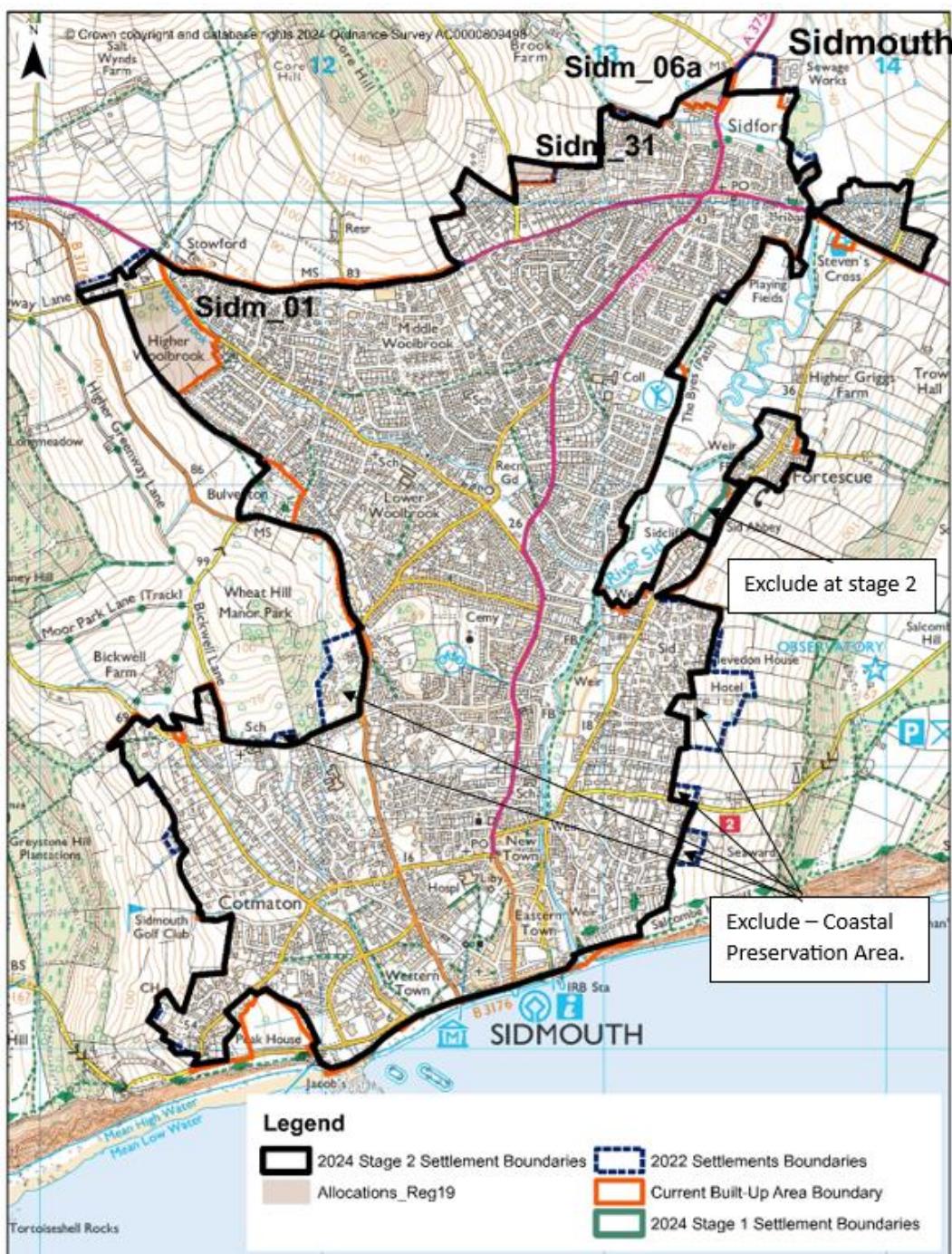
⁶⁰ See page 10 of [edvp-adopted-version.pdf](#) ([eastdevon.gov.uk](#))

⁶¹ [East Devon District Council East Devon Local Plan 2006 to 2026](#)

⁶² See paragraph 3.75 of [commonplace-reg-18-final-071122.pdf](#) ([eastdevon.gov.uk](#))

28 Sidmouth

Map of proposed settlement boundary also showing existing, 2022 boundary and 'stage 1' boundary



28.1 The existing settlement boundary is defined in the adopted East Devon Local Plan 2013 - 2031⁶³. The boundary was drawn to include the allocations and planning permissions in the local plan and to otherwise reflect the existing built-up area, rather than to specifically facilitate additional development. The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements in line with the plan strategy⁶⁴. However, growth in Sidmouth is constrained by the coast and the town is also surrounded by the East Devon National Landscape and a green wedge is proposed to the north. The main changes proposed to the boundary now, compared with that in the adopted local plan, are the inclusion of proposed allocation and adjacent housing off Greenway Lane, together with the other allocations. A small number of houses off Sid Road, Fortescue are proposed for exclusion following the 'stage 2' assessment.

28.2 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022 and a few responses were received specifically in relation to the Sidmouth settlement boundary, including support for the proposed boundary. Greenway Lane residents requested that the boundary follow the line of Greenway Lane to exclude the small cluster of dwellings to the north of Greenway Lane. This group of houses has been included on criteria A1 because they are functionally and physically well related to the urban area. They are in the East Devon National Landscape and have large gardens, but are located adjacent to a proposed allocation and there are not considered to be sound grounds for excluding this area. However, land to the north that does not form a residential curtilage has been removed from the settlement boundary. A resident queried why a house on Broadway had been excluded when neighbouring properties had been included; both dwellings are in the Coastal Preservation Area (CPA) and have now been removed from the boundary. Areas of housing and a hotel to the east of the town have also now been excluded (when compared to the 2022 boundary) to reflect the CPA.

28.3 Stage 2 Assessment

Sidmouth extends along the Sid Valley from the sea to Sidford. The proposed settlement boundary is around 4.2 km from northeast to southwest and around 3 km at its widest from east to west. The town centre is focussed to the south, although there are clusters of shops at Sidford and Woolbrook. The main industrial estate, schools, main GP surgery and supermarket are spread around the town and all parts of the urban area are within 1,600m of a good range of services and facilities. 1,600m is set out in the methodology for site assessments and represents a 20 minute walk, consistent with the "20 minute neighbourhood" concept being promoted in the Local Plan. Gradients within the town are generally quite level, although

⁶³ Local Plan Budleigh (eastdevon.gov.uk)

⁶⁴ See paragraph 3.75 of commonplace-reg-18-final-071122.pdf (eastdevon.gov.uk)

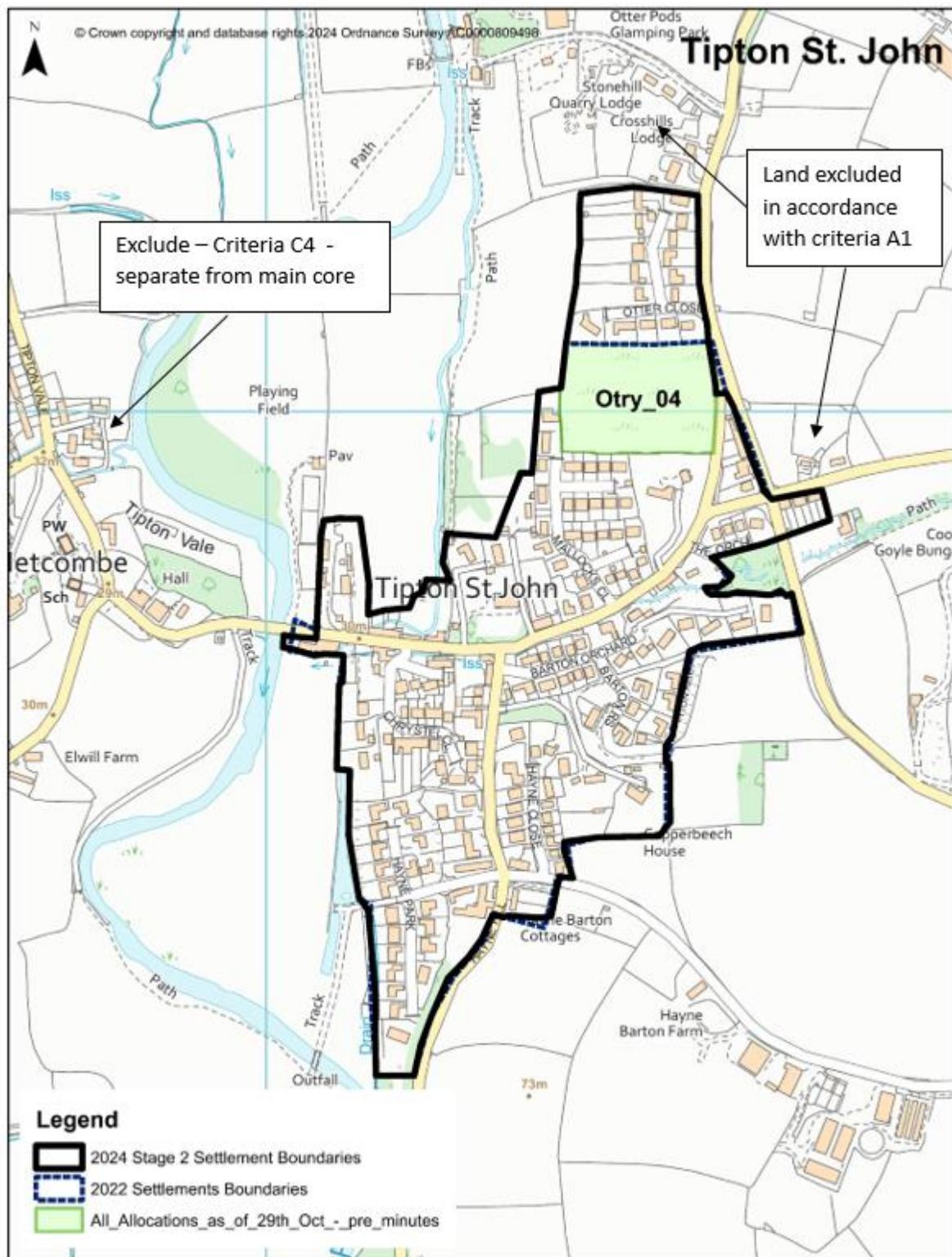
the far eastern side of the town and parts of the north are on more steeply sloping land. Some of the roads within the town have intermittent or no separate footways, but traffic speeds and volumes tend to be low, and this is not usually considered to be a deterrent to pedestrian and cycling activity. The exception is Sid Road, which is a 'C' class road and forms one of the main routes to the town centre from the northeast and is quite busy, including with heavy vehicles. The pavement along Sid Road is intermittent, but for the southern part of the route, until 'Sidlands' there are suitable alternative routes to the sections that lack footways and these are comparatively short so that there is not considered to be a justification for excluding parts of the built up area in this vicinity. However, there is a section of road to the north of the entrance to Sidlands that is around 500 metres, is narrow and lacks any separate footway. This is considered to be a significant barrier that makes pedestrian access inadvisable, and it is not considered appropriate to include the few houses along this stretch of road within the settlement boundary. The Fortescue area of Sidmouth lies to the north of this stretch of road. This area is 'traffic calmed' and has some footway provision, together with a surfaced public footpath/cycle link to the west that gives easy access to the secondary school and facilities in the Woolbrook and Sidford areas. This area was not included in the 2022 settlement boundary, but is now proposed for inclusion.

29 Stoke Canon

29.1 Stoke Canon does not currently have a defined settlement boundary. The 2022 consultation proposed a boundary around the core built-up part of the village, but no boundary is now proposed due to the risk of flooding to the whole of the existing village, notwithstanding the flood protection scheme. Although included in the list of settlements suitable in principle for development, the whole of the built-up area is located in flood zones 2 and 3, and therefore at risk of flooding. Although areas of flood risk have been included in other settlement boundaries, it is not considered appropriate for the whole of an area included in a settlement boundary to be at flood risk. The seriousness of the consequences of developing in the area was highlighted in comments from the Environment Agency in respect of a recent planning application (22/0992/FUL) in relation to a site within the settlement boundary proposed in 2022. The proposal for 7 dwellings included works to raise land levels and other measures so that it was recognised that the development itself could be made safe from flooding. However, the Environment Agency warned that 'there will be no safe access and egress to the site in the situation of the flood defences breaching or overtopping. The residents would therefore be trapped on site for the duration of flooding'.

30 Tipton St. John

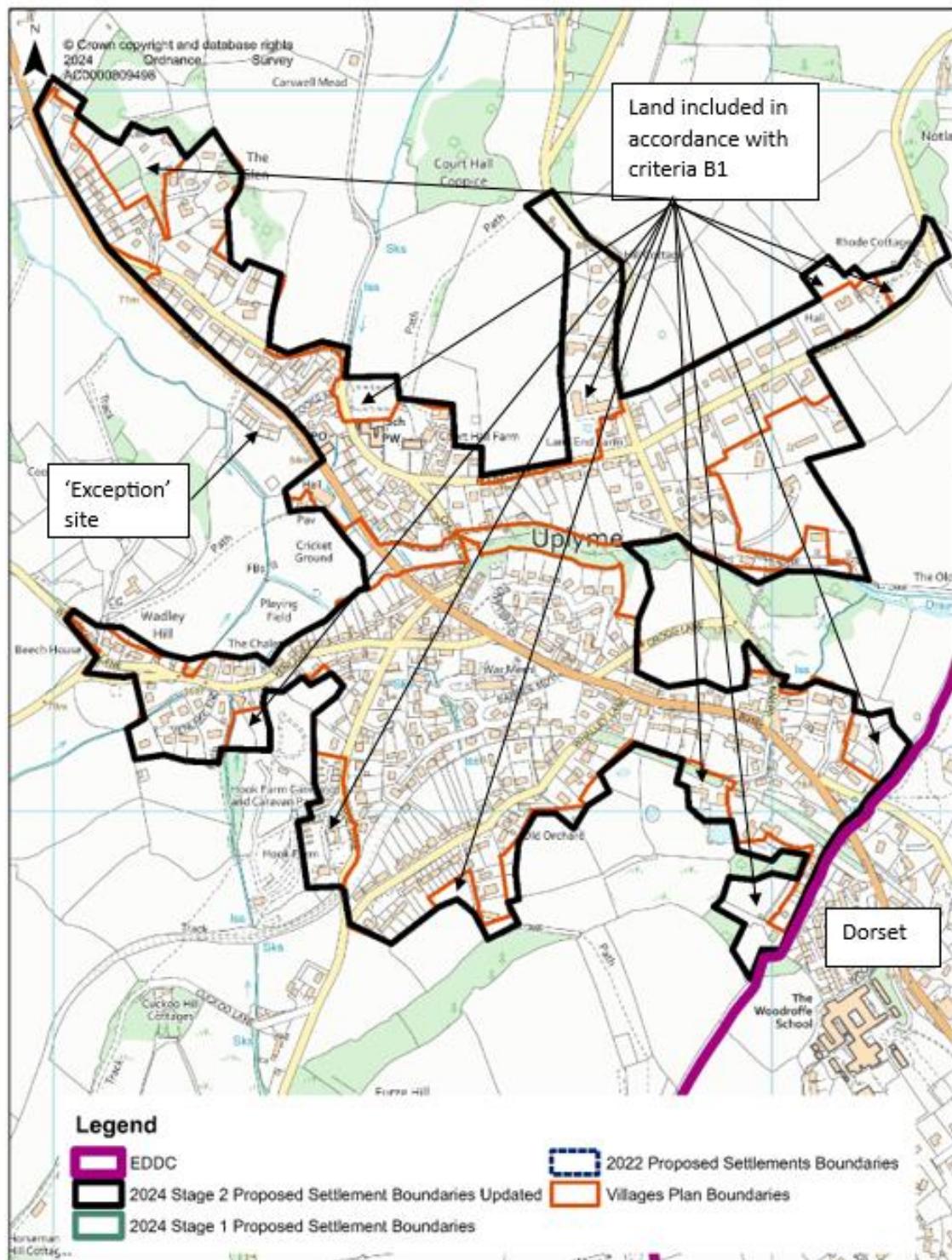
Map of proposed boundary, together with 2022 boundary



- 30.1 Tipton St. John does not currently have a defined settlement boundary. The bulk of the village, including a Public House and shop, lies to the east the River Otter and this area is included in the settlement boundary. To the west of the River Otter is Metcombe, which includes a smaller number of houses, plus a primary school, community hall and small care home. Metcombe has not been included in the settlement boundary on the basis that it is separated from the main core of the village (criteria C4).
- 30.2 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022, but no comments were received regarding the proposed Tipton St. John settlement boundary.
- 30.3 The boundary now proposed is larger than that defined in the 2022 consultation due to the inclusion of housing off Otter Close, which adjoins the proposed allocation.
- 30.4 Tipton St. John is a small, compact settlement and no areas were excluded from the 'stage 2' assessment.

31 Uplyme

Map of proposed and existing settlement boundary together with proposed 2022 boundary



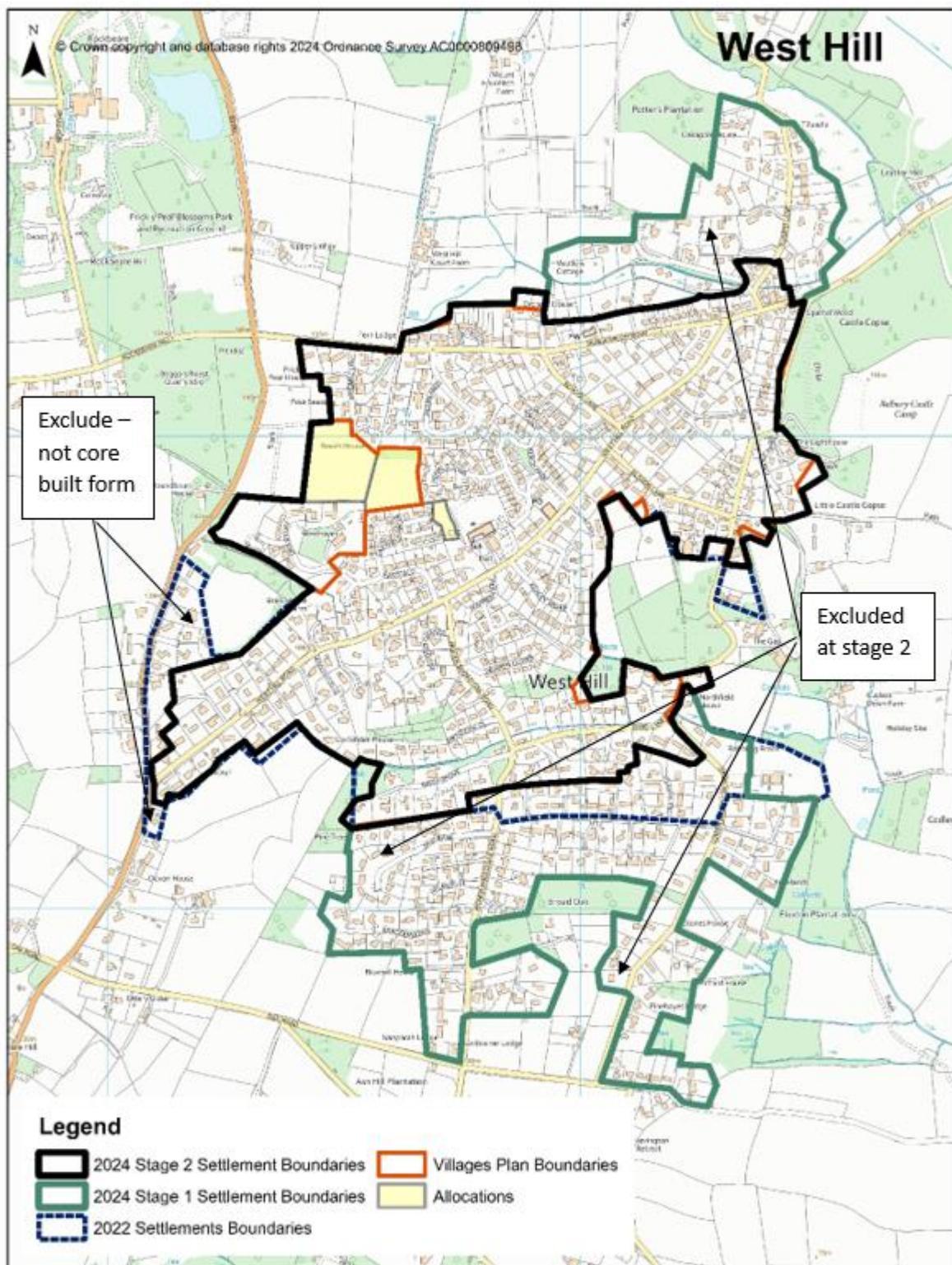
- 31.1 The existing settlement boundary is defined in Villages Plan⁶⁵ that was adopted in 2018. It was based on the boundary defined in the Uplyme Neighbourhood Plan, which was made in December 2017. The boundary now proposed is larger because houses set in more extensive gardens have been included together with whole garden areas, part of the caravan park and farm buildings that were previously excluded.
- 31.2 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022, but no comments were received regarding the proposed Uplyme settlement boundary.
- 31.3 Stage 2 Assessment

Uplyme is set within the valley of the River Lim next to the town of Lyme Regis in Dorset to the south-east. The core services and facilities including garage, village hall, school and church are situated at the bottom of the valleys to the west of the village. The village itself sprawls up the valleys to the north and south leading to a considerable proportion of residential development set up steep inclines causing a physical and psychological barrier to pedestrians walking to access local services and facilities at the bottom. Pedestrian walkways are also intermittent along the B3165 and often non-existent in other areas. However, no part of the village is more than about 1000m from the village hall/shop and many properties are much closer. Other facilities are spread throughout the village and Woodroffe School is close by (in Dorset). While there are some steep gradients and a lack of pavements in certain areas, there is generally a good network of quiet roads and public footpaths which provide an incentive to walking. On this basis it is not reasonable to exclude any areas from the settlement boundary.

⁶⁵ See page 10 of edvp-adopted-version.pdf (eastdevon.gov.uk)

32 West Hill

Map of proposed settlement boundary also showing existing, 2022 boundary and 'stage 1' boundary



32.1 The existing settlement boundary is defined in Villages Plan⁶⁶ that was adopted in 2018. The settlement boundaries were drawn deliberately ‘tight’ in the Villages Plan in accordance with the strategy set out in the adopted Local Plan⁶⁷. The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements in line with the plan strategy⁶⁸.

32.2 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022. Several comments were made regarding the proposed West Hill settlement boundary, including:

- Some developers suggesting that the southern part of West Hill, south of the proposed settlement boundary, has a built-up character comparable to areas inside so the area up to Oak Road should be included in the settlement boundary. They referred to the Strategic Planning Committee resolution of 08.02.22 to draw boundaries more loosely.
- The hilly nature and lack of pavement and street lighting in West Hill mean that the settlement boundary should be reduced and revert back to the Villages Plan BUAB.
- Concern about lack of community consultation and that the boundary extended to unsustainable areas.

32.3 West Hill Parish Council objected on the basis that the boundary is significantly different to the Villages Plan with no rationale for these changes and because it did not consider the changes to comply with the methodology. Specific examples are given in their consultation response, including:

Area north of Bendarrock Road

The Parish Council point out that this area was excluded from the Villages Plan boundary on the basis of criteria C1 and C4 of the methodology and highlight refusals of planning permission/appeals on the basis that the area is unsuitable for development. It is recognised that this area was excluded at ‘stage 1’ of the Villages Plan assessment on the basis of ‘Criteria C1’ and ‘Criteria C4’, but there has been a significant change to criteria C1 to reflect the wider plan strategy (summarised in paragraph 32.1). Previously Criteria C1 referred to the curtilage of a property with the capacity to extend the built form of the settlement, whereas the test is now the capacity to ‘very significantly’ extend the built form of the settlement. It is not therefore considered reasonable to exclude this area on the basis of Criteria C1. Criteria C4 remains unchanged and relates to parts of a settlement separated

⁶⁶ See page 10 of edvp-adopted-version.pdf (eastdevon.gov.uk)

⁶⁷ East Devon District Council East Devon Local Plan 2006 to 2026

⁶⁸ See paragraph 3.75 of commonplace-reg-18-final-071122.pdf (eastdevon.gov.uk)

from the main core by fields or open space. Whilst there are some extensive bands of mature trees and part of the Churchyard in this area, these features do not provide the sense of separation that would justify exclusion of areas of housing on this basis. However, the land is proposed for exclusion as part of the stage 2 assessment (see paragraph 32.4).

Areas to the east of village

The Parish Council considered parts of 'rejected' development sites West_09, West_10 and West_16 to be unsuitable for inclusion and these areas have now been removed. The removal of West_10 was also requested by another respondent.

Land south of Villages Plan boundary and north of Hawkins Lane

The Parish Council highlight that Villages Plan assessment concluded that the hilly nature of this area made it unlikely that people would walk or cycle to the village centre and facilities, and it was therefore excluded. This area has now been excluded as part of the stage 2 assessment.

Housing off B3180 to west of village

The Parish Council highlight that this was excluded from the Villages Plan boundary at stage 1 and that an appeal on a site nearby was refused as being an unsuitable location for development. The area has now been removed from the boundary on the basis that it is not part of the core form of the village (criteria A1).

32.4 Stage 2 Assessment

West Hill is, for the most part, developed at a low density and is characterised by many detached properties in large gardens. The physical size of West Hill, over two km from north to south and around 1.2 km from east to west, means that walking distances to access facilities can be lengthy. Problems of pedestrian accessibility are compounded by the fact that many walking routes are on roads with no street lighting, no footpaths and in some parts gradients are steep. Away from roads some footpaths are inaccessible, or at least challenging to use, for wheelchair users and those pushing buggies.

32.5 There is a hub of services in a central/northern part of the village (school, shop and village hall) and to the north of this there are other facilities along Bendarroch Road (Royal British Legion Hall, church, garage, dentist and hairdresser).

Southern areas

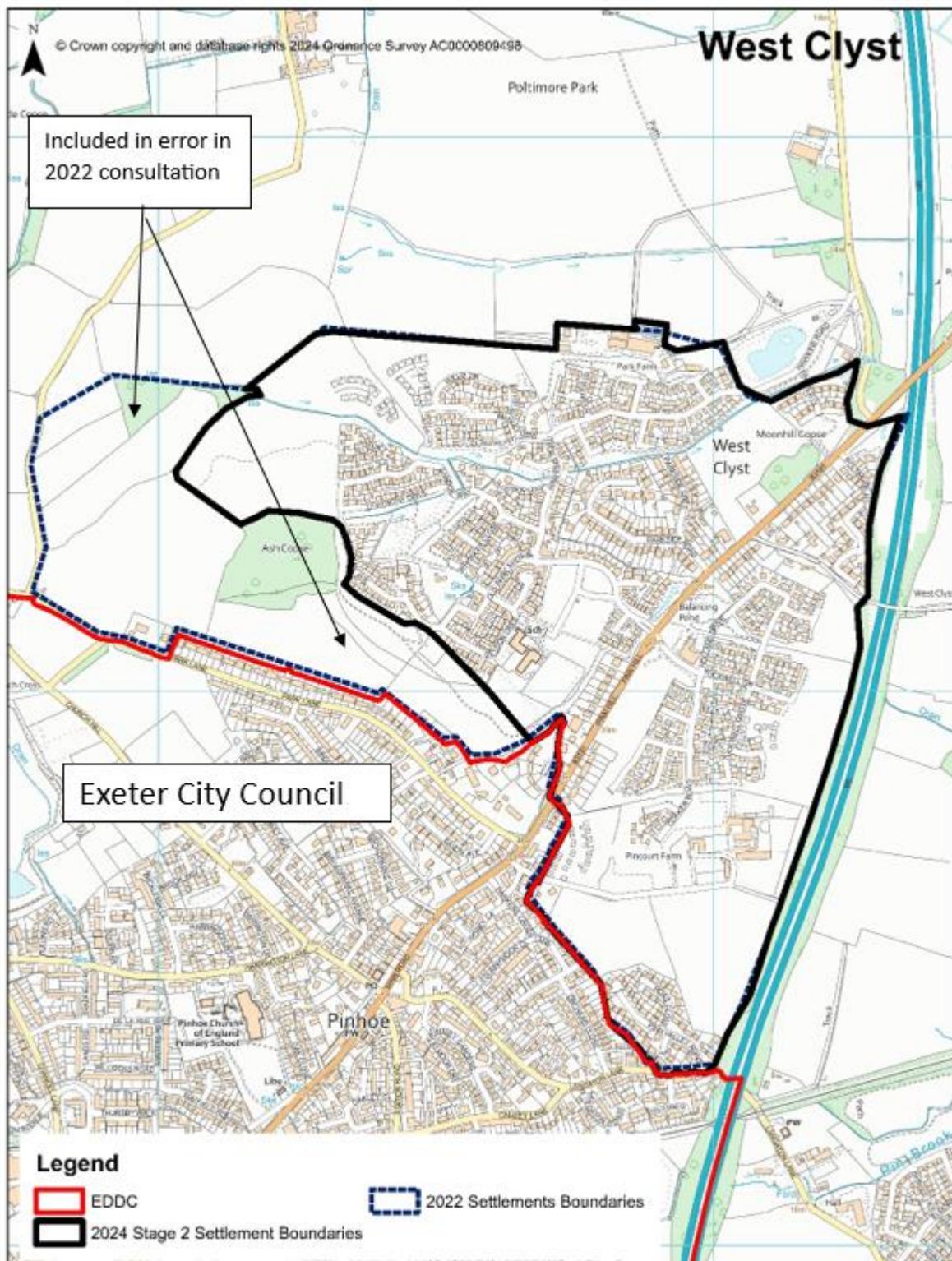
Southern parts of the village are quite remote from facilities and barriers to walking are compounded by a steep and winding section of road without lighting or pavements (whether using Higher or Lower Broad Oak Road). Given the additional distance to these properties from the centre of the village, the steep gradients and the poor pedestrian amenity,

journeys from this area are not considered comfortable for pedestrians. It is therefore considered that the bulk of southern part of the village should be excluded from the settlement boundary. This approach was found to be sound through the Villages Plan.

Areas north of Bendarock Road – this is an area of very low density housing that is accessed from a narrow lane and/or private drives and there have been several planning appeals that were dismissed on the basis that this area lacks good pedestrian access to the services and facilities of the village (amongst other issues). This area is therefore excluded from the settlement boundary.

33 West Clyst

Map of proposed and existing settlement boundary together with proposed 2022 boundary

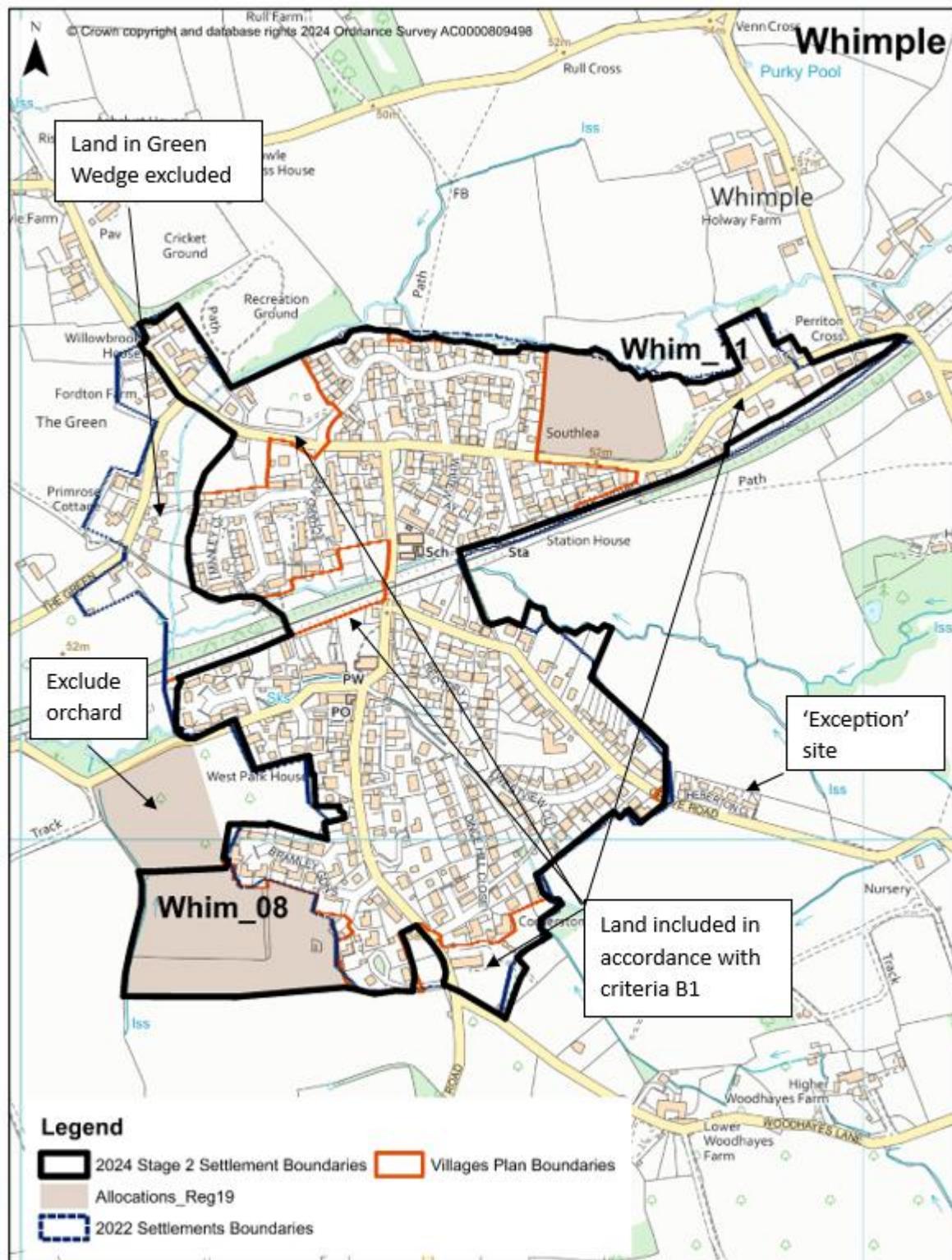


- 33.1 West Clyst does not currently have a defined settlement boundary. The boundary includes the whole of the built-up area, most of which has been constructed over recent years. An area to the west, which is in the Clyst Valley Regional Park, was included in the 2022 consultation in error and has now been removed.
- 33.2 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022, but no comments were received regarding the proposed West Clyst settlement boundary.
- 33.3 Stage 2 Assessment

The settlement boundary is no more than 1.5 km across, and all areas have good access to services and facilities, so no areas were excluded from the 'stage 2' assessment.

34 Whimble

Map of proposed and existing settlement boundary together with proposed 2022 boundary



34.1 The existing settlement boundary is defined in Villages Plan⁶⁹ that was adopted in 2018. The settlement boundaries were drawn deliberately 'tight' in the Villages Plan in accordance with the strategy set out in the adopted Local Plan⁷⁰. The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements in line with the plan strategy⁷¹.

34.2 The boundary now proposed has been enlarged from that defined in the Villages Plan through the inclusion of the proposed allocations, a group of housing to the east of Whim_11, an area of housing and recreational land to the northwest of the village, and a large house to the south of the village. Most of the areas to the northwest of the village that were included in the 2022 consultation plan have now been excluded due to their retention in the Green Wedge. The exception is a house and part of a field north of Manley Close, as agreed at the Strategic Planning Committee meeting on 1st November 2024.

34.3 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022, but no comments were received regarding the proposed Whimple settlement boundary.

34.4 Stage 2 Assessment

Whimple offers a good range of services and facilities located fairly centrally to the village, but the railway passes through the village centre, causing a narrow pinch-point in the road and separating the retail facilities and Church (to the south) from the school, pub and community facilities (to the north). This is quite a busy road that lacks pavements for much of its length. An alternative footpath route is available between the Post Office and school (via Elizabeth Close), although it is a detour of around 650 metres compared with 160 metres along the road. Elsewhere in the village, the older roads often have intermittent or no footways, but they tend to be relatively quiet. All areas included in the settlement boundary are within 800 metres of the services and facilities in the centre, and most are considerably closer. On balance, it is not considered that any areas should be excluded at stage 2.

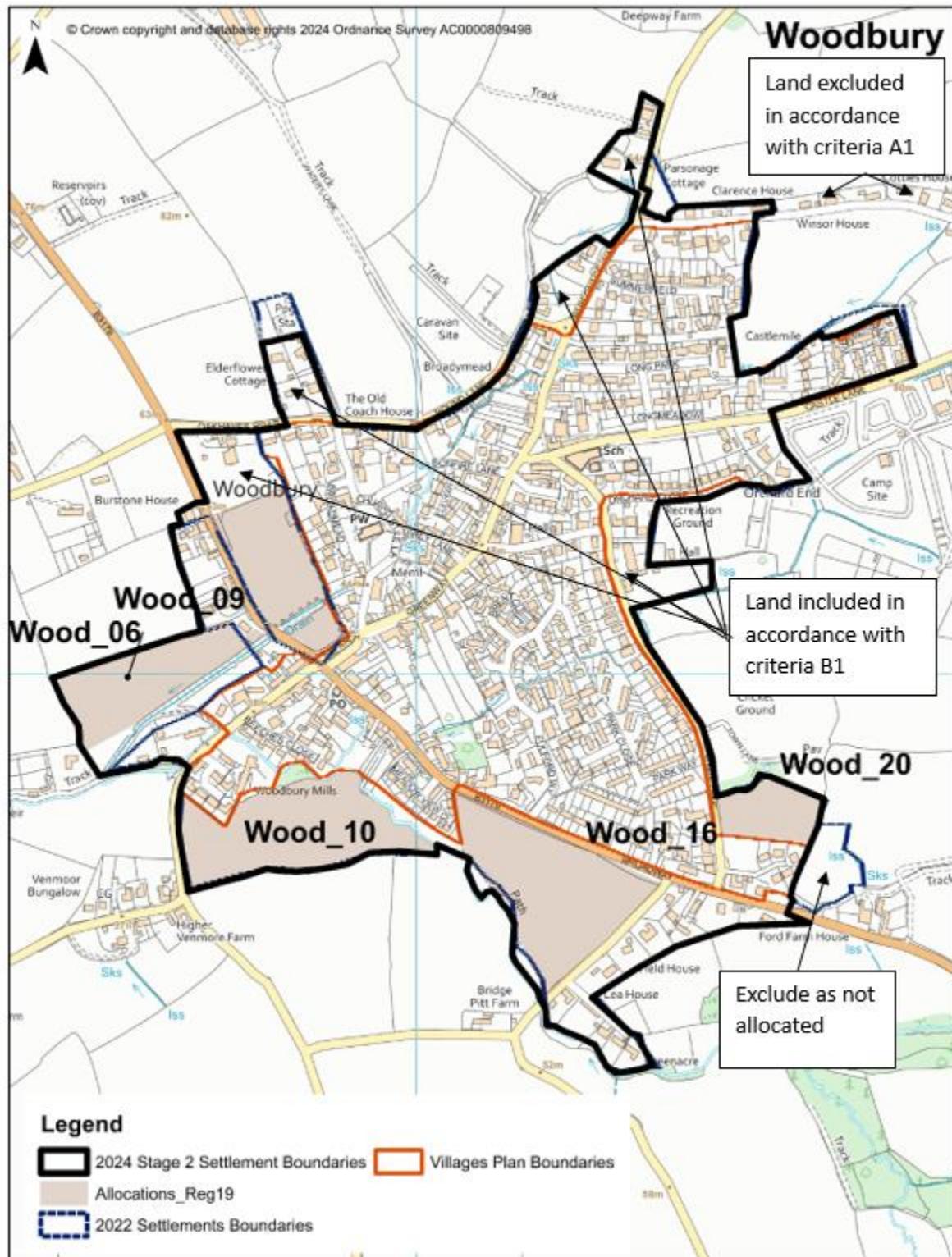
⁶⁹ See page 10 of [edvp-adopted-version.pdf](#) ([eastdevon.gov.uk](#))

⁷⁰ [East Devon District Council East Devon Local Plan 2006 to 2026](#)

⁷¹ See paragraph 3.75 of [commonplace-reg-18-final-071122.pdf](#) ([eastdevon.gov.uk](#))

35 Woodbury

Map of proposed and existing settlement boundary together with 2022 boundary



- 35.1 The existing settlement boundary is defined in Villages Plan⁷² that was adopted in 2018. The settlement boundaries were drawn deliberately 'tight' in the Villages Plan in accordance with the strategy set out in the adopted Local Plan⁷³. The strategy of the emerging local plan differs from the adopted plan in wanting to promote some opportunities for housing within the settlement boundaries so that they guide but do not stifle the outward growth of settlements in line with the plan strategy⁷⁴.
- 35.2 The boundary now proposed is larger, which mainly reflects the proposed allocations, but also some smaller areas of housing that had previously been excluded.
- 35.3 Consultation was undertaken on the proposed settlement boundary as part of the draft local plan in 2022, but no comments were received regarding the proposed Woodbury settlement boundary.

35.4 Stage 2 Assessment

Although Woodbury is a large village with a good range of services and facilities it has a compact form and the settlement boundary is no more than 1.3 km across. The busy B3179 transects the southern part of the village, but there is a pavement along the northern side and a zebra crossing which provides safe pedestrian access to the village centre. Some of the less busy roads within the village lack pavements, but here traffic is lighter and so does not create a significant barrier to walking. No changes are proposed at stage 2.

⁷² See page 10 of [edvp-adopted-version.pdf](#) ([eastdevon.gov.uk](#))

⁷³ [East Devon District Council East Devon Local Plan 2006 to 2026](#)

⁷⁴ See paragraph 3.75 of [commonplace-reg-18-final-071122.pdf](#) ([eastdevon.gov.uk](#))

Appendix 1 – Settlement Boundary Methodology 2022

East Devon Local Plan 2020 - 2040 – Settlement Boundary Methodology

1. Introduction

1.1 The emerging East Devon Local Plan 2020 – 2040 will define ‘settlement boundaries’ around certain settlements to denote where different policy approaches will apply. Generally, inside the settlement boundaries development is more likely to be acceptable than outside of the boundaries. The main principle of the work is to establish areas where development is likely to be acceptable in principle.

1.2 In order to achieve a consistent approach to the drawing of settlement boundaries we have devised a methodology to set out the circumstances in which land will or will not be included within the settlement boundary (see Appendix 1).

2 Methodology Stage 1

2.1 The first stage of the process is to map boundaries using a set of criteria as guide (Appendix A). This approach should result in settlement boundaries that will enable some, limited, small scale incremental growth for the settlement in addition to any allocations of land for development.

Methodology Stage 2

2.2 Maps produced using the criteria shown in Appendix 1 will be reviewed to establish whether they would be appropriate locations for development when assessed in light of the emerging plan policies, particularly whether people living in these areas would have good access to services and facilities by means other than the private car. Some areas included at Stage 1 may be removed on this basis.

3 Consultation

3.1 Proposed settlement boundaries will be shown on the map included in the consultation draft plan. In addition, a separate document will be provided that includes:

- This methodology;
- A map of each settlement showing the boundary drawn at Stage 1;
- A map showing any areas excluded after Stage 2, together with the reasons for exclusion; and
- Guidance on how people responding to the local plan consultation can comment on any part of the boundary that they feel should be re-considered (map, reference to criteria etc.).

Appendix A – Criteria to guide boundary definition

	Ref	Criteria	Commentary
General Criteria	A1	Boundaries should reflect the existing scale and core built form of the settlement while enabling small scale, incremental growth.	<p>It is important that the settlement boundaries are prepared in accordance with the strategy set out in the local plan. This seeks to encourage and manage growth through policies and allocations, Settlement boundaries have been designed as a policy tool to give a high degree of certainty to both local communities and the development industry about where development is generally encouraged and where it is more closely controlled. Plan allocations and policies provide opportunities for sustainable growth of settlements. This approach, coupled with the drawing of boundaries that limit, but do not stifle all outward growth of settlements will enable the pattern of growth to be managed in line with the NPPF.</p> <p>Where a site is allocated in a made neighbourhood plan, that site may be included within the settlement boundary under criteria B3.</p>
	A2	Where practical, boundaries should follow clearly defined physical features such as walls, fences, hedgerows, roads and water courses.	<p>It is clearly desirable for lines on maps to follow physical features that have a degree of permanence. This enables the plan to be easily read and understood by interested parties and often such features on the edge of settlements mark a change in character from built settlement to rural. However, sometimes the change in character is more gradual, for example where large gardens form a 'buffer' between the main built form of the settlement and the wider countryside. In these circumstances, if there is significant development potential, it may be appropriate for the settlement boundary not to follow physical features. Where this is the case, an assessment will be made to make it clear why the land has been excluded.</p>
Areas to be included	B1	Built and extant planning permissions for residential and employment uses which are both physically and functionally related to the settlement.	<p>Where sites with permission will secure development that will fall in line with the criteria detailed in this methodology it will typically be appropriate to include them in the boundary. However, where planning permission has been granted as an exception to normal planning policy, including any market housing built to enable affordable housing under Strategy 35 of the adopted East Devon Local Plan 2013 - 2031 OR where planning permission has been granted but due to special circumstances, such as low density development to protect mature trees, exclusion may be appropriate.</p>
	B2	Built and extant planning permissions for community facilities, such as religious buildings, schools and community halls which are considered to be physically and functionally related to the settlement.	<p>Where buildings are physically well related to the built form of a settlement, inclusion is appropriate. However, where the buildings are set in very extensive grounds that are clearly beyond the built form of a settlement they may be excluded.</p>
	B3	Site allocations identified in the draft local plan or any made neighbourhood	Significant areas of open space on the edge of a site allocation may be excluded, together with any

	Ref	Criteria	Commentary
		plan for residential, community or employment uses which are physically and functionally related to the settlement.	neighbourhood plan allocation that restricts the nature of the development (such as requiring only housing for older persons).
	B4	Areas of land that are largely contained between site allocations proposed in the draft local plan and the main built-up area of the related settlement.	Any land included on this basis will be considered on a case by case basis having regard to landscape, townscape and any other considerations relevant in specific circumstances. More detailed assessments will be provided of potential sites that could meet this criteria so that it is clear why they have been either included or excluded.
	B5	Parcels of land smaller than 0.15 of a hectare ⁷⁵ that may provide opportunities for no more than 4 homes to be built where generally compatible with the general layout and landscape setting of the settlement	No all sites that would potentially meet this criteria will be included within settlement boundaries. The purpose of this criteria is to allow for limited incremental growth in keeping with the scale of settlement and its character. More detailed assessments will be provided of potential sites that could meet this criteria so that it is clear why they have been either included or excluded. These assessment will have regard to landscape, townscape and any other considerations relevant in specific circumstances. This criteria only applies to sites where the existing boundaries are below the threshold set – it will not apply to parcels of larger sites.
	B6	Parcels of land larger than 0.15 of a hectare that may not have been considered suitable for allocation, but nevertheless may provide suitable development opportunities if applicants demonstrate through the development management process that individual proposals would be acceptable.	The inclusion of any site on this basis is likely to be exceptional as our preference is to specifically allocated sites of this scale. However, it is possible that there may be some sites that are constrained so that they are unlikely to yield enough dwellings to justify allocation. It may be difficult to resolve the potential difficulties of developing such sites through the local plan process, but they may still have potential to enable small scale incremental growth of settlements, if specific proposals are found to be acceptable through the development management process. Very few sites are likely to be included based on this criteria.
Areas to be excluded	C1	The curtilage of any property with the capacity to very significantly extend the built form of the settlement.	The definition of Settlement Boundaries is about defining a group of land and buildings that together take the physical form of a settlement plus small scale opportunities for development growth. It is not about including outlying land and buildings simply because they share an address or post code.
	C2	Large areas of open recreational or amenity space at the edge of settlements which have a predominantly open visual character.	
	C3	Development which is physically or visually detached from the settlement (including farm buildings or renewable energy installations).	

⁷⁵ The Housing and Economic Land Availability Assessment (which forms the main 'supply' of sites to be considered for allocation in the local plan) does not consider sites below this threshold - [HELAA Methodology - May 2021 \(eastdevon.gov.uk\)](https://eastdevon.gov.uk) at paragraph 5.2

	Ref	Criteria	Commentary
	C4	Parts of settlements that might comprise of groups of houses or buildings but which are separated from the main core of the village by fields or open space.	

Report to: Strategic Planning Committee



Date of Meeting: 22 November 2024

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

East Devon Local Plan – redrafting of local plan chapters

Report summary:

This report sets a first proposed redraft, appended, of - Chapter 6. Strategy for development at Principal Centres, Main Centres, Local Centres and Service Villages - of the local plan. This chapter is specifically concerned with the allocation of land for development and it follows on from decisions made on sites to allocate in past weeks at committee. The final plan wording (for Regulation 19) is planned to come to committee on 11 December 2024. The plan policy sets out levels of development envisaged on any given site as well as specifics and details about requirements applicable to the development of that site.

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

1. That committee endorse the proposed draft revised - Chapter 6. Strategy for development at the Principal Centre of Exmouth, Main Centres, Local Centres and Service Villages - of the local plan noting that they will need to be refined in readiness for the proposed Regulation 19 draft of the plan.

Reason for recommendation:

To seek in principle committee approval for the emerging local plan text.

Officer: Ed Freeman – Assistant Director, Planning Strategy and Development Management, e-mail – efreeman@eastdevon.gov.uk, Tel 01395 517519

Portfolio(s) (check which apply):

- Climate Action and Emergency Response
- Coast, Country and Environment
- Council and Corporate Co-ordination
- Democracy, Transparency and Communications
- Economy and Assets
- Finance
- Strategic Planning
- Sustainable Homes and Communities

- Tourism, Sports, Leisure and Culture

Equalities impact Low Impact

Climate change Low Impact

Risk: High Risk; The local plan needs to progress in a timely manner if it is to meet potential Government deadlines for plan preparation. That said there are unknowns over final deadlines that may be set by the Government and as or when they may issue new policy. The Government had previously indicated that plans may proceed under the existing NPPF and what are comparatively lower housing numbers if they reach Regulation 19 stage of plan making (plan consultation) within one month of a new NPPF being published. It is unknown if this timing ruling may stay in place, or not, or when a new NPPF may be published, though some commentators have suggested a late December 2024 publication of a new NPPF is quite possible.

Links to background information

Links to background documents are contained in the body of this report.

Link to Council Plan

Priorities (check which apply)

- Better homes and communities for all
- A greener East Devon
- A resilient economy

1. Introduction

- 1.1 This report specifically sets out proposed wording for Chapter 6 of the local plan. This chapter has the specific task of allocating land for development at the Principal Centre of Exmouth, the Main Centres, the Local Centres and the Service Villages. This chapter is proposed for inclusion in the Regulation 19 draft of the plan. It is highlighted that at this stage the wording provided is not regarded as necessarily being the final wording that should be included, but it is intended to give a very clear steer on the policies that officers would advise for inclusion in the plan and a draft of wording that should apply.
- 1.2 Officers have reviewed the plan text that featured in the 2022 draft plan [commonplace-reg-18-final-071122.pdf \(eastdevon.gov.uk\)](https://eastdevon.gov.uk/commonplace-reg-18-final-071122.pdf) alongside responses to consultation, any emerging new evidence, sustainability outputs and other work in arriving at redrafting wording.

2. Overview of Chapter 6 redrafting

- 2.1 Chapter 6 is a reworking of the equivalent chapter in the draft local plan. Though note that it does not cover policies for the western side of East Devon – these feature in Chapter 5 of the plan which has in draft form already been considered by committee.

2.2 Most importantly the new Chapter 6 includes all of the sites that have been determined for allocation in previous committee meetings and excludes all of the sites that committee rejected. Committee agendas and more importantly minutes from these meetings should be viewed for a complete picture. Attached as Appendix 1 is the proposed redrafted chapter and Appendix 2 includes maps of the agreed allocations to help with identification of sites when reviewing the chapter wording.

2.3 In the redrafting process we have reviewed sites that have particular challenges, constraints or opportunities and have drafted policy to reflect on and respond to these. This means that some allocations have limited wording, specifically so where development would appear relatively straightforward, bearing in mind that we would seek compliance with all relevant policies in the plan elsewhere, as a norm. However, where there are site specific matters that need particular attention on any given allocation site, we have set out explicit requirements for development in plan policy. These include, on larger and more complex sites, the need for comprehensive Masterplans to be produced to lead and guide the development of the site.

2.4 The overall housing allocations feed into a table of housing provision for the local plan as set out below covering projected development from 2020 to 2042.

Completions 2020 to 2024	3,514
Commitments (site with permission plus Cranbrook Plan allocations)	7,721
Future windfall projections - 2024 to 2042	1,946
Allocations proposed in the Reg 19 Plan (in Chapters 5 and this Chapter 6 of the plan)	9,413
Total	22,594
Target figure at 946 per year plus 10% buffer for years 2024 to 2042	22,539

2.5 The above table shows that there is a slight 'over-provision' against requirements of 55 homes. It should be noted that we have included in the total a figure for Honi_18 of 136 new homes and Budl_01 a figure of 50 homes. At the time of drafting this report we do not have clear confidence of delivery on these sites and further assessment work is ongoing.

2.6 Honi_18 is on the eastern side of Honiton alongside the A35 road. To date National Highways have not committed to the principle of allowing for a highway access from this road. We and the prospective developers are, however, in dialogue with them. The challenge with Budl_01, in Budleigh Salterton, is that whilst there is one (or more) fields of what is a large site that would be credible development options it is not clear if an acceptable highway access can be achieved to it/them without a lengthy stretch of road cutting through a number of fields in order to access the more acceptable (south-easterly) field for development.

2.7 We are also revisiting yields for some sites and looking at how these could be maximised, the consequence of which may be that allocation numbers can be increased in some cases. It is anticipated that by the time of presentation of the

Regulation 19 plan to Members in December these issues will be resolved and we will have sufficient allocations to provide for the requirement figure and a good level of headroom that is around the 10% that we were aiming to provide.

- 2.8 The redrafting we have undertaken will also help to ensure a shorter and more precise plan overall. In particular we have removed a lot of commentary about settlements that was of help at the consultation stage, but is not necessary to inform decision making. A more succinct plan is in line with national guidance that favours shorter plans and as such we would wish to make it easier to use and understand. However, and of critical importance, extensive evidence and assessment sits behind the plan and policies and it helps establish the justification of the policies. In many respects commentary about individual settlements and what makes them special is best left to neighbourhood plans that are prepared by the community who live there.
- 2.9 In policy redrafting we do not show amendments as tracked changes as to do so would result in a very cumbersome and long document to read through. It is therefore essential, if comparing the draft plan and new proposed wording, to compare the two alongside each other.
- 2.10 For each chapter of the plan there is a separate audit trail report in production that explains the evolution of plan policy and the factors that have informed drafting. In some cases, cross-reference to other more detailed technical assessments. The audit trail documents are reports that will be updated as plan making progresses, as such they are live documents with version control/referencing.
- 2.11 In previous reports that have accompanied redrafted chapters of the plan we have appended drafts of these audit reports. These are not the final article and new versions will be produced in the months ahead as new matters come forward. In due course the intent is that later versions of these reports will accompany the documents that are submitted for plan examination and be considered by the appointed planning inspector/inspectors alongside other material. The audit reports will tell, therefore, the evolving story of plan/policy evolution and the basis and reasoning for plan content. Since site allocations decisions were being made as recently as the 1st November it has not been possible to produce a draft audit trail document for Chapter 6 for this agenda, however this will be presented with the Regulation 19 version of the plan in December.

3 Implications for Neighbourhood Plans

- 3.1 Members should be aware that Neighbourhood Plans will continue to be examined for general conformity with the adopted Local Plan (2031), with some (increasing) consideration given to the relationship with the emerging Local Plan, until such time as the new Local Plan is at least at Main Modifications stage.
- 3.2 Progress in a timely fashion, in line with the published timetable, and in agreeing content for inclusion in the Publication Version of the local plan is therefore important in giving increased certainty to communities in considering the need for a neighbourhood plan, and planning for the preparation of a new or reviewed

neighbourhood plan. This includes which policies will be strategic policies, as the legal tests ('Basic Conditions') against which neighbourhood plans are examined, includes their being in general conformity with the strategic policies of the Development Plan for the area.

3.3 Neighbourhood plans can choose to allocate sites for development if that is favoured by the plan makers. Any such sites allocations would be in addition to those that we show for allocations in the local plan. Such allocations can help establish a local vision for (additional) development that may respond to locally identified needs or opportunities.

Financial implications:

There are no specific financial implications impacting the council in this report.

Legal implications:

There are no specific legal implications requiring comment within this report (002533/22 November 2024/DH)

Chapter 6 - Strategy for development at Principal Centre, Main Centres, Local Centres and Service Villages

This chapter of the plan specifically sets out allocations of land for development at the Principal Centre of Exmouth, at the Main Centres, at Local Centres and at Service Villages in East Devon, noting that this settlement hierarchy is set out in separate policy in the plan.

The policies in this chapter specify the levels of development that are expected on any given site though they are typically expressed as approximate numbers rather than absolutes. In many cases skilful design and development may lead to higher development levels being possible and desirable from those specified, though in some cases constraints or limitations of a site, not apparent at allocation stage or generating positive opportunities through implementation, may result in some slight lowering.

Where there are particular challenges, concerns or opportunities associated with any site the policy wording will seek to cover such matters and set out how high-quality development should come forward and be accommodated. It should be specifically noted, however, that the plan should be read as a whole when considering allocation policies. There are many policy requirements throughout the plan that will apply to individual sites and planning applications that may be made on them and for their determination. In the allocation policies we seek to avoid repetition of matters that are, and will be, appropriately addressed through application of other plan policies.

The principal centre of Exmouth

The Local Plan strategy establishes Exmouth as the only Tier 1 settlement and as such as an appropriate location for higher levels of future growth and development. Plan policy sets out land allocations for development at Exmouth and these are shown on the policies map along with other policy boundaries that are at the town. Policy in the local plan sets out housing and employment land allocations that are proportionate to the size and function of the town and for its future role and development.

20. Strategic Policy SD02: Exmouth and its future development

The sites/areas listed below, as identified on the Policies Map, are allocated for development.

Land to the South of Courtlands Lane (Exmo_23)

This land, south of Courtlands Lane, will form a small-scale development on the northern side of Exmouth to accommodate around 12 new homes. The scheme will need to demonstrate how safe pedestrian access, avoiding on-road walking, will be achieved to surrounding and neighbouring areas.

Land at Courtlands Cross (Lymp_07)

This site at Courtlands Cross will accommodate around 100 new homes and 0.4 hectares of employment land. The field to the west of the housing allocated land is allocated for delivery of sports pitch uses and associated low key ancillary facilities as part of a viable package of planning obligations. Built development at this site, located on the two south-easterly fields, will need to be particularly sensitively designed to avoid potential for adverse impact on nearby heritage assets and to avoid adverse landscape impacts. Particular importance is attached to retention of the East Devon Way footpath, in a spacious corridor, across the site in a north-south direction. There should also be safe off-street pedestrian and cycle access that provides for east-west movement through the area for existing and future users linking into adjacent areas such as Lympstone Manor and allocated site Exmo_23.

Land west of Hulham Road (Exmo_47)

This land west of Hulham Road, south of Point-in-view, is allocated for around 15 new homes. The sensitive historic setting of this site, with a Registered Park or Garden to the northern and western site boundaries is such that any scheme will need to be sensitively designed to avoid adverse impacts. Built development should be accommodated in the southerly parts of the site only.

Land at Coles Field Hulham Road (Lymp_14)

This site is allocated for around 59 new homes. Biodiversity interest at and close to this site will demand particular sensitivity in respect of site design and implementation to avoid damages. This site will need to provide pedestrian and cycle access into the adjoining site Exmo_04a.

Land at Marley Drive (Exmo_04a)

This site is allocated for around 50 new homes. The site supports a number of significant mature trees with areas of biodiversity value within the site and to its boundaries which will demand particular sensitivity in respect of site design and

implementation to avoid damages. There will need to be pedestrian and cycle access through this site into Site Lymp_14 and thereafter on into Goodmores Farm.

Land at St John's (Exmo_20)

Land at St John's, on the eastern side of Exmouth, is allocated for a comprehensive development scheme to accommodate:

- social and community facilities along with
- around 700 new homes and
- at least 2 hectares of employment land.

This site allocation will need to come forward on the basis of an agreed masterplan for the whole site that clearly demonstrates how phased comprehensive development will be undertaken and implemented, including with appropriate mechanisms for apportionment of development costs and contributions across separately owned land parcels. Full agreement will be required before any specific parcels of land can come forward for development.

Built development will need to be concentrated in the southern parts of the site and the scheme will need to place considerable emphasis on protection of the setting and tranquillity of nearby heritage assets, specifically St John in the Wilderness church. Support will be given for expansion of the churchyard, to provide more burial/interment of ashes space at St John in the Wilderness. Parts of the site and adjoining areas, especially woodlands are of biodiversity importance and sensitivity and great care will be needed in developing proposals to ensure their protection and enhancement. The development will need to be supported by a new developer provided SANGs, brought forward and implemented as part of the overall scheme on the allocated or on nearby land.

Vehicular access to southern site parts will be from Southern Wood with northern parts from the B3179. High quality, safe and attractive to use pedestrian, cycle and public transport access will need to be an essential part of the overall development scheme.

Land directly to the East of Liverton Business Park (Exmo_18)

This land east of Liverton Business Park is allocated for employment uses and will form an extension to the existing business park and extends to around 2.7 hectares in size.

Land to the South of Littleham (Exmo_17)

This land on the north eastern side of Exmouth is allocated for a mixed-use development to provide:

- Around 410 new homes;
- 1.6 hectares of employment; and
- supporting community uses.

This allocation will need to come forward on the basis of an agreed masterplan for the whole site that clearly demonstrates how comprehensive development will be undertaken and implemented. The site is located in the East Devon National Landscape and particular sensitivity will need to be taken in respect of design and development approaches to minimise potential for adverse landscape impacts. Southerly parts of the site are particularly sensitive and considerable care will be needed in protecting the setting and ambience of St Margaret and St Andrews Church at Littleham.

The development will need to be supported by a new developer provided SANGs, bought forward and implemented as part of the overall scheme on the allocated or on nearby land. The cycle path bisecting the site will need to be retained within an attractive corridor with pedestrian and cycle access routes provided throughout the development.

Littleham Fields (Exmo_08 and Exmo_16 combined)

This land close to Littleham will form a small-scale residential extension on the southern side of Exmouth to accommodate around 45 new homes. Parts of the site are steeply sloping and great care will be needed in design and through landscaping to minimise landscape impacts. There is also the listed Green Farm to the west of the site the setting of which will need to be carefully address.

Land at Douglas Gardens (Exmo_06)

This land at Douglas Gardens will form a small-scale residential extension on the southern side of Exmouth to accommodate around 44 new homes.

Exmouth town centre Police Station (Exmo_50)

This site forms an urban redevelopment opportunity that will accommodate a new police station as well as at least 20 new homes, though with skilful design, noting the significance heritage interests around the site, a greater number of new homes will be actively encouraged. Part of the site is at risk of flooding and a Level 2 SFRA has been undertaken, the results of which should be incorporated into the development. A sequential test has been undertaken as part of the local plan.

Axminster

The Local Plan strategy establishes Axminster as a Tier 2, Main Centre, settlement and as such as an appropriate location for future growth and development.

19. Strategic Policy SD 01: Axminster and its future development

The sites/areas listed below, as identified on the Policies Map, are allocated for development.

Land east of Lyme Road (Axmi_22)

This site is allocated for 100 dwellings. The site layout should make provision for a suitable access road to facilitate the development of site GH/ED/80 to the north and also be built to a standard suitable for use as part of a possible future relief road to link to the A358, Chard Road, south of the Weycroft Bridge.

Prestaller Farm, Beavor Lane (Part of GH/ED/80)

This site is allocated for 225 dwellings and a community hub to the south of the Mill Brook. The community space should provide opportunities for a workspace, café/shop and meeting space. To the north of Mill Brook land has the potential for use as a multi-functional public open and natural space as well as for habitat mitigation purposes. Where this is required to meet the needs of the development provision will be required. Vehicular access to the site shall be from the allocated land to the south (Axmi_22) unless otherwise agreed.

Development must incorporate a site road that is of a standard and is appropriately located so that it, and through potential future extension, can form a possible future relief road to link to the A358, Chard Road, south of the Weycroft Bridge. Part of the site is at risk of flooding and a Level 2 SFRA has been undertaken, the results of which should be incorporated into the development. A sequential test has been undertaken as part of the local plan.

Land west of Chard Road (GH/ED/83)

This land is allocated for 140 dwellings and 0.8 hectares of employment land.

Land west of Musbury Road (Axmi_01a)

This land is allocated for 2 hectares of employment land. The site contains two World War II pill boxes and development between them and the railway line to the west should be kept as public open space with interpretation boards to explain the significance of their role in the Taunton Stop Line. Part of the site is at risk of flooding and a Level 2 SFRA has been undertaken, the results of which should be incorporated into the development. A sequential test has been undertaken as part of the local plan.

Land east of Musbury Road (Axmi_02, Axmi_08 and Axmi_09)

This land is proposed for 438 dwellings and 1.6 hectares of employment land. This allocation will need to come forward on the basis of an agreed masterplan for the whole site that clearly demonstrates how comprehensive development will be undertaken and implemented. Through this masterplan particular account will need to be taken of providing active travel links to the town centre and railway

station, together with addressing the landscape and heritage sensitivities of the site. Highways access shall be taken from the A358 Musbury Road. The masterplan shall take full account of archaeological survey work to determine the extent of remains associated with the adjacent Scheduled Ancient Monument. Community facilities to include a hall or meeting place will need to be incorporated into and delivered by the development.

Land at Axminster Carpets (Axmi_07)

This land is allocated for mixed-use redevelopment to retain the existing employment use and accommodate 50 dwellings plus additional employment uses. This allocation will need to be supported by further flood risk assessment and a comprehensive masterplan to secure pedestrian, environmental and other improvements. Part of the site is at risk of flooding and a Level 2 SFRA has been undertaken, the results of which should be incorporated into the development. A sequential and exception test has been undertaken as part of the local plan.

Scott Rowe Building, Axminster Hospital, Chard Road (Axmi_10)

This brownfield land redevelopment opportunity land is allocated for 10 dwellings.

Land at Lea Combe, Field End (Axmi_12)

This land is allocated for 9 dwellings. The site will need to be carefully designed to accommodate and protect the trees, which are subject to a Tree Preservation Order, and also to protect the setting of nearby heritage assets.

Land east of Lyme Close (Part of Axmi_11c)

This land is allocated for 50 dwellings and 0.4 hectares of employment land.

Chard Road, Axminster (Axmi_17 Land at Millwey)

This land is allocated for 19 dwellings. Part of the site is at risk of flooding and a Level 2 SFRA has been undertaken, the results of which should be incorporated into the development. A sequential test has been undertaken as part of the local plan. This site is an existing open space, with a previous use for sports pitches, the loss of which will need to be addressed through the development process.

Millwey Garages, St Andrews Drive (Axmi_18)

This Brownfield land is allocated for 6 dwellings

Websters Garage, 9 Lyme Street (Axmi_23)

This land is allocated for 10 dwellings as part of a mixed-use development. Though with well-designed development there is potential scope to accommodate more new homes potentially as well as commercial space or community facilities. Very careful design will be needed to reflect the Conservation Area location and the setting of surrounding heritage assets. Support will be given for incorporation

of unused or underused land and buildings adjoining the allocated site to be incorporated into a comprehensive scheme.

Land west of Prestaller Farm, Beavor Lane (Axmi_24)

This land is allocated for 29 dwellings.

Honiton

The Local Plan strategy establishes Honiton as a Tier 2 settlement and as such as an appropriate location for future growth and development. Plan policy sets out land allocations for development and these are shown on the policies map along with other policy boundaries that are at the town.

21. Strategic Policy SD03 – Honiton and its future development

The sites/areas listed below are identified on the Policies Map and are allocated for development.

Land west of Hayne Lane (Gitti_03, Gitti_04 and Gitti_05)

Land to the west of Hayne Lane, on the western side of Honiton, is allocated for a mixed-use development to provide:

- 310 homes and
- 14.6 hectares of land to accommodate employment and community uses.

This allocation will need to come forward on the basis of an agreed masterplan for the whole site that clearly demonstrates how comprehensive development will be undertaken and implemented. Southern parts of the site are in the East Devon National Landscape and this area will require very careful design to take account of its landscape setting. On the western edges the site is close to the historic village of Gittisham and particular sensitivity will need to be attached to preventing adverse heritage impacts. These southerly and westerly parts will be best suited for open space uses.

Commercial and employment uses will need to be concentrated to the north of the railway line bisecting the site with residential uses to the south. Community facilities, to include a shop or shops and a hall, will need to be provided within or next to residential parts of the development. There will be the need for attractive and safe pedestrian and cycle linkages between the southern and northern parts

of the site (ideally utilising an existing passage under the railway that lies in a roughly mid-way point in the allocation).

Former Millwater School at Bottom Road (Honi_06)

This land is allocated for 30 homes and will form a small-scale development in the southern part of Honiton.

Land adjacent to St Michaels Church and south east of Cuckoo Down Lane (Honi_07 and Honi_12)

This land is allocated for 101 homes and will form a residential extension on the southern side of Honiton. The site is in the Blackdown Hills National Landscape area and close to heritage assets, it will require very careful design to take account of its landscape setting and the setting of surrounding heritage assets. Therefore a high-quality comprehensive development scheme is required for the whole site.

Land at Ottery Moor Lane (Honi_10)

This land is allocated for 21 homes and will form a small-scale development on the northern side of Honiton.

Land at Middle Hill, Church Hill (Honi_13)

This land is allocated for 10 homes and will form a small-scale residential extension on the southern side of Honiton. This site is in the Blackdown Hills National Landscape and close to heritage assets, it requires very careful design to take account of its landscape setting and the setting of surrounding heritage assets.

Land at Hurlakes, Northcote Hill (Honi_14)

This land is allocated for 30 homes and will form a small-scale residential extension on the eastern side of Honiton.

Land at Kings Road (Honi_18) (note that we will only take this site forward in the Publication plan if National Highways are satisfied that an acceptable road access can be secured directly from the A35)

This land is allocated for 136 homes and will form a medium-scale residential extension on the eastern side of Honiton.

Land south of Northcote Hill – north of the railway (GH/ED/39a)

This site is allocated for a total of 100 homes and will form a medium-scale residential extension on the eastern side of Honiton.

Land south of Northcote Hill – south of the railway (GH/ED/39b)

This site is allocated for a total of 100 homes and will form a medium-scale residential extension on the eastern side of Honiton. Parts of the site are on

more elevated ground and development will need to be sensitively planned to avoid adverse impacts on the nearby Blackdown Hills National Landscape area.

Employment Land within the Existing Heathpark Industrial Estate

Within the existing Heathpark industrial estate Plots 11A, 11B, 11D and 11M extending to 3.3 hectares are allocated for employment development.

Ottery St Mary

The Local Plan strategy establishes Ottery St Mary as a Tier 2 settlement and as such as an appropriate location for future growth and development. Plan policy sets out land allocations for development and these are shown on the policies map along with other policy boundaries that are at the town.

22. Strategic Policy SD04 – Ottery St Mary and its future development

The sites/areas listed below as identified on the Policies Map are allocated for development.

Barrack Farm (Otry_01b)

This land at Barrack Farm, on the western side of Ottery St Mary, is allocated for around 70 new homes and 1.25 hectare of employment land provision. Archaeological assessment will be required prior to development commencing and will need to inform development proposals.

Land at Thorne Farm (Otry_09)

This land, which lies west of the town and adjacent to the sports centre and school, will provide 90 new homes as well as space for an educational facility. Further flood risk assessment is required and an undeveloped buffer should be maintained to protect the County Wildlife Site and Ancient Woodland to the north west of the site.

Land at Salston Barton (Otry_10)

This land, which lies north and south of Salston Barton, is proposed for 20 houses. Archaeological assessment will be required prior to development commencing. This allocation must be supported by details of special measures to be taken to protect ancient trees and measures to ensure that safe cycle and pedestrian access to nearby facilities and Ottery St Mary town centre can be achieved.

Part of the site is at risk of flooding and a Level 2 SFRA has been undertaken, the results of which should be incorporated into the development. A sequential test has been undertaken as part of the local plan.

Land at Bylands, Slade Road (Otry_15)

This garden site on the eastern side of the town at Slade Road is proposed for 8 houses.

Land south of Strawberry Lane (GH/ED/27)

This land lies south of Strawberry Lane and is proposed for 60 houses. This allocation will need to be supported by further flood risk assessment work, details of special measures to be taken to protect ancient trees and measures to ensure that safe cycle and pedestrian access to nearby facilities and Ottery St Mary town centre can be achieved. Part of the site is at risk of flooding and a Level 2 SFRA has been undertaken, the results of which should be incorporated into the development. A sequential test has been undertaken as part of the local plan.

Gerway Farm (Otry_21)

This land at Gerway Farm, off Sidmouth Road, is proposed for 70 houses. Archaeological assessment is required prior to development. Further flood risk assessment and measures to ensure that safe cycle and pedestrian access to nearby facilities can be achieved will be required.

Seaton

The Local Plan strategy establishes Seaton as a 'Main Centre' (Tier 2 settlement) and as such as an appropriate location for significant development to serve its own needs and that of wider surrounding areas. Plan policy sets out land allocations for development and these are shown on the policies map along with other policy boundaries that are at the town.

23. Strategic Policy SD05: Seaton and its future development

The sites/areas listed below, as identified on the Policies Map, are allocated for development.

Land at Barnards Hill Lane (Seat_02)

This site is allocated for around 40 dwellings. A wide buffer should be provided to the northern boundary with tree planting/landscaping in the northern and western edges to soften the boundary with the countryside and create a well considered and designed northern edge to Seaton. In order to ensure no adverse effect on the integrity of the Beer Quarry and Caves SAC and bat activities, suitable avoidance or mitigation measures will need to be identified and implemented.

Land to the south of Harepath Hill (Seat_03)

This site is allocated for around 75 dwellings. Built development should be concentrated in the less prominent eastern edge near Harepath Road, and/or to the south adjoining existing dwellings up to 55m contour line. Development should also respect the setting of the Grade II listed Harepath Farm. A wide buffer should be provided to the northern and western boundaries with tree planting/landscaping in the northern and western edges to soften the boundary edge with the countryside and create a well considered and designed northern edge to Seaton. In order to ensure no adverse effect on the integrity of the Beer Quarry and Caves SAC and bat activities, suitable avoidance or mitigation measures will need to be identified and implemented.

Land off Harepath Road (Seat_05)

This site is allocated for around 130 dwellings and 2.2 hectares of employment land. The employment land should be located in the field immediately north of the existing Harepath Road Industrial Estate. The small areas of adjoining woodland to the north should be enhanced through additional planting. Tree planting/landscaping on the northern edge is required and will help soften boundary edges with the countryside. In order to ensure no adverse effect on the integrity of the Beer Quarry and Caves SAC and bat activities, suitable avoidance or mitigation measures will need to be identified and implemented.

Seat_03 and Seat_05 will need to come forward as a co-ordinated and comprehensive development that delivers the proposed large-scale mixed-use development on the

northern edge of Seaton and seeks to deliver the long-standing need for a football pitch as part of a viable package of planning obligations.

Land west of Axeview Road (Seat_13a)

This site is allocated for around 39 dwellings. Archaeological assessment through geophysical survey and field evaluation should be undertaken prior to the site being developed. Development must be sensitively located and designed to ensure that it avoids damage to archaeological remains and conserves the setting of Roman and Earlier Settlement remains at Honeyditches Scheduled Monument.

Sidmouth

The Local Plan strategy establishes Sidmouth as a Tier 2 settlement and as such as an appropriate location for future growth and development. Plan policy sets out land allocations for development and these are shown on the policies map along with other policy boundaries that are at the town.

24. Strategic Policy SD06: Sidmouth and its future development

The sites/areas listed below, as identified on the Policies Map, are allocated for development.

Land south-west of Woolbrook Road (Sidm_01)

This land is allocated for development of 127 new homes. In order to ensure no adverse effect on the integrity of the Beer Quarry and Caves SAC and bat activities, suitable avoidance or mitigation measures will need to be identified and implemented.

Land west of Two Bridges Road, Sidford (Sidm_06)

This land is allocated for development to the north of Sidford to accommodate around 30 new homes. In order to ensure no adverse effect on the integrity of the Beer Quarry and Caves SAC and bat activities, suitable avoidance or mitigation measures will need to be identified and implemented.

Land east of Burscombe Lane / west of Windsor Mead (Sidm_31)

This land is allocated for a small-scale development adjacent to the built edge to the north of Sidford and will accommodate around 15 new homes. In order to ensure no adverse effect on the integrity of the Beer Quarry and Caves SAC and bat activities, suitable avoidance or mitigation measures will need to be identified and implemented.

Local Centres

There are five local centres (Tier 3 settlements) that are explicitly identified as offering scope for development in the local plan, these are:

Broadclyst;
Budleigh Salterton;
Colyton;
Lympstone; and
Woodbury.

Plan policy sets out land allocations for development at the local centres and these are shown on the policies map along with other policy boundaries that are at the local centres.

Broadclyst

25. Strategic Policy SD07: Development at Broadclyst

The sites/areas listed below, as identified on the Policies Map, are allocated for development.

Land west of Whimble Road, Broadclyst (Brcl_12)

This site, to the east of the village, is allocated for 100 new homes and 0.6 hectares of employment land. Vehicle access to the site will need to be from Whimble Road with vehicle and pedestrian access through into allocated land at Brcl_29. Built form shall be focused in the land to the north west of Winter Gardens and south of Lake Farm with lower density development forming a frontage onto the road from Burrows Cross within the field to the north west of Winter Gardens. The more northerly parts of the site shall only provide open space and habitat and other mitigation areas.

Land to east of Town End, Broadclyst (Brcl_29)

This site is allocated for 24 new homes, with a new access point where Green Tree Lane meets Town End. Vehicle and pedestrian access routes will need to be provided to link into allocated land at Brcl_12.

Budleigh Salterton

26. Strategic Policy SD08: Development at Budleigh Salterton

The sites/areas listed below, as identified on the Policies Map, are allocated for development.

Land at Barn Lane, Knowle, Budleigh Salterton (Budl_02)

This land on the northern side of Budleigh Salterton is allocated for 35 new dwellings. The site is located inside the East Devon National Landscape area and particular sensitivity will need to be attached to development proposals in respect of potential adverse landscape impacts. Site development will need to come forward with provision of safe footpath access to the Budleigh primary school. Site proximity to the Grade II* listed Tidwell House is such that significant care must be taken to avoid potential for adverse impacts on the property and its setting.

Budl_01 – Land south of Bedlands Lane and west of Dark Lane (Budl_01) Note that allocation of this land is subject to further assessment and is to only be allocated in the Publication plan subject to resolving appropriate vehicular access arrangements

This land, south of Bedlands Lane and west of Dark Lane, is allocated for 50 dwellings

Colyton

27. Strategic Policy SD09: Development at Colyton

The sites/areas listed below are identified on the Policies Map and are allocated for development.

Land at Hillhead (Coly_02)

This site, to the west of Colyton, is allocated for 49 new homes. In order to ensure no adverse effect on the integrity of the Beer Quarry and Caves SAC and bat activities, suitable avoidance or mitigation measures will need to be identified and implemented.

Land adjacent to the Peace Memorial Playing Fields (Coly_06)

This site, adjacent to the Peace Memorial playing fields, is allocated for 12 new homes. Part of the site is at risk of flooding and a Level 2 SFRA has been undertaken, the results of which should inform the proposals for development of this site. However, more detailed flood assessment work and appropriate mitigation may be required as part of any proposal and should be assessed as part of a strategy informing proposals. Flood zone 3 land at the site may offer some scope for open space uses but should not form part of gardens, car parking or other features associated with individual plots

In order to ensure no adverse effect on the integrity of the Beer Quarry and Caves SAC and bat activities, suitable avoidance or mitigation measures will need to be identified and implemented.

Lympstone

28. Strategic Policy SD10: Development at Lympstone

The sites/areas listed below, as identified on the Policies Map, are allocated for development.

Lymp_01 - Little Paddocks, 22 Underhill Crescent, Lympstone

This site is allocated for 8 new homes. Additional tree planting should be provided along the southern boundary to mitigate the visual impact of the settlement edge upon the countryside beyond.

GH/ED/72 - Land at Meeting Lane, Lympstone

This site is allocated for 42 new homes. Tree planting along the western and northern edge should be provided to mitigate the impact upon Nutwell Park. A pedestrian link should connect with the existing footpath on Meeting Lane to the south.

GH/ED/73 - Land north west of Strawberry Hill, Lympstone

This site is allocated for 46 new homes. Built development should not occur in the triangular area in the centre of site that is a "lost" orchard and ridge and furrow. This area should be reinstated as an orchard or otherwise provided as open publicly accessible open space. A pedestrian link should connect with the existing footpath on Meeting Lane to the north west.

Woodbury

29. Strategic Policy SD11: Development at Woodbury

The sites/areas listed below, as identified on the Policies Map, are allocated for development.

Land to rear of Orchard House, Globe Hill, Woodbury (Wood_06)

This site is allocated for around 30 dwellings. The design and layout of development should reflect the key characteristics of Woodbury Conservation Area, adjoining to the east. Tree planting along the western boundary should be provided to soften the boundary edge with the countryside.

Land Off Globe Hill, Woodbury (Wood_09)

This site is allocated for around 28 dwellings. Development should include public open space and Green Infrastructure links (including the areas of flood zone 3) through the site to provide opportunities for the public to appreciate a key local landmark (Grade I listed Parish Church of St Swithun) and Woodbury Conservation Area. The design and layout of development should reflect the key characteristics of Woodbury Conservation Area, minimising the loss of existing mature hedgerow and trees.

Land at Gilbrook (Wood_10)

This site is allocated for around 60 dwellings. Development should incorporate pedestrian/cycle links into Gilbrook House and/or Beeches Close to the north, to offer direct access to the settlement centre. Development should incorporate tree planting that reflects the historic "lost" orchard that covered much of the site, with Green infrastructure opportunities along the flood plain in the eastern part of site. The design and layout of development should reflect the key characteristics of Woodbury Conservation Area to the north.

Land south of Broadway (Wood_16)

This site is allocated for around 70 dwellings. Suitable provision will need to be made for [pedestrians to safely cross the B3179 to access the pavement route to the village centre. Woodbury footpath 3, as it travels through the site, must be protected and enhanced.

Land east of Town Lane (Wood_20)

This site is allocated for around 28 dwellings. Development should ensure safe and suitable pedestrian access along Town Lane. Development should provide tree planting to extend the existing woodland to north, with a reduced building height or avoid built development in the eastern edge to minimise the impact on the surrounding countryside.

Service Villages

There are 23 'service villages' that are identified as offering specific scope for development in the local plan, these are:

1. Beer,	13. Newton Poppleford,
2. Branscombe,	14. Otterton,
3. Broadhembury,	15. Payhembury,
4. Chardstock,	16. Plymtree,
5. Clyst St Mary,	17. Sidbury,
6. Dunkeswell,	18. Stoke Canon,
7. East Budleigh,	19. Tipton St John,
8. Exton,	20. Uplyme,
9. Feniton,	21. Westclyst,
10. Hawkchurch,	22. West Hill,
11. Kilmington	23. Whimple.
12. Musbury,	

All of the above villages have some local facilities that serve some of the needs of resident populations.

The above villages, except for Stoke Canon, have a Settlement Boundary around, establishing in principle suitability for some development, essentially this can be expected to be around accommodating local need, and at some of them land is allocated for development through plan policies listed below.

Broadhembury

30. Strategic Policy SD12: Development at Broadhembury

The site/area listed below, as identified on the Policies Map, is allocated for development.

Land opposite the Village Hall (Brhe_09)

The site is allocated for 10 homes. This site is particularly sensitive in heritage and landscape terms and careful detailed assessment and design work will be needed to ensure that the design respects the special character of the area. The site should be landscaped to provide boundary screening appropriate to the edge of National Landscape location.

Any application to develop the site must include a study of the impact of development on the setting of the Church, which is a Grade I listed building, and the Conservation Area. Proposals must show how adverse impacts will be avoided and where appropriate impact on these heritage assets will be mitigated.

Chardstock

31. Strategic Policy SD13: Development at Chardstock

The site/area listed below, as identified on the Policies Map, is allocated for development.

Char_04a - Land off Green Lane, Chardstock

This site is allocated for around 30 dwellings.

Site proposals must include landscaping to include provision of appropriate boundary screening in respect of long-distance views to and from the Blackdown Hills National Landscape area.

Opportunities to provide a connection for residents to Public Right of Way Chardstock Footpath 30 are encouraged.

Clyst St Mary

32. Strategic Policy SD14: Development at Clyst St Mary

Development of at least 72 dwellings will be accommodated at Clyst St Mary through allocations to be made through the Neighbourhood Plan.

Development at the village will need to come forward on sites that meet broader local plan policy requirements and that are well related, physically close to or abutting, the built form of the village.

Should development at Clyst St Mary have not started and progressed in a timely manner before 2030 the Council will review the need for allocations to be made in future local plan (or similar plan document). After 2030, should housing development have not started, planning permission may be granted for windfall developments, outside of the settlement boundary for the village, to address part or all of the 72 dwelling shortfall where in compliance with wider local plan policies.

Dunkeswell

33. Strategic Policy SD15: Development at Dunkeswell

The site/area listed below as identified on the Policies Map is allocated for development.

Broomfields, Dunkeswell (Dunk_05)

This site is proposed for 43 new homes.

A safe pedestrian footpath will need to be provided to enable access to local facilities. Ancient trees adjoining the site must be given specific protection through the development proposals.

East Budleigh

34. Strategic Policy SD15: Development at East Budleigh

The site/area listed below as identified on the Policies Map is allocated for development.

Land off Frogmore Road (Ebud_01)

This site in East Budleigh site is allocated for 22 new homes. A high-quality development scheme is required for this prominent site noting its location in the East Devon National Landscape area and proximity of the Syon House as a non-designated heritage asset. Crossing provision over the B3178 should be provided for pedestrians and overhead wires across the site should be relocated underground.

Exton

34. Strategic Policy SD16: Development at Exton

The sites/areas listed below as identified on the Policies Map are allocated for development.

Land west of Oaklands (Wood_01)

The site is allocated for around 14 dwellings. Suitable provision must be made for pedestrians to safely cross from the site across the A376 to enable easy access to facilities in the settlement, along with pedestrian/cycle links to Wood_28 adjacent to the south east.

Land north and east of Exton Farm (Wood_28)

The site is allocated for around 39 dwellings. Development will need to provide safe and suitable pedestrian and cycle access along Mill Lane south to the existing pedestrian crossing at the A376/Station Road junction, to enable easy access to facilities in the settlement. This pedestrian crossing should be upgraded to accommodate cyclists, who can then access the Exe Estuary Trail via Station Road. Development should also provide pedestrian/cycle links to Wood_01 adjacent to north west. Development should include tree planting on the southern field to reflect their historic presence; and retain the hedgerow that dissects the site, as far as practically possible. Existing flooding issues along Mill Lane should be addressed.

Feniton

35. Strategic Policy SD17: Development at Feniton

The sites/areas listed below, as shown on the Policies Map, are allocated for development at Feniton.

Feni_05 - Land at Burlands Mead

Land and buildings at Burland Mead is allocated for around 42 dwellings.

Feni_08 - Land adjacent to Beechwood

Land adjacent to Beechwoods is allocated for around 60 dwellings. Careful designed and implemented boundary treatment on the eastern side of the site will be required to form a soft edge to the countryside beyond.

Otry_20 - Land to the south east of Bridge Cottages

Land to the south east of Bridge Cottages is allocated for employment use. The site extends in total to around 4.64 hectares but phased development will be required. A first northerly phase of land, extending to around 2 hectares, will need to be fully built-out before development will be allowed on a southerly phase.

Hawkchurch

36. Strategic Policy SD18: Development at Hawkchurch

The site/area listed below as identified on the Policies Map is allocated for development.

Norton Store, Hawkchurch (Hawk_01)

This site is allocated for 12 new homes and 0.25 hectare of employment land.

This land is allocated for mixed-use redevelopment to retain the existing employment space and accommodate 12 dwellings plus a permanent location for the village shop and associated car and cycle parking and turning areas. The site should be landscaped to provide boundary screening appropriate to the location.

Kilmington

37. Strategic Policy SD19: Development at Kilmington

The sites listed below, as shown on the policies map, are allocated for development:

Land east of George Lane (Kilm_09b)

Land east of George Lane is allocated for 23 homes. This site is in the East Devon National Landscape and requires very careful design to take account of its landscape setting. It is adjacent to Kilm_09a, which the made Kilmington Neighbourhood Plan, has allocated for 14 dwellings. A comprehensive development layout should cover both the Neighbourhood Plan allocated site (09a) and the local plan site (09b), with overall site proposal conforming with the design principles set out in Neighbourhood Plan policy. For Kilm_9b there must be buffer planting to the northern site boundary (along the A35) and footpath links to adjoining roads and paths, including to southern and northern site boundaries.

Land to the west and south west of the Old Inn (Kilm_10)

Land to the west and south west of the Old Inn is allocated for 5 homes. Part of the site is at risk of flooding and a Level 2 SFRA has been undertaken, the results of which should be addressed through development proposals. This site is in the East Devon National Landscape and requires very careful design to take account of its landscape setting. A sensitively designed scheme will also be essential to avoid potential for adverse impacts on the listed adjoining public house. The preference is for highway access to this site to be gained from site Kilm_09b to the west.

Musbury

The sites/areas listed below are identified on the Policies Map and are identified for development.

38. Strategic Policy SD20: Development at Musbury

Land at Baxter's Farm (Musb_01a)

The site is allocated for 15 new homes with 0.06 hectares of employment uses. Part of the site is at risk of flooding and a Level 2 SFRA has been undertaken, the results of which should be incorporated into the development. A sequential test has been undertaken as part of the local plan.

A high quality scheme is required at this site which is likely to require some conversions and some new build. The Council has prepared a Development Brief for this site (though there is no longer an expectation of the site providing Gypsy and Traveller pitches).

Newton Poppleford

Strategic Policy SD20: Development at Newton Poppleford

The sites/areas listed below, as identified on the Policies Map, are allocated for development.

Land to the West of Badger Close (Newt_04)

The site is allocated for 28 dwellings. This site is in the East Devon National Landscape and requires very careful design to take account of its landscape setting. There will need to be a footpath link provided from this site to site Newt_05 and thereafter past the property 'Permarita' and then on to the King Alfred Way development. This and any existing paths linking to King Alfred Way must, as part of any development (if not already carried out), be made good and surfaced for use in all weather conditions. No houses shall be occupied until the full footpath link is provided and made available for use.

Land to the east of Exmouth Road (Newt_05)

The site is allocated for 27 dwellings. This site is in the East Devon National Landscape and requires very careful design to take account of its landscape setting. Elevated parts of the eastern side of the site are especially sensitive and will require very careful planning at the design stage. No house shall be occupied until a footpath is provided and made available for use to the north of the site past the property 'Pemarita' and then on to King Alfred Way. This and any existing paths linking to King Alfred Way must, as part of any development (if not already carried out), be made good and surfaced for use in all weather conditions. No houses shall be occupied until the full footpath is provided and made available for use.

Otterton

39. Strategic Policy SD21: Development at Otterton

The sites/areas listed below, as identified on the Policies Map, are allocated for development.

Land north of Behind Hayes (Otto_01)

The site is allocated for 10 homes. There are significant heritage and landscape constraints at this site and the northwestern part of the site are not appropriate for built development. This land should be kept open and made available as a community open space/orchard or similar use. Development should be very carefully designed to ensure that it is compatible with the National Landscape and adequately mitigates any impact on the surrounding heritage assets.

Land adjacent to the North Star (Otto_02)

This site is allocated for 8 new homes. A significant portion of this site is at risk of flooding and a level 2 Strategic Flood Risk Assessment and sequential test will need to be undertaken, by an applicant, to establish and confirm the acceptability of built development at this site and the details of any specific development scheme.

Payhembury

40. Strategic Policy SD22: Development at Payhembury

The site/area listed below, as identified on the Policies Map, is allocated for development.

Land adjacent to Markers Park (Payh_03a)

This site is allocated for 15 homes. Design and layout of proposals should be appropriate to this village gateway location and sensitively and appropriately take account of the heritage and any ecological significance of the marl pit (a non-designated heritage asset) which must be retained in the end proposals. Access should be designed to retain existing mature trees and minimise hedgerow removal, whilst ensuring highway safety. No house shall be occupied until a footpath connection is provided with existing pedestrian routes to the centre of the village. Landscaping which responds appropriately to the introduction of built form in this location shall be provided, including the introduction of substantial boundary screening along the southern boundary to maintain the rural character of the lane and the significance of the setting of the Grade II listed Glebe Farm on the southern approach.

Plymtree

41. Strategic Policy SD23: Development at Plymtree

The site/area listed below, as identified on the Policies Map, is allocated for development.

Land north of the School (Plym_03)

Land is allocated for 30 new homes and a community facility.

This site is particularly sensitive in heritage terms and detailed assessment will be needed to ensure that an acceptable design solution is reached that respects the special character of the area and the setting of the heritage assets around the site. Footpath links to local facilities will be required as part of the development.

Sidbury

42. Strategic Policy SD24: Development at Sidbury

The site/area listed below, as identified on the Policies Map, is allocated for development.

Land south of Furzehill (Sidm_34)

This site, to the south of Sidbury, is allocated for 43 new homes. Development of this site will enable the second phase of the Devon County Council proposed multi-use path, ensuring delivery of the entirety of the route from Sidford to Sidbury. Vehicle access to the site will be via A375.

In order to ensure no adverse effect on the integrity of the Beer Quarry and Caves SAC and bat activities, suitable avoidance or mitigation measures will need to be identified and implemented.

The site is within the East Devon National Landscape and particular care will be needed to avoid adverse impacts, especially on higher westerly site parts where open space provision may be appropriate. Listed buildings are found to the north and east of the site and the Sidbury Conservation Area also lies to the north; proposals will need to be carefully designed to avoid detrimental impacts on these heritage assets.

Tipton St John

43. Strategic Policy SD25: Development at Tipton St John

The site/area listed below, as identified on the Policies Map, is allocated for development.

Land South of Otter Close (Otry_04)

This site is allocated for up to 5 self-build homes and a new primary school. Development of the dwelling will only be allowed once building work on a new school (on this site or elsewhere in or at the village) is completed and occupied. Should a new school not be built in Tipton St John the village would not meet the thresholds for a Tier 4 settlement and new houses will not be permitted at this site

West Hill

42. Strategic Policy SD24: Development at West Hill

The sites/areas listed below, as identified on the Policies Map, are allocated for development.

Land adjoining Wind Mill Lane (West_04)

The site is allocated for around 34 dwellings. The site will need to deliver safe and accessible walking and cycling routes through to the primary school, shop and other facilities at the centre of the village via West_18 and adjoining land.

Land north and east of Eastfield (West_18)

This site is allocated for around 30 dwellings. The site will need to deliver safe and accessible walking and cycling routes through to the primary school, shop and other facilities at the centre of the village via adjoining land. The woodland in the northern part of the site must be retained and enhanced in any proposals.

Whimble

43. Strategic Policy: SD25: Development at Whimble

Land at Station Road (Whim_11)

This site is proposed for 33 new homes. Part of the site is at risk of flooding and a Level 2 SFRA has been undertaken, the results of which should be taken into account in any development proposals. There may be a need for a site-specific Flood Risk Assessment at this site to assess the risk of fluvial and surface water flooding and therefore to inform development proposals.

A line of trees to the site frontage and two trees within the field are subject to Tree Preservation Orders. These must be retained in development proposals.

Site layout should be planned to enable convenient east to west pedestrian and cycle links to the site frontage, but behind the existing hedge and protected trees. A pedestrian access opposite the Withy should be provided if compatible with protection of trees and highway safety. Careful attention should be paid to the setting of Slewton House, a Grade II listed building.

Land west of Bramley Gardens (Whim_08a)

The site is allocated for 50 homes and a community orchard. The residential development element of the scheme should be located south of the existing Bramley Gardens development. Provision of an orchard, that could include open space provision associated with new housing, will be encouraged on land to the north of the new houses.

Appendix 2: Site Allocations Map Pack

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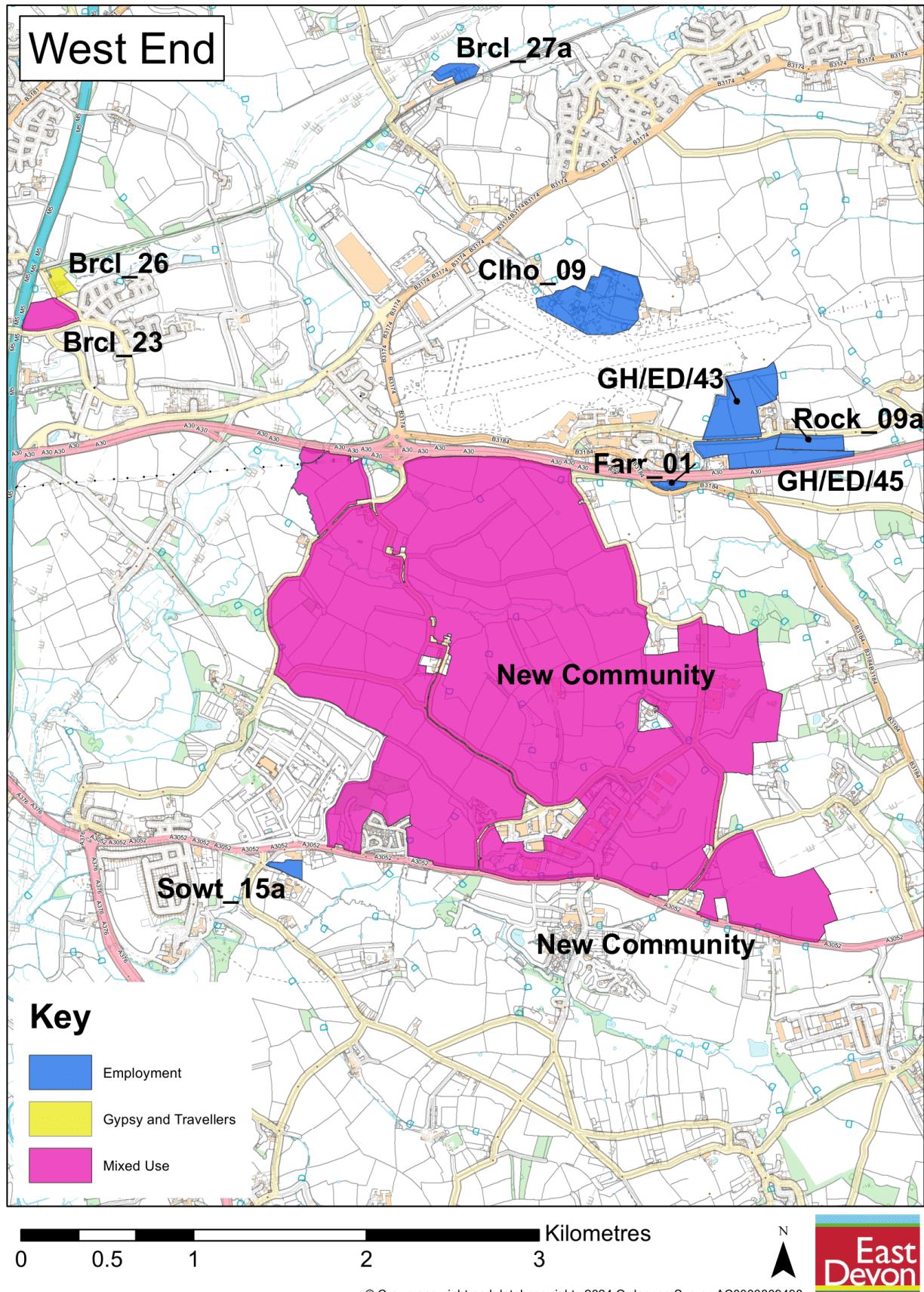
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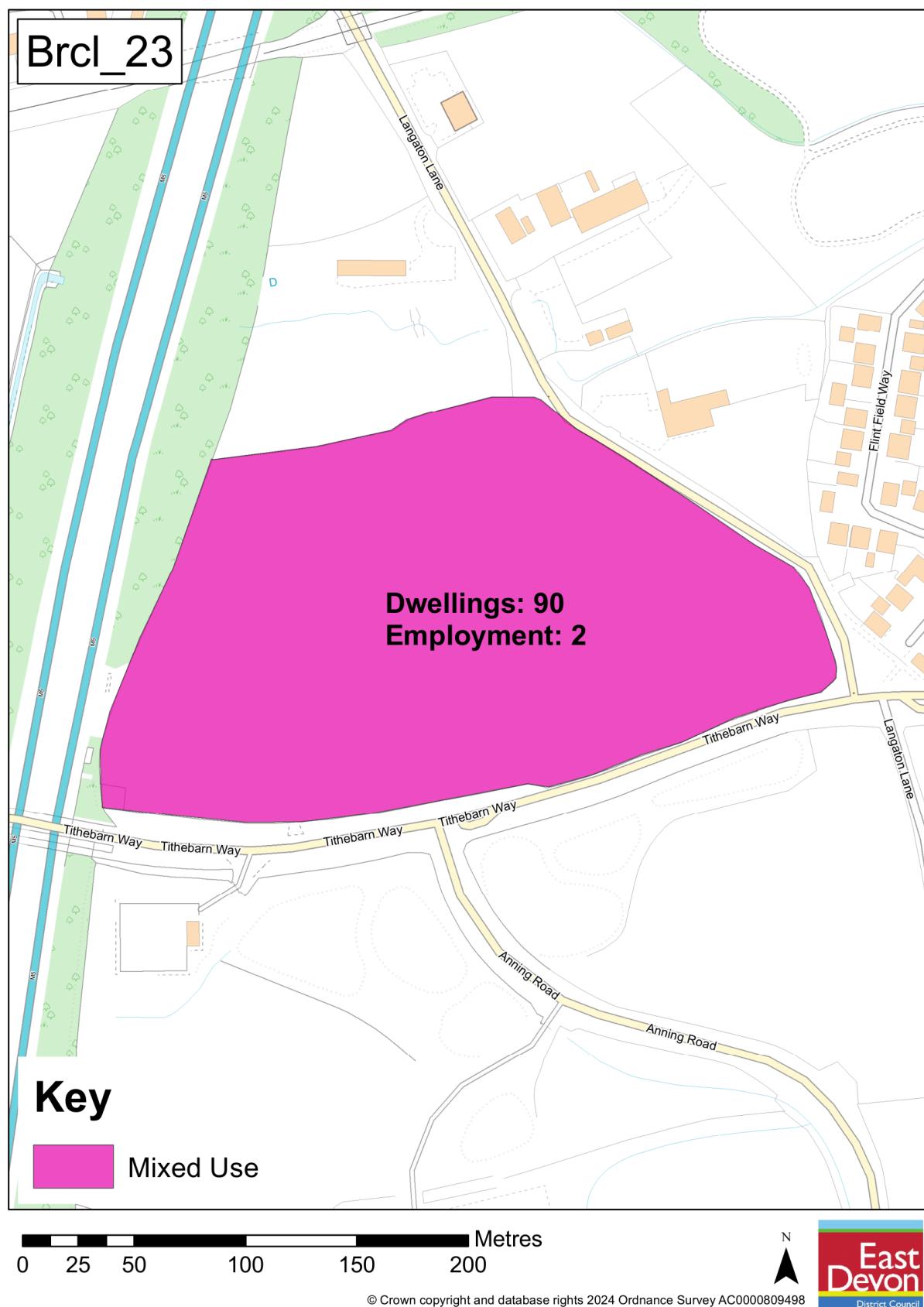
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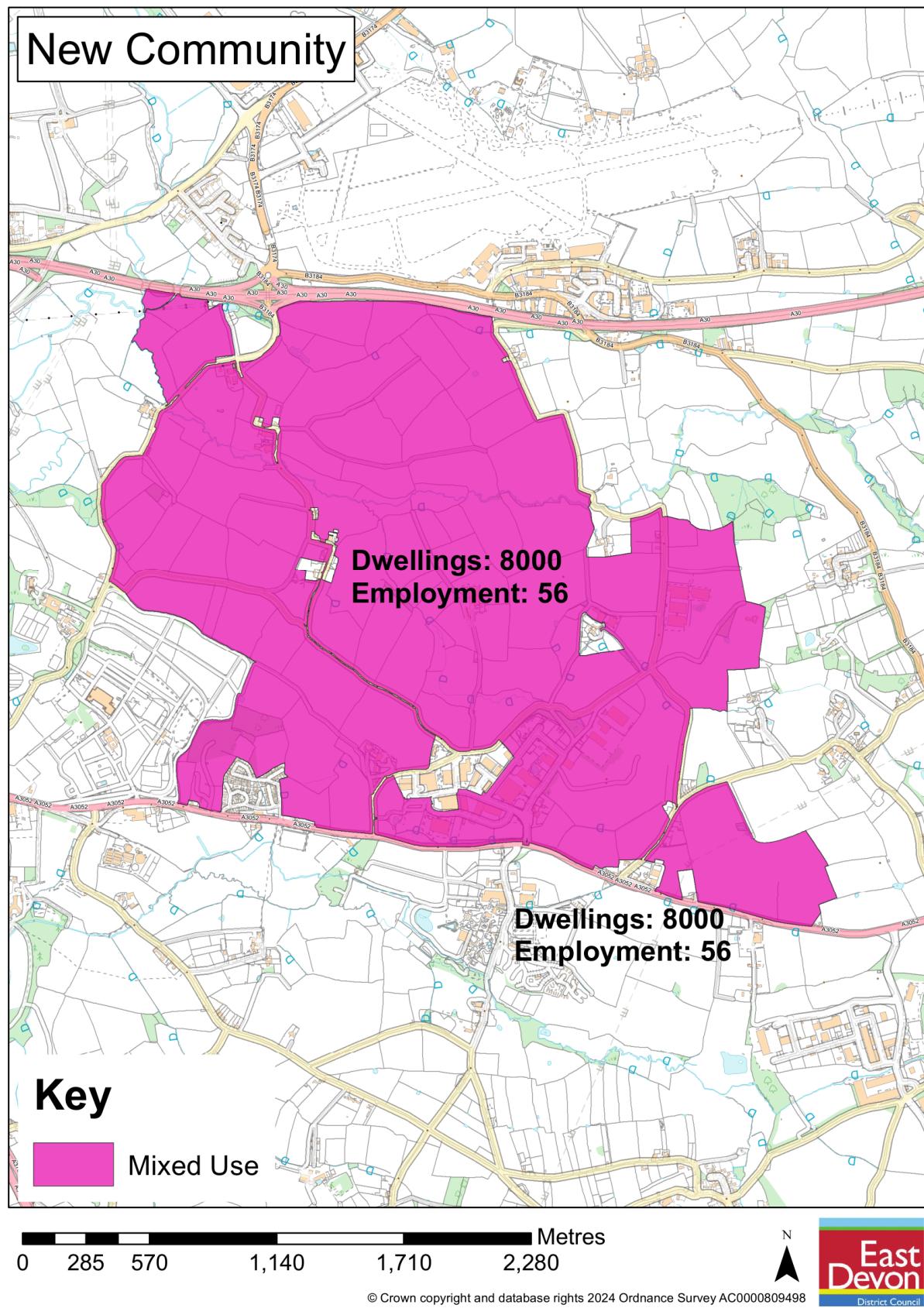
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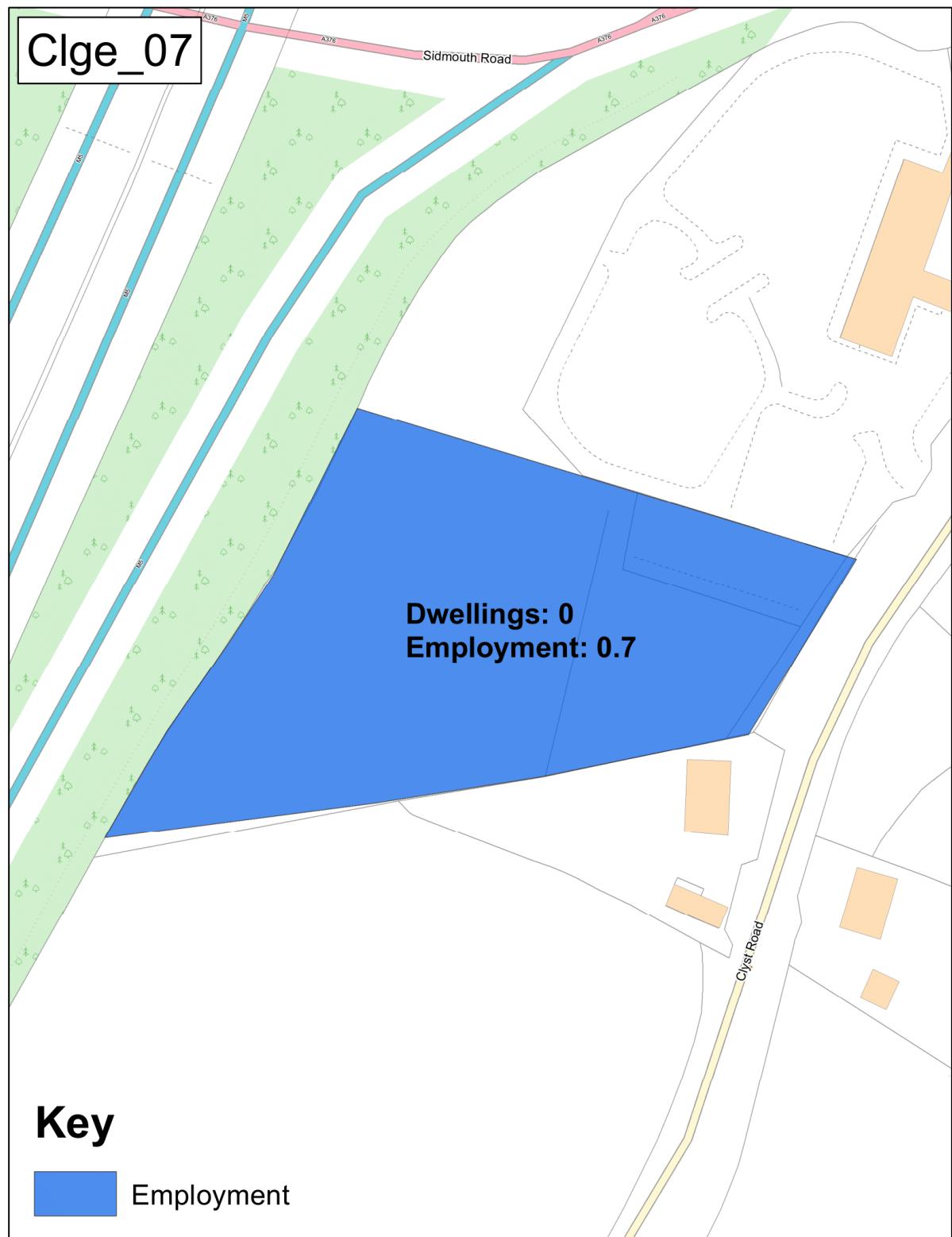
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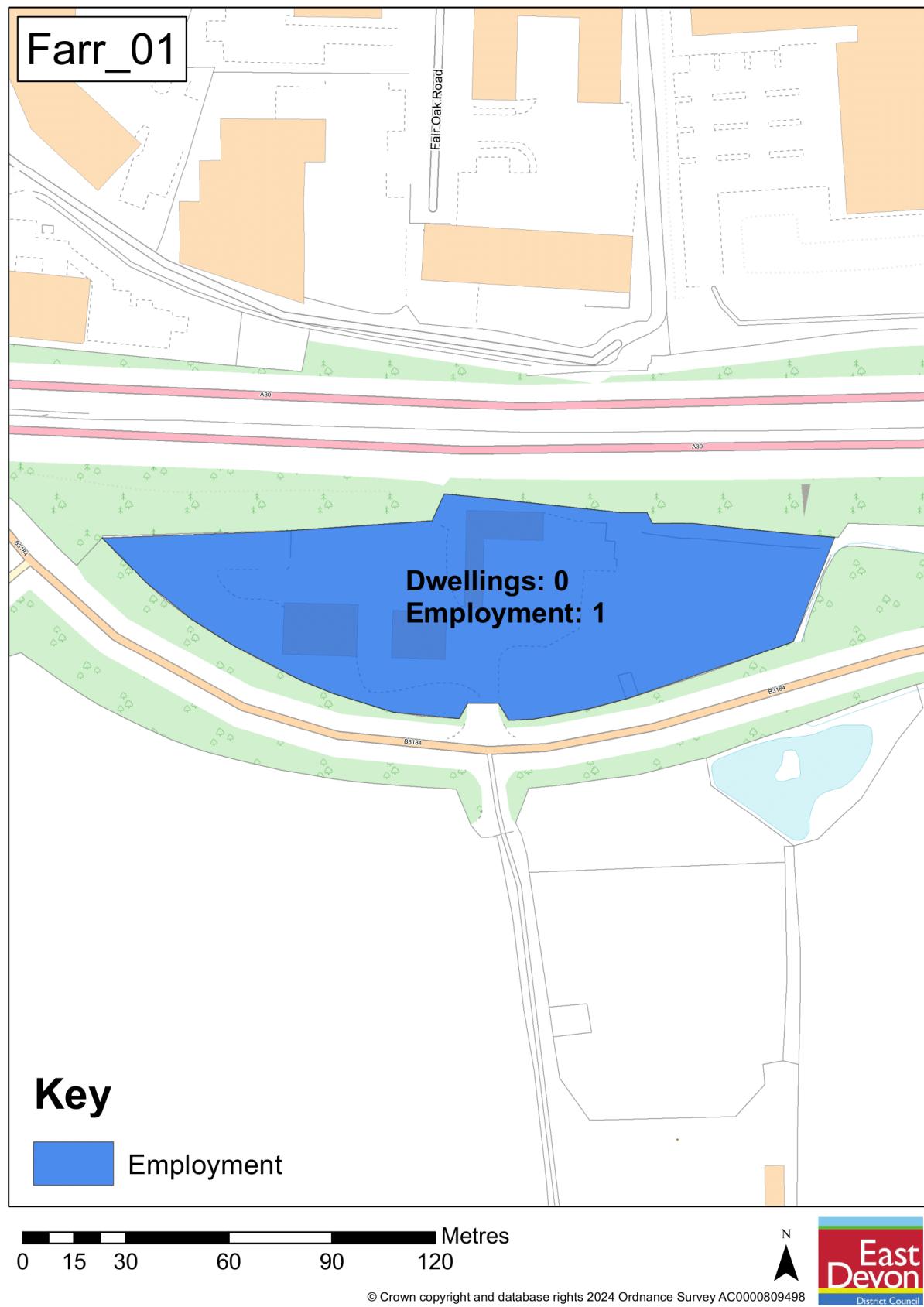
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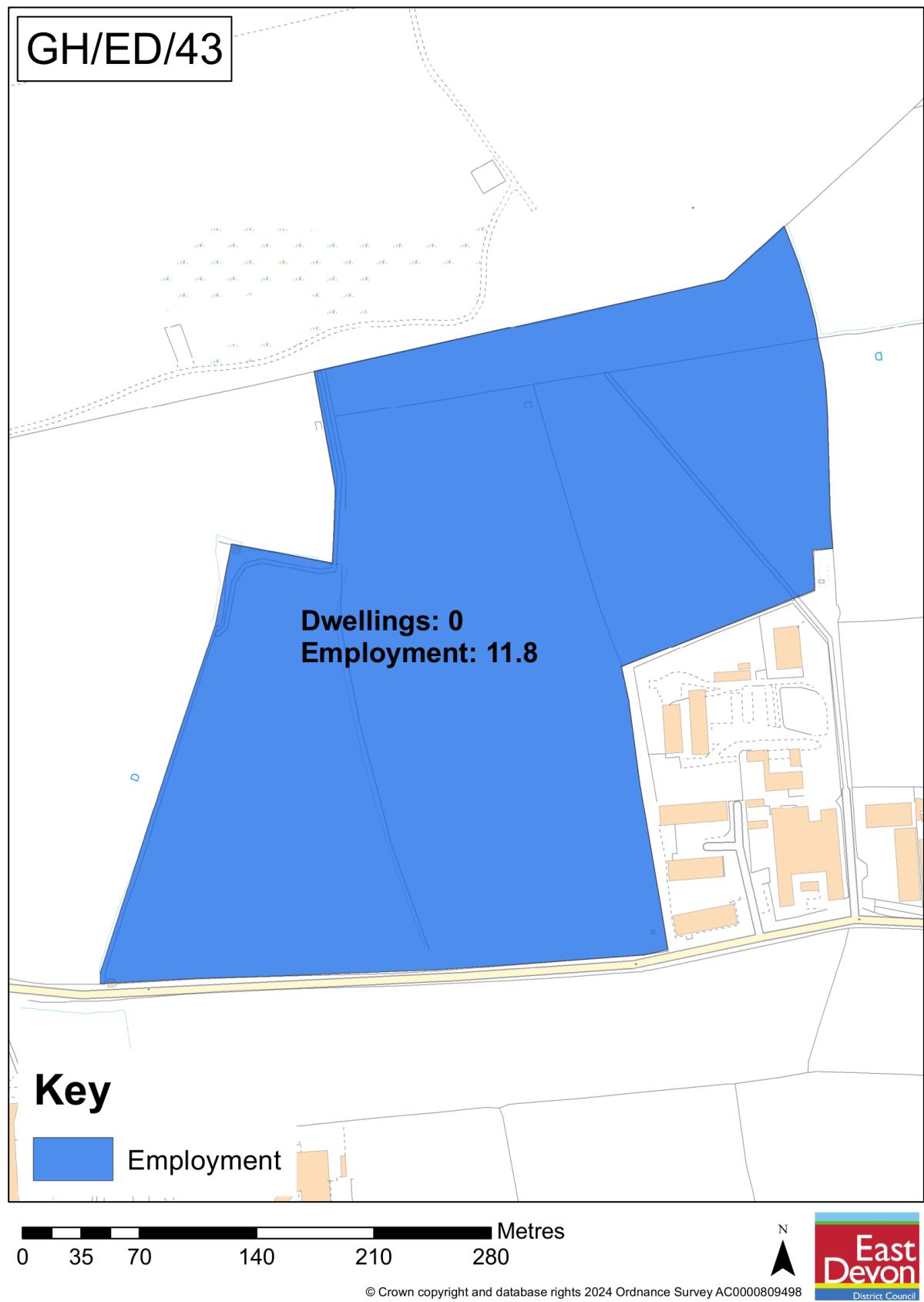
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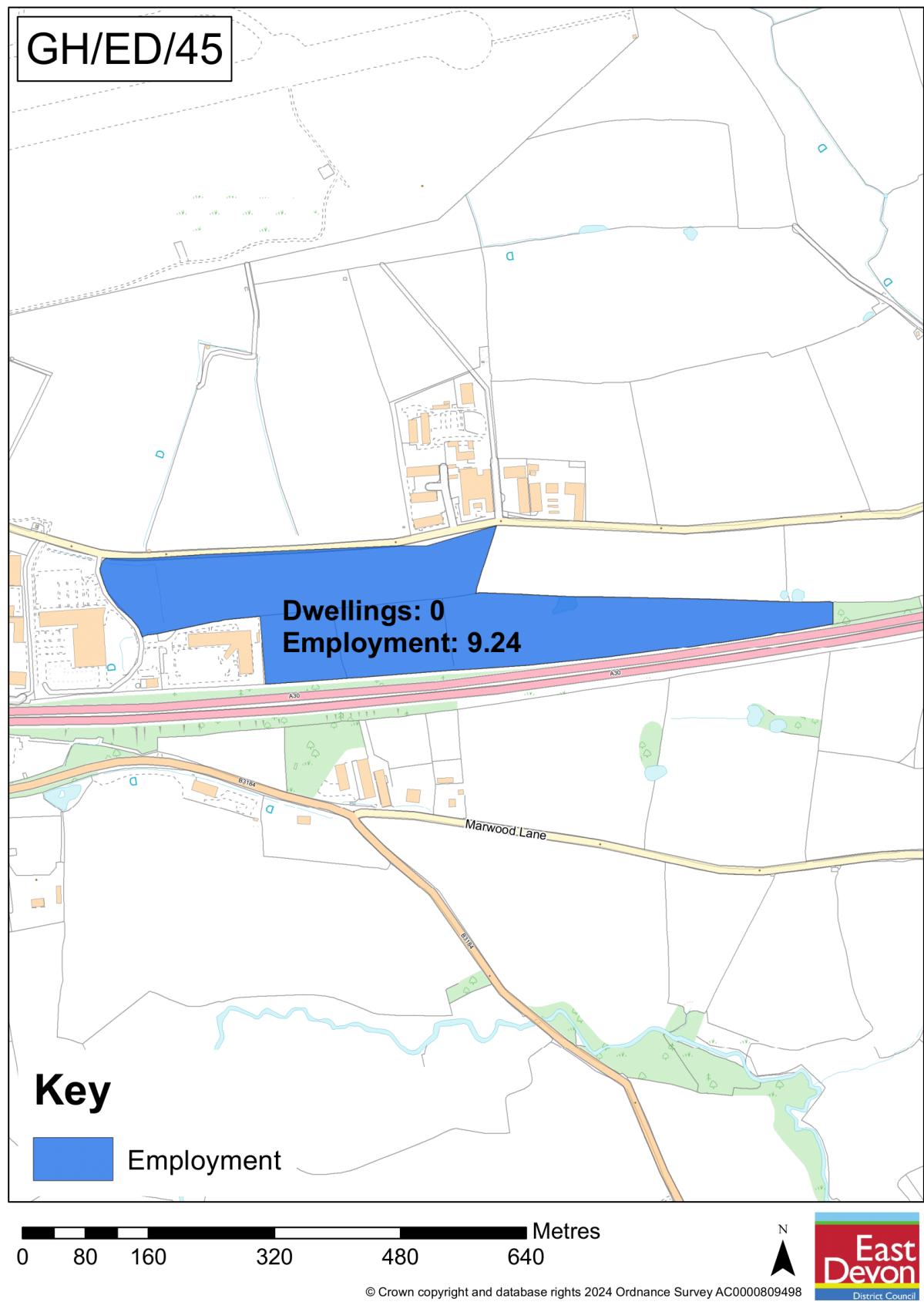
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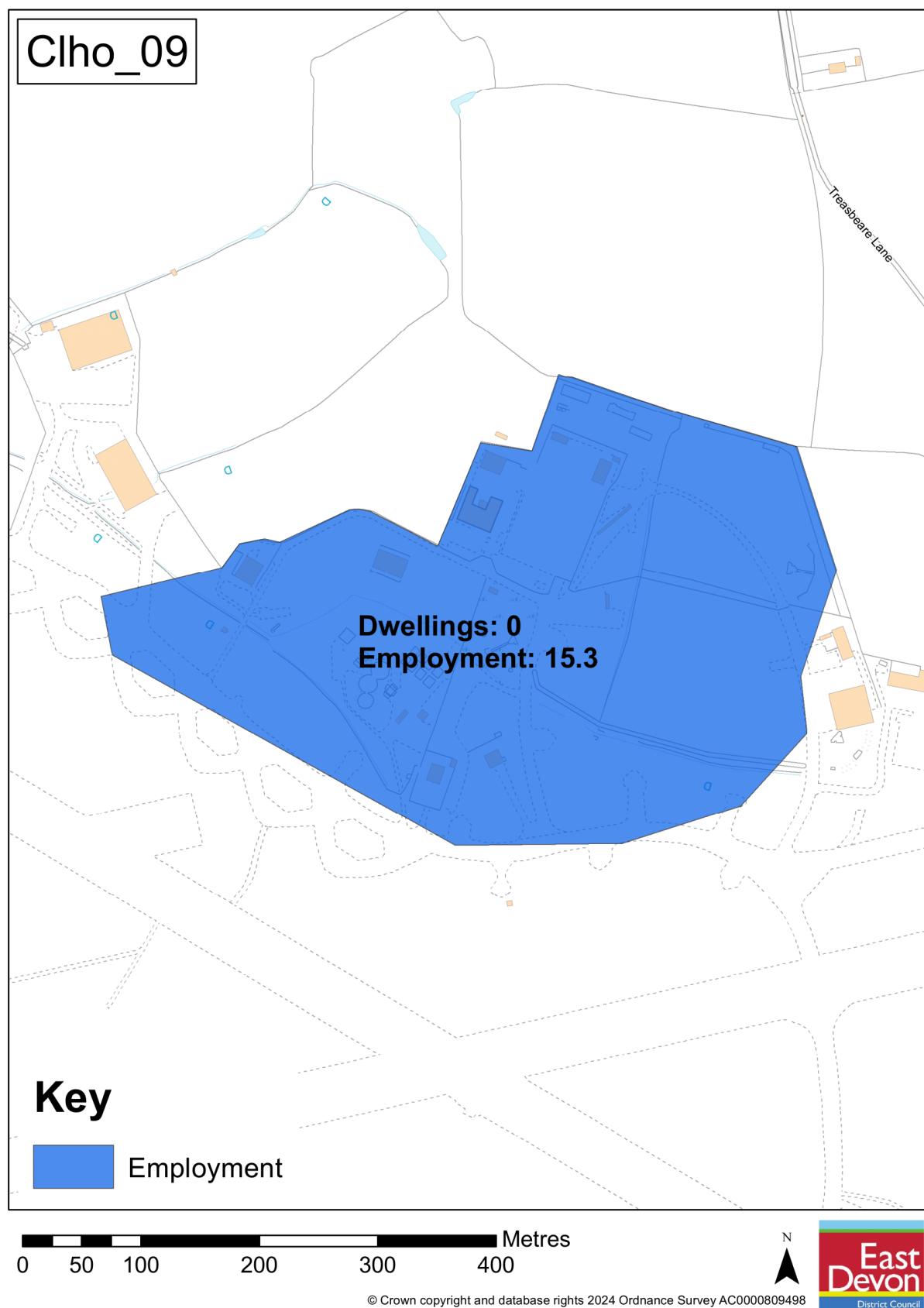
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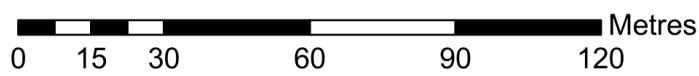
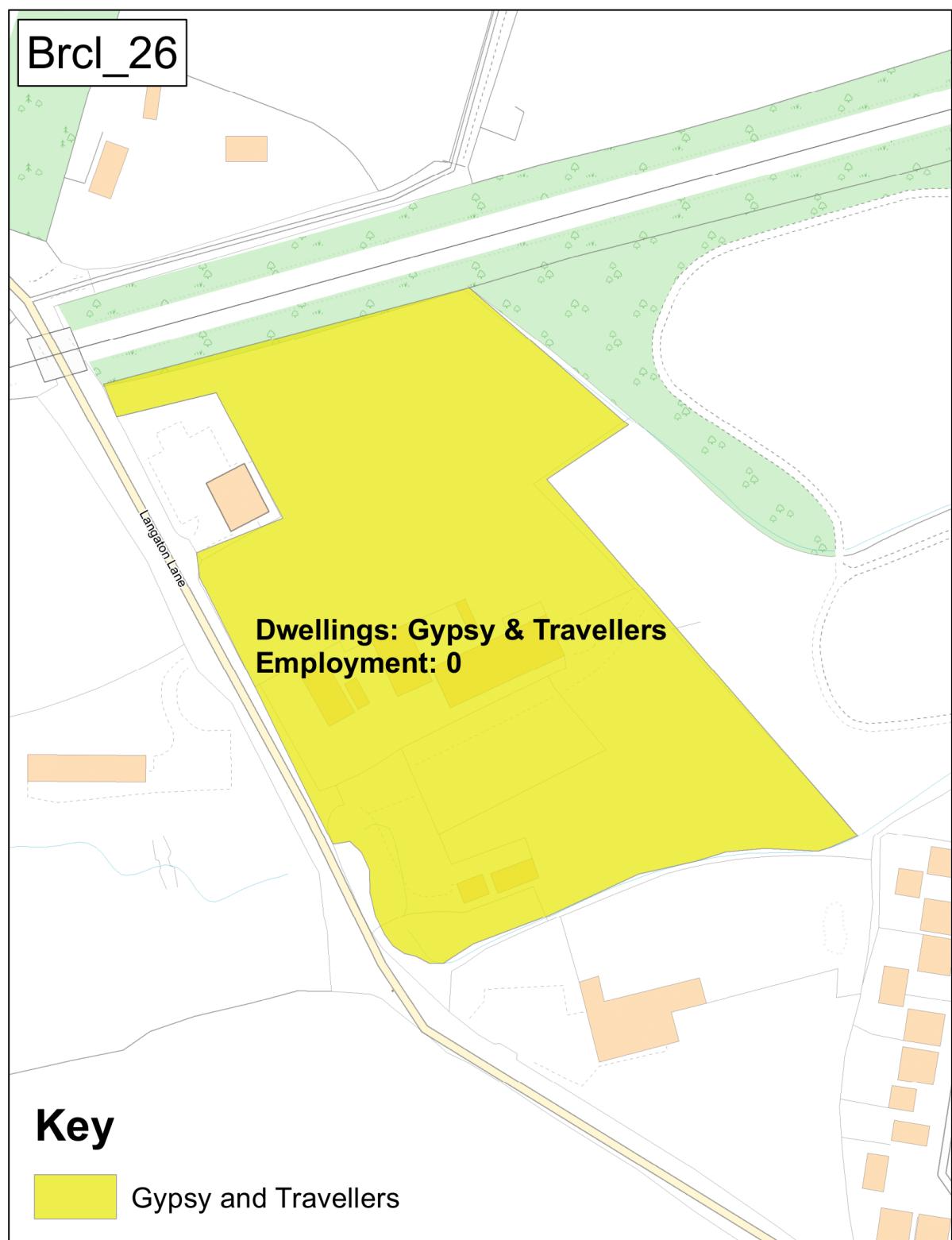
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Clho 09



Brcl 26



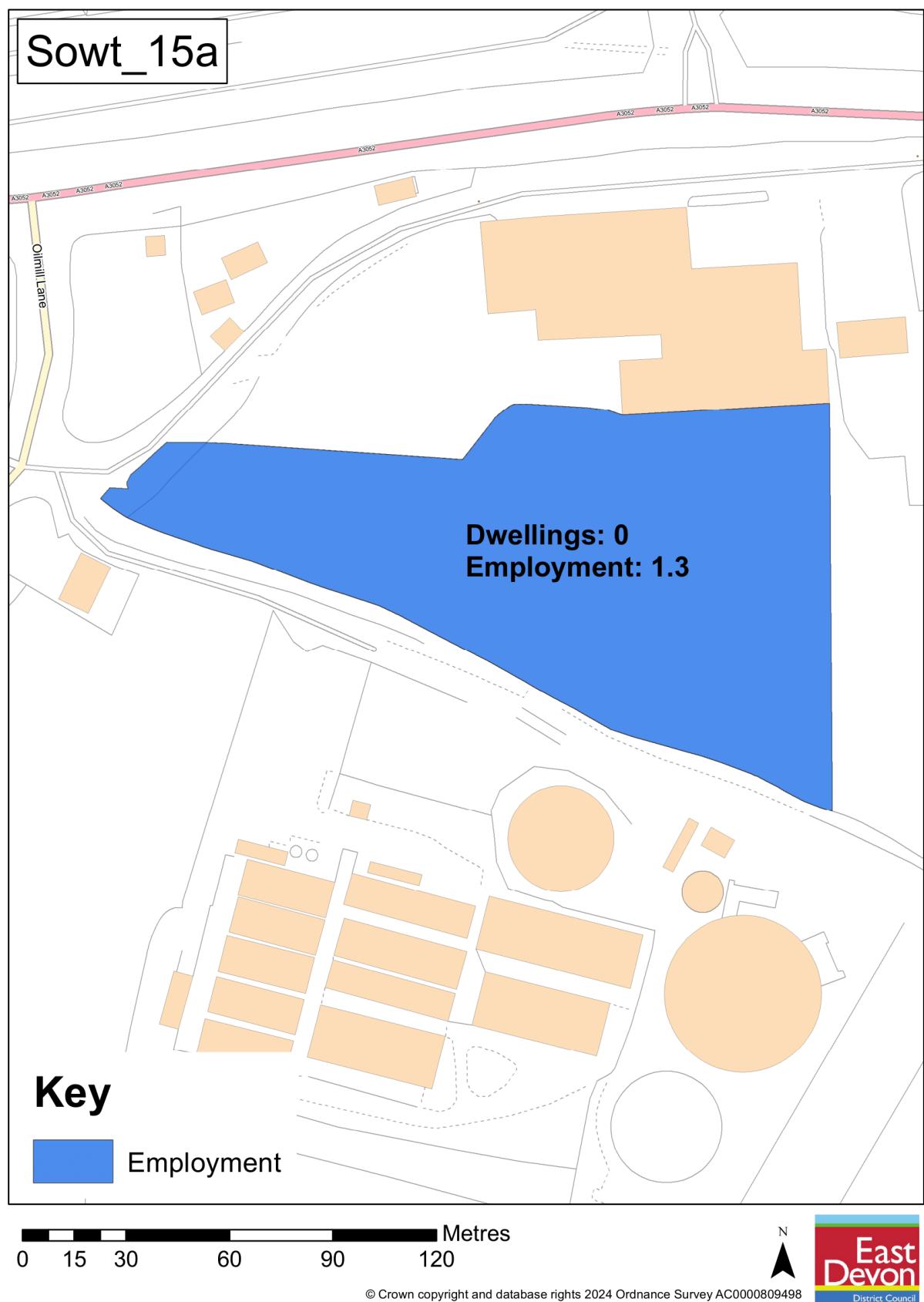
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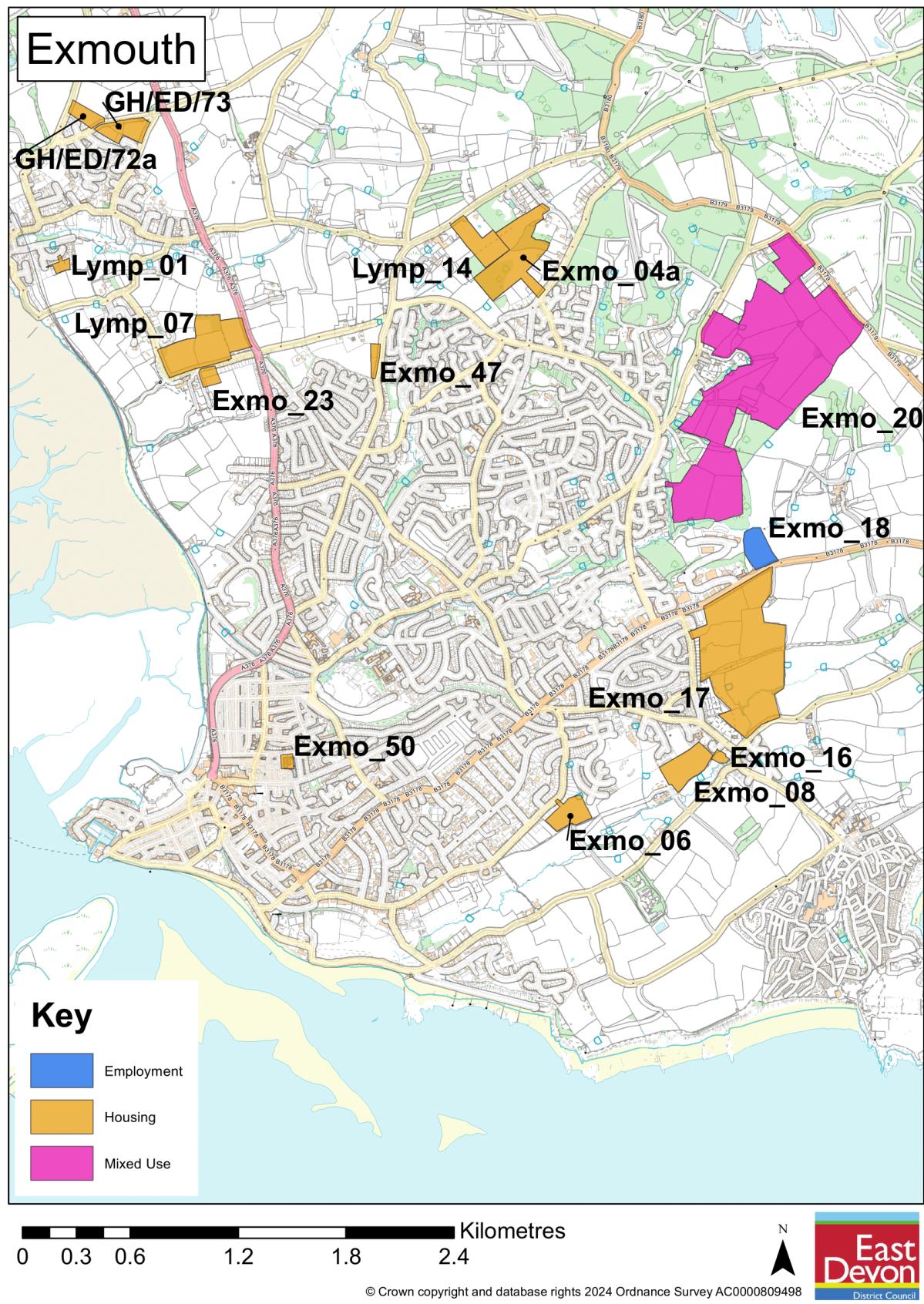
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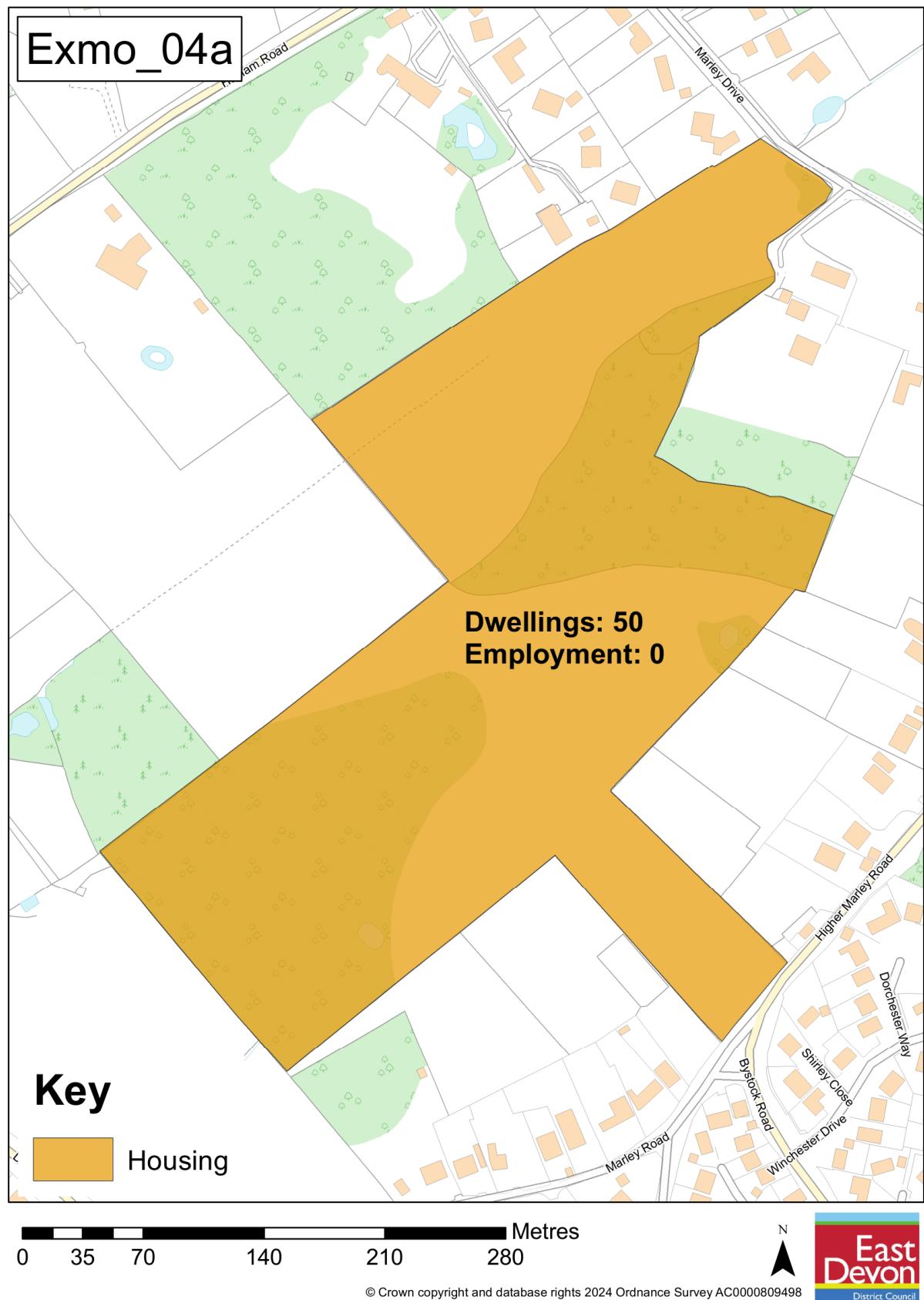
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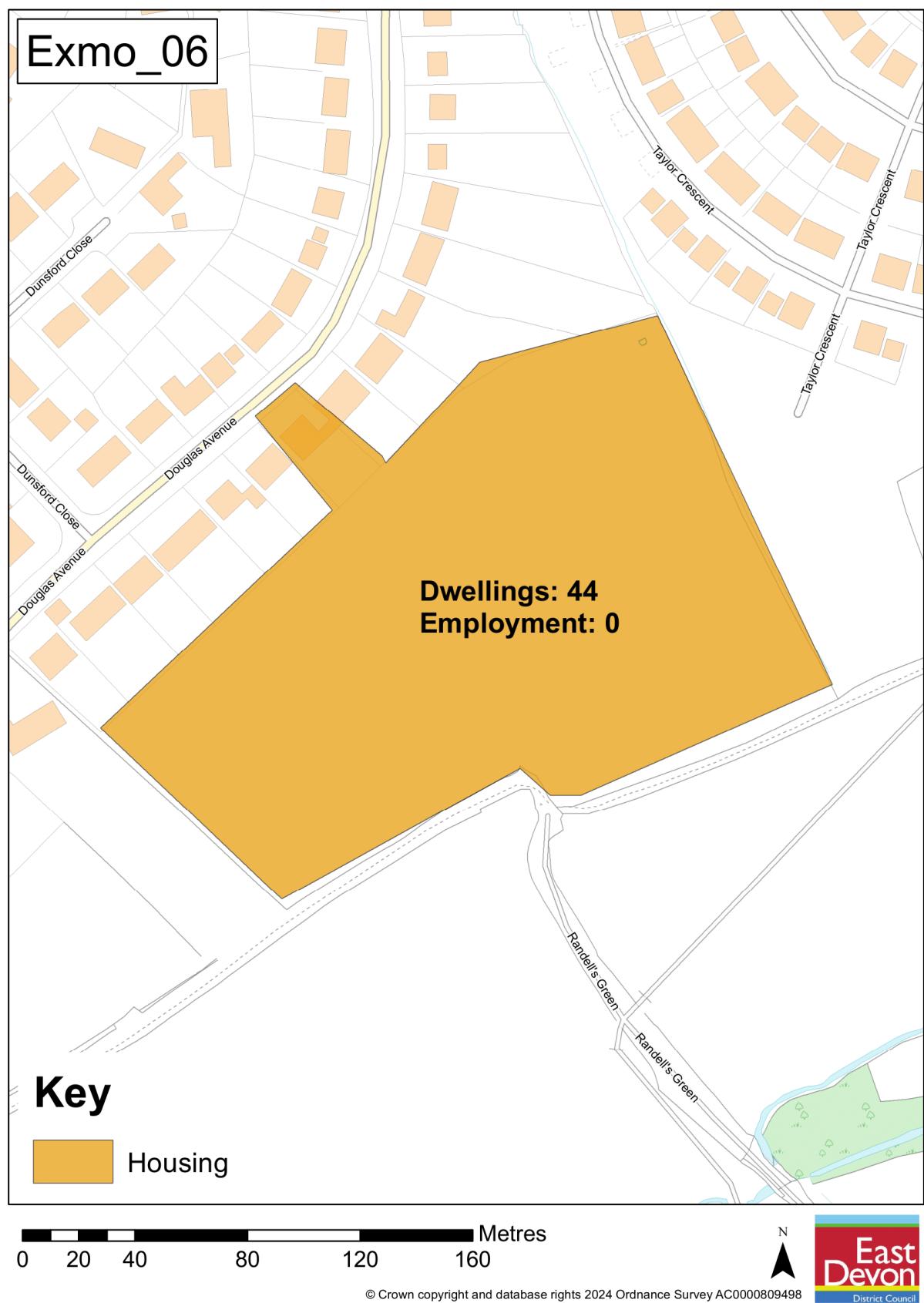


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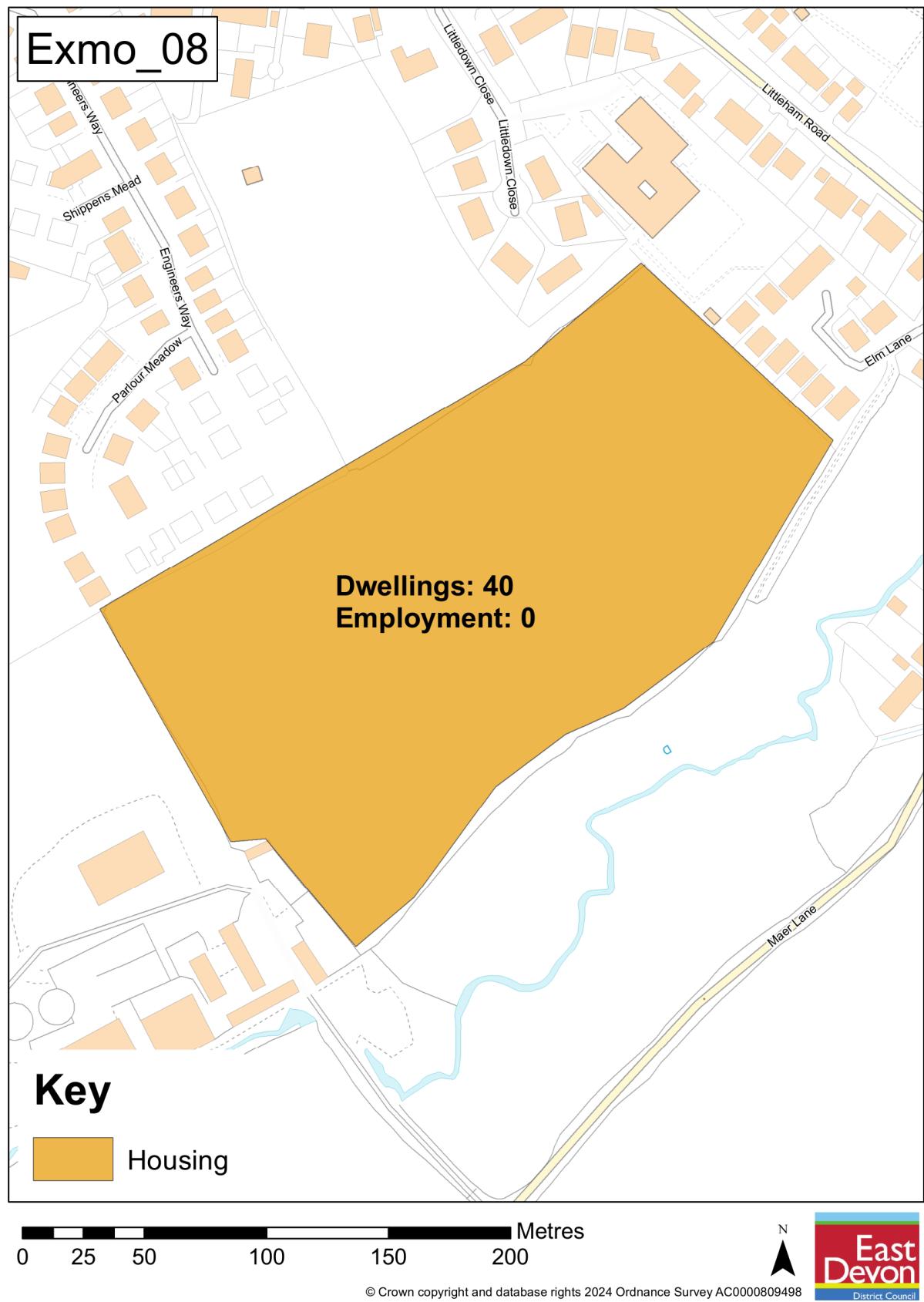


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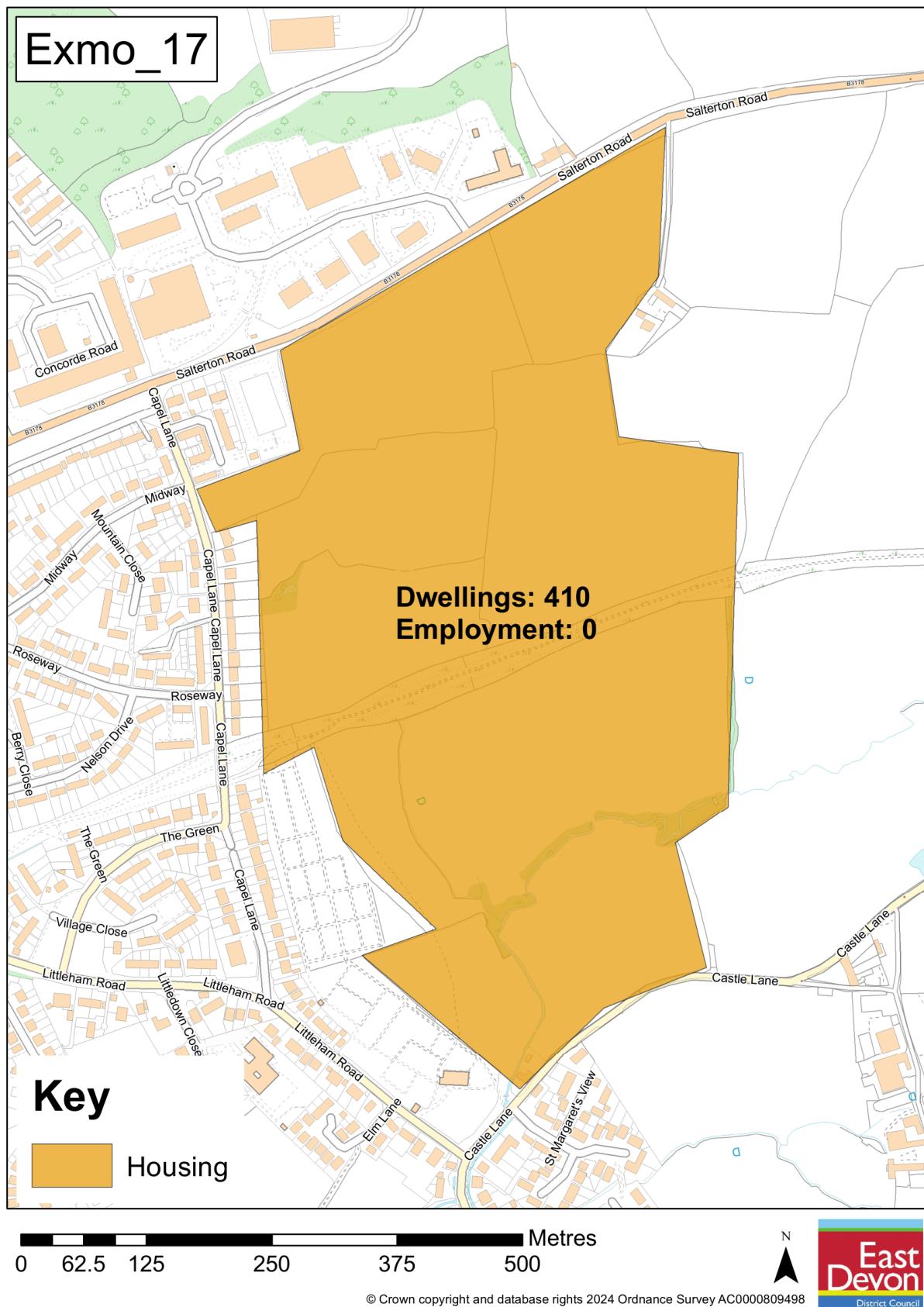
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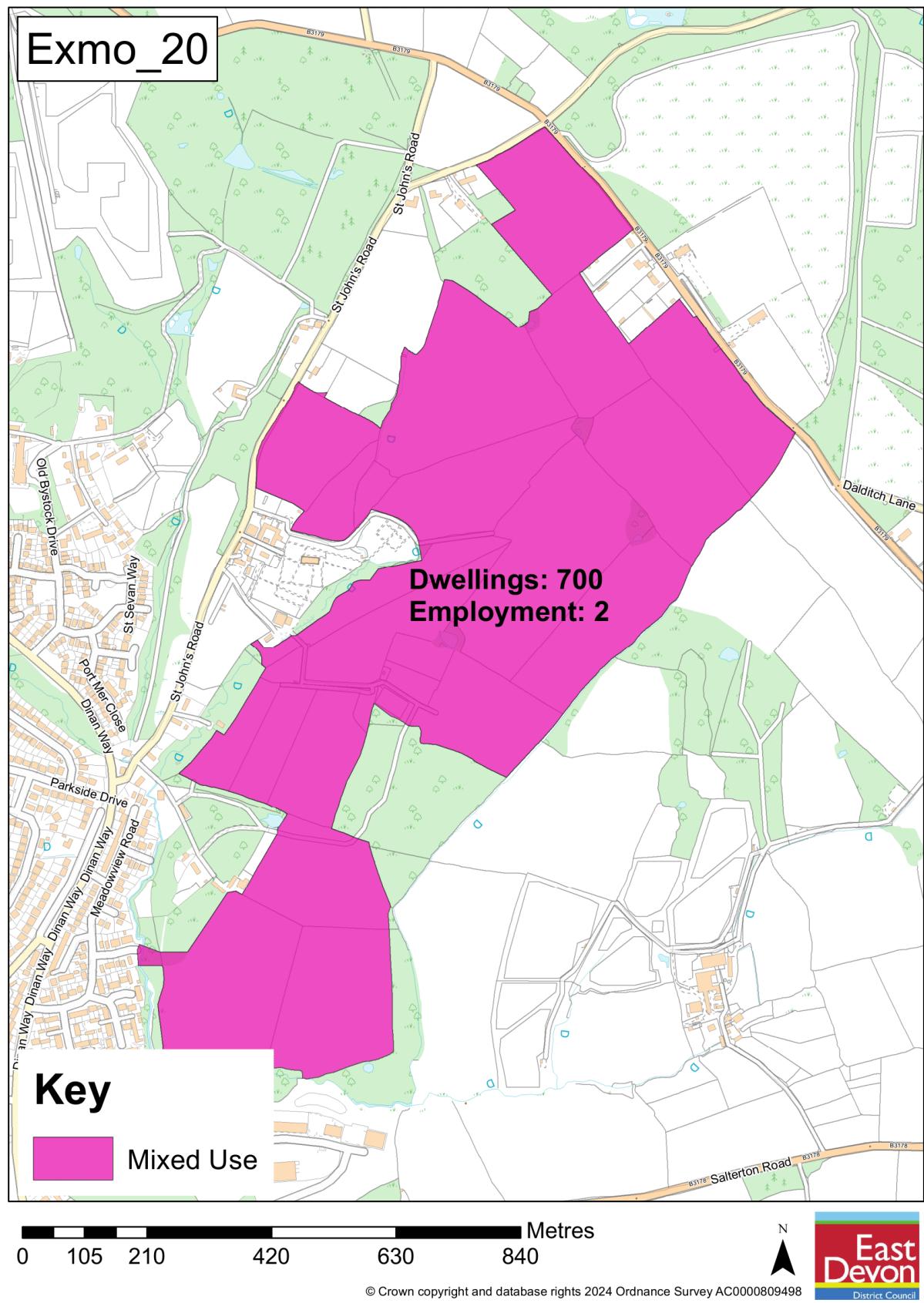
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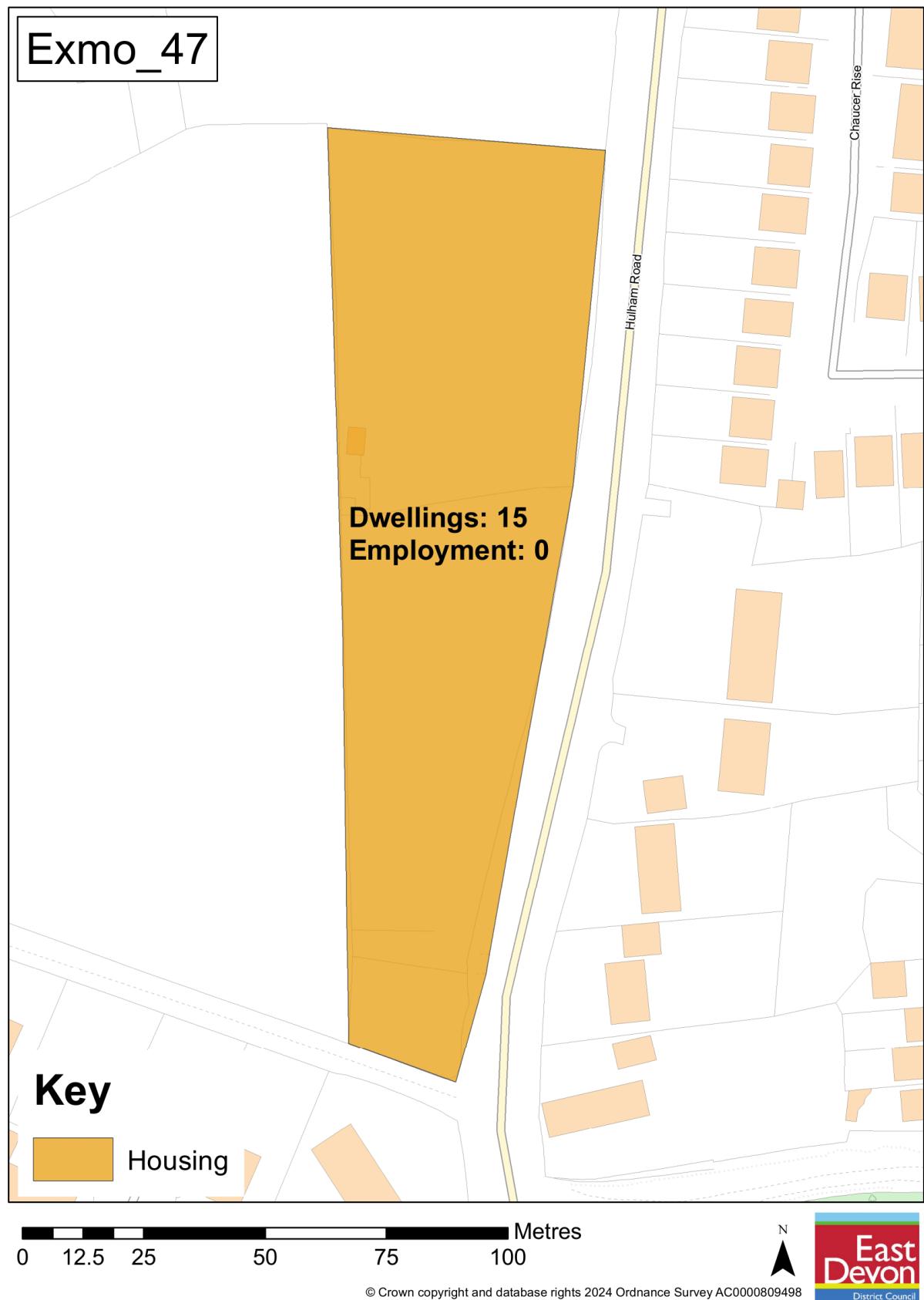
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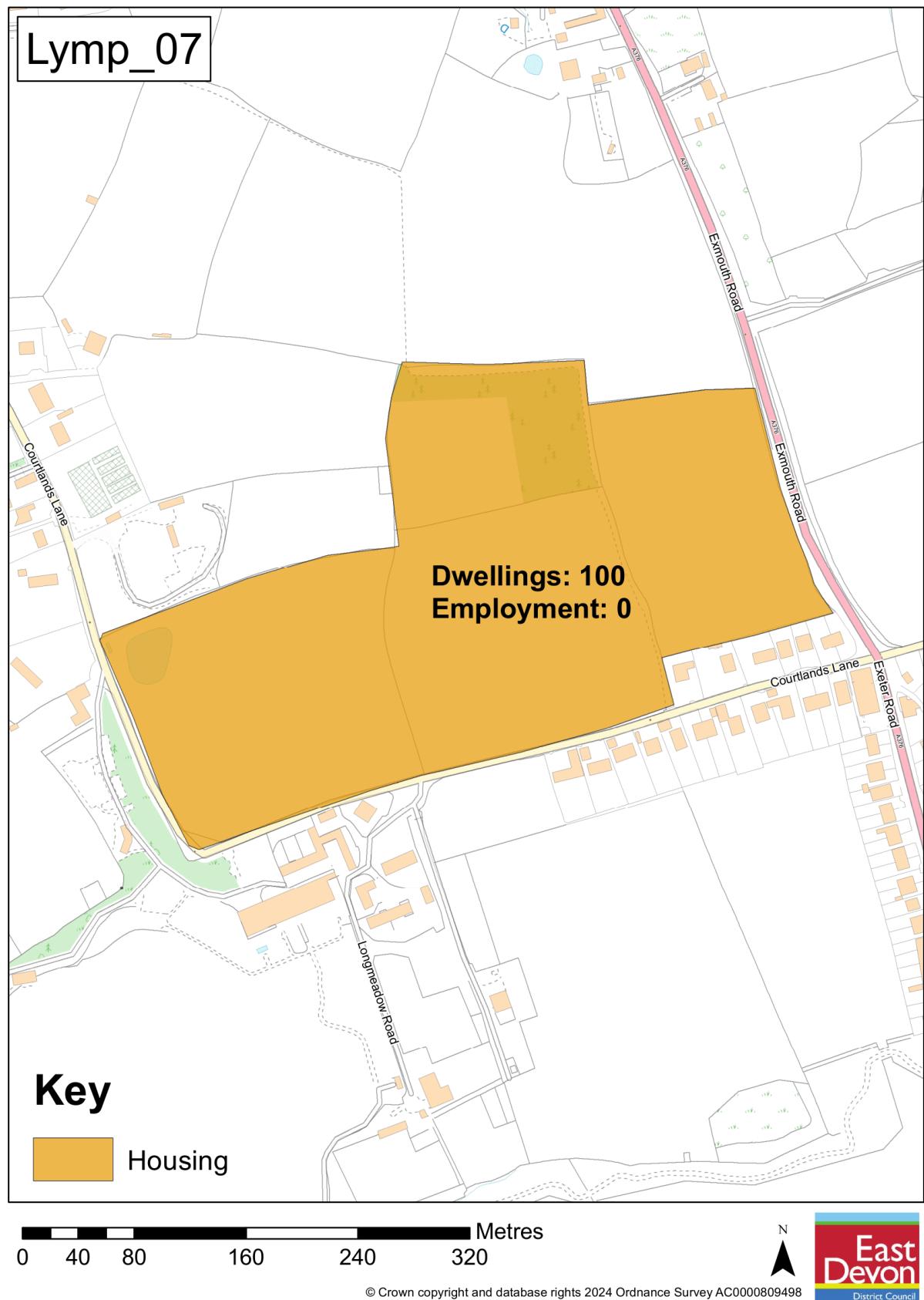
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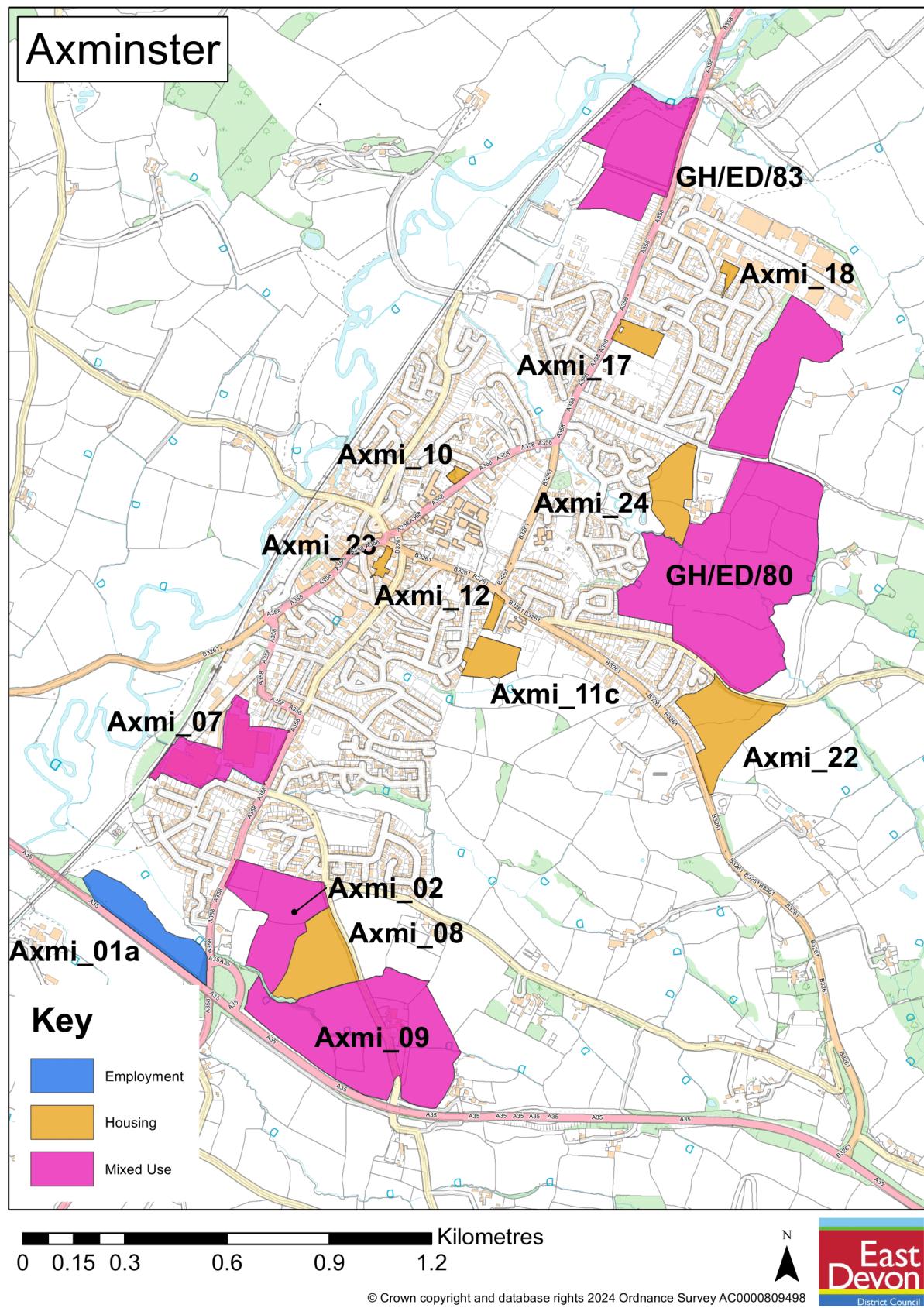
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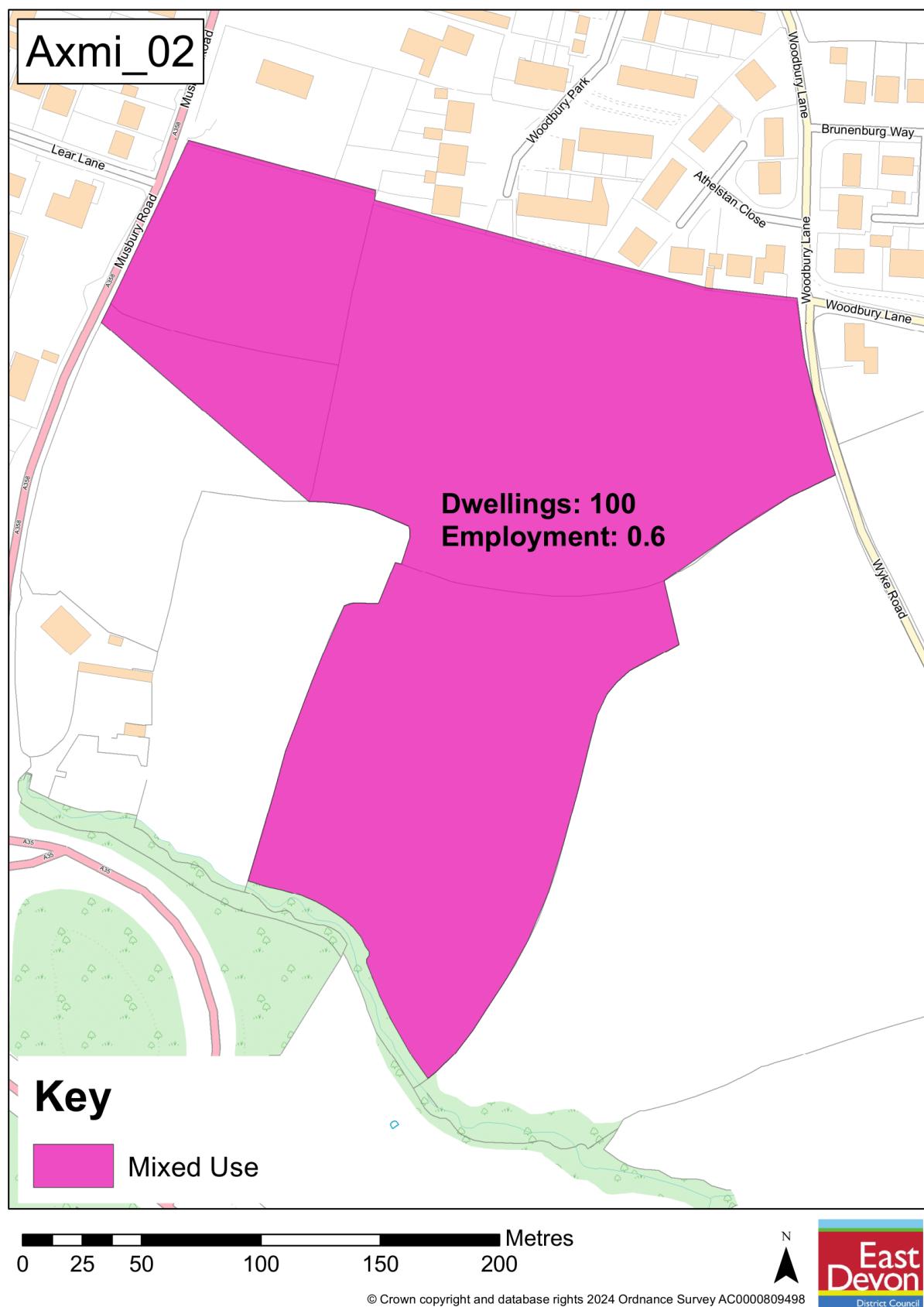
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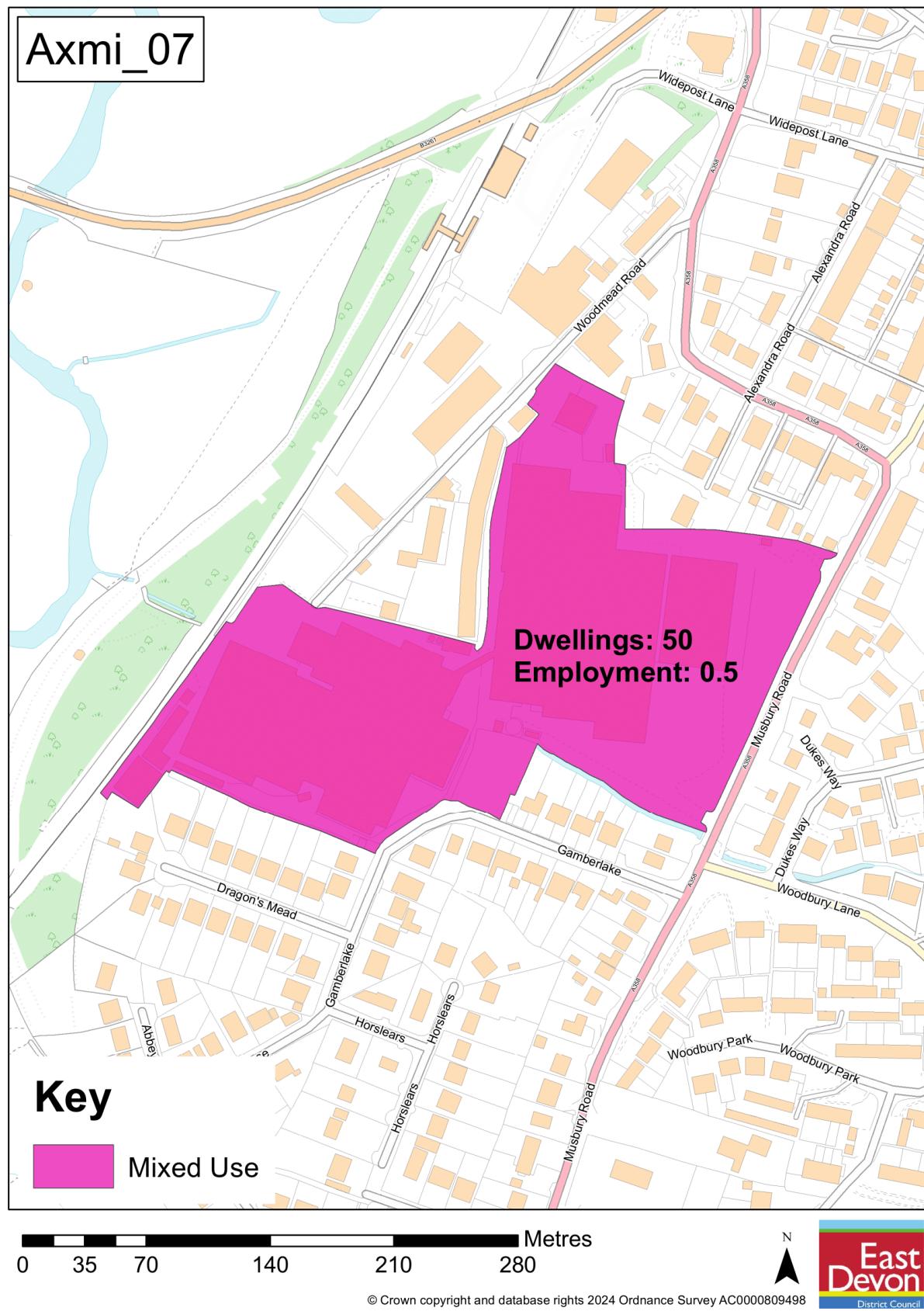


Axmi_01a



Axmi_02





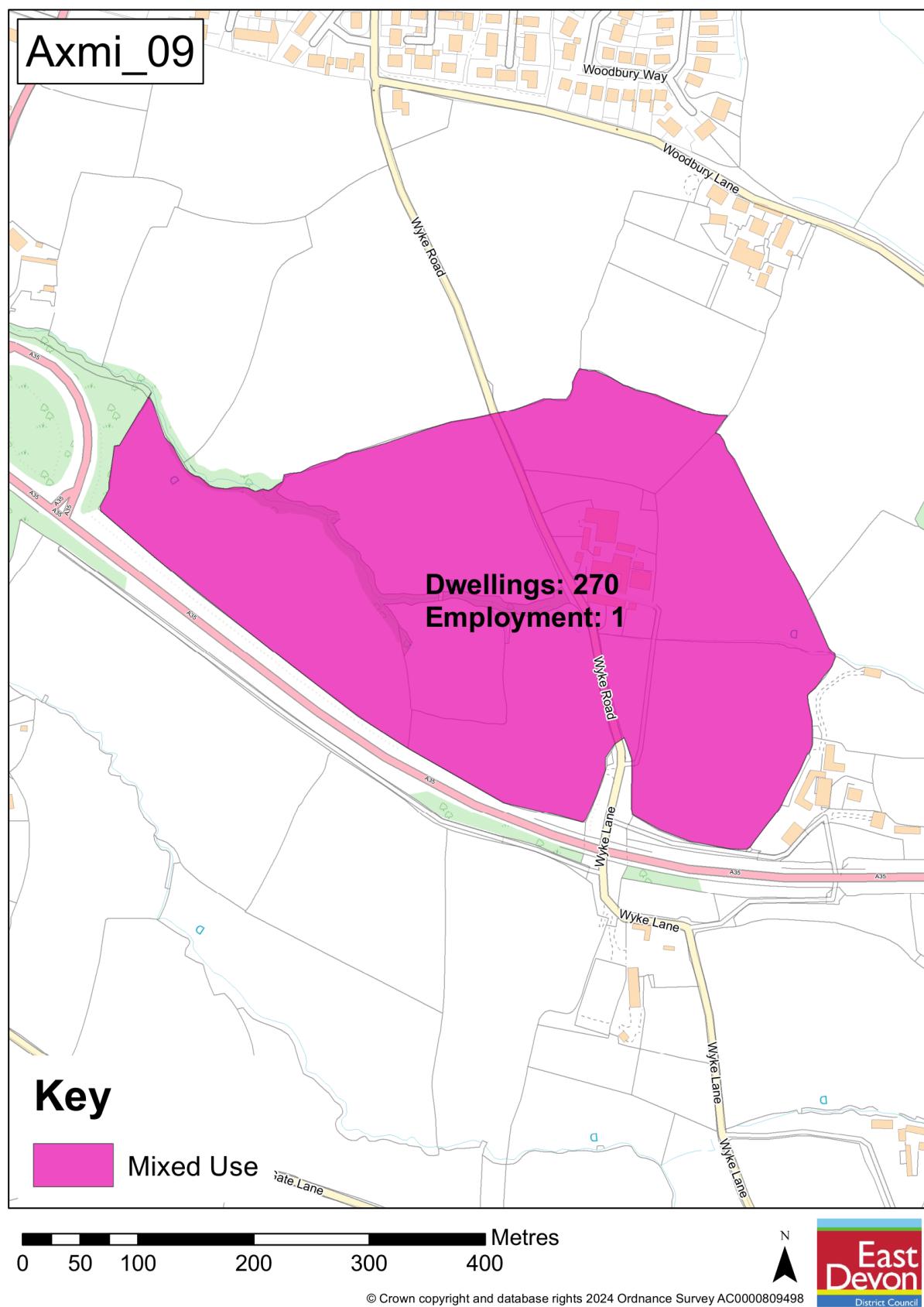
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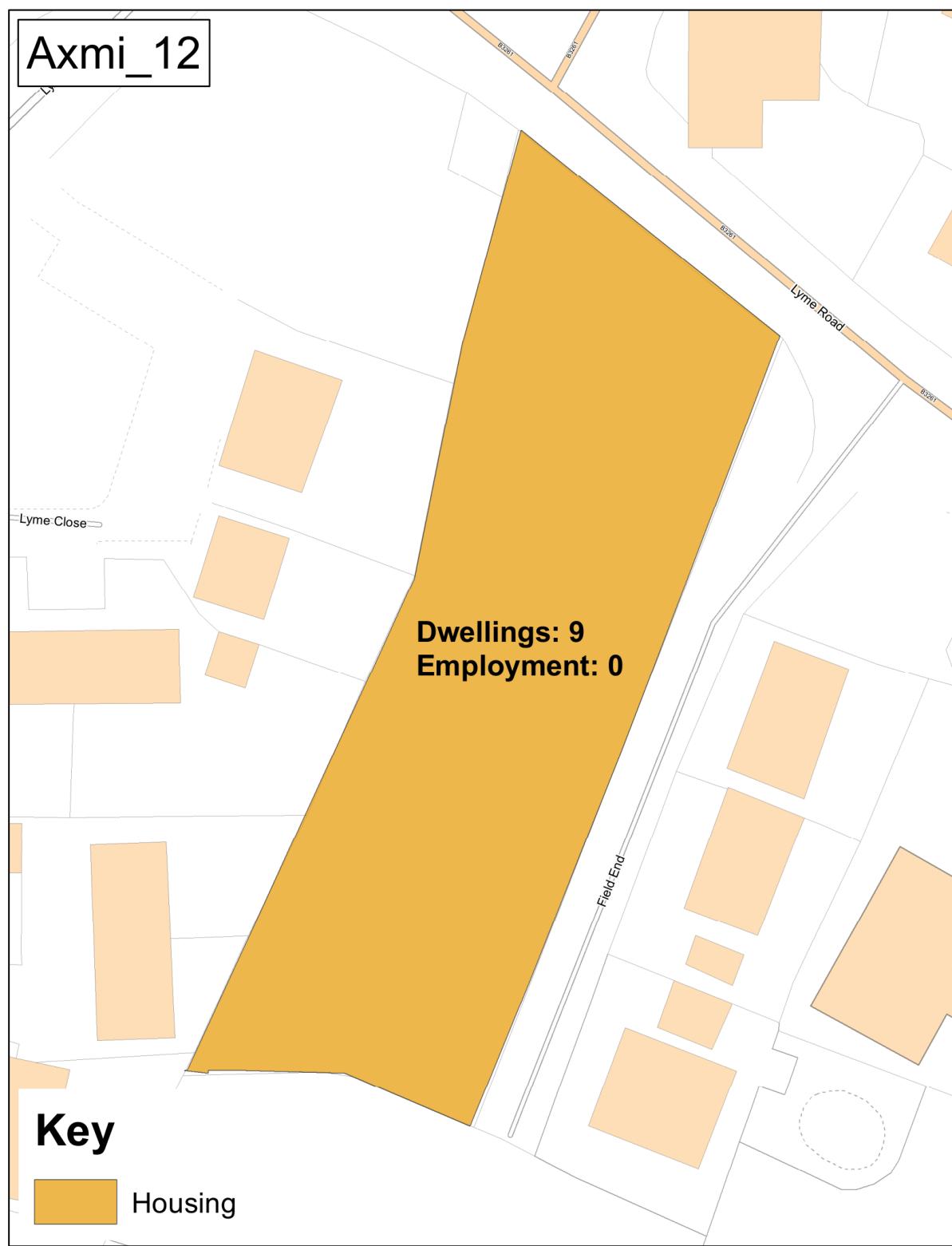
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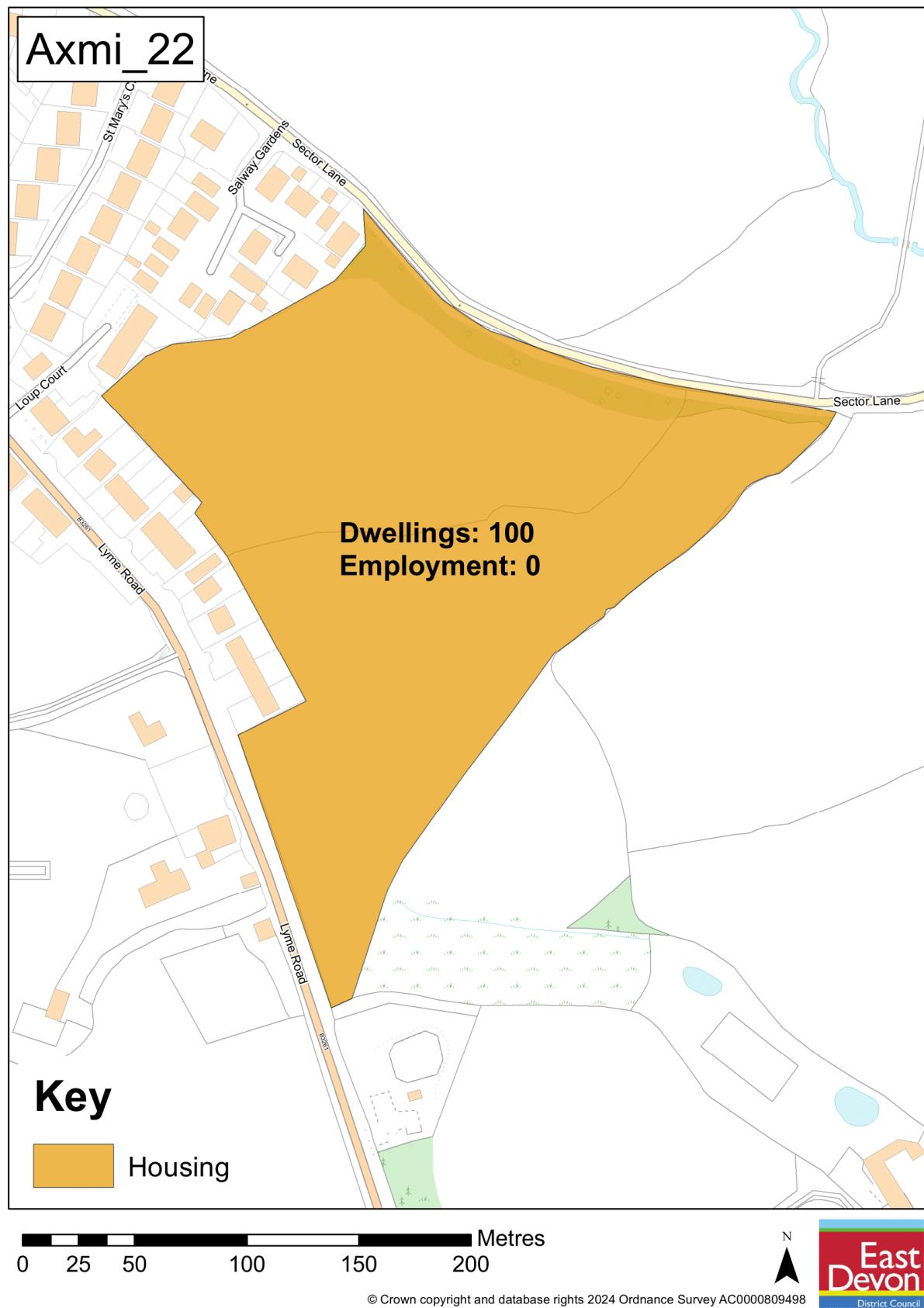
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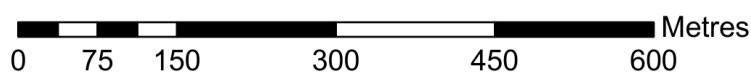
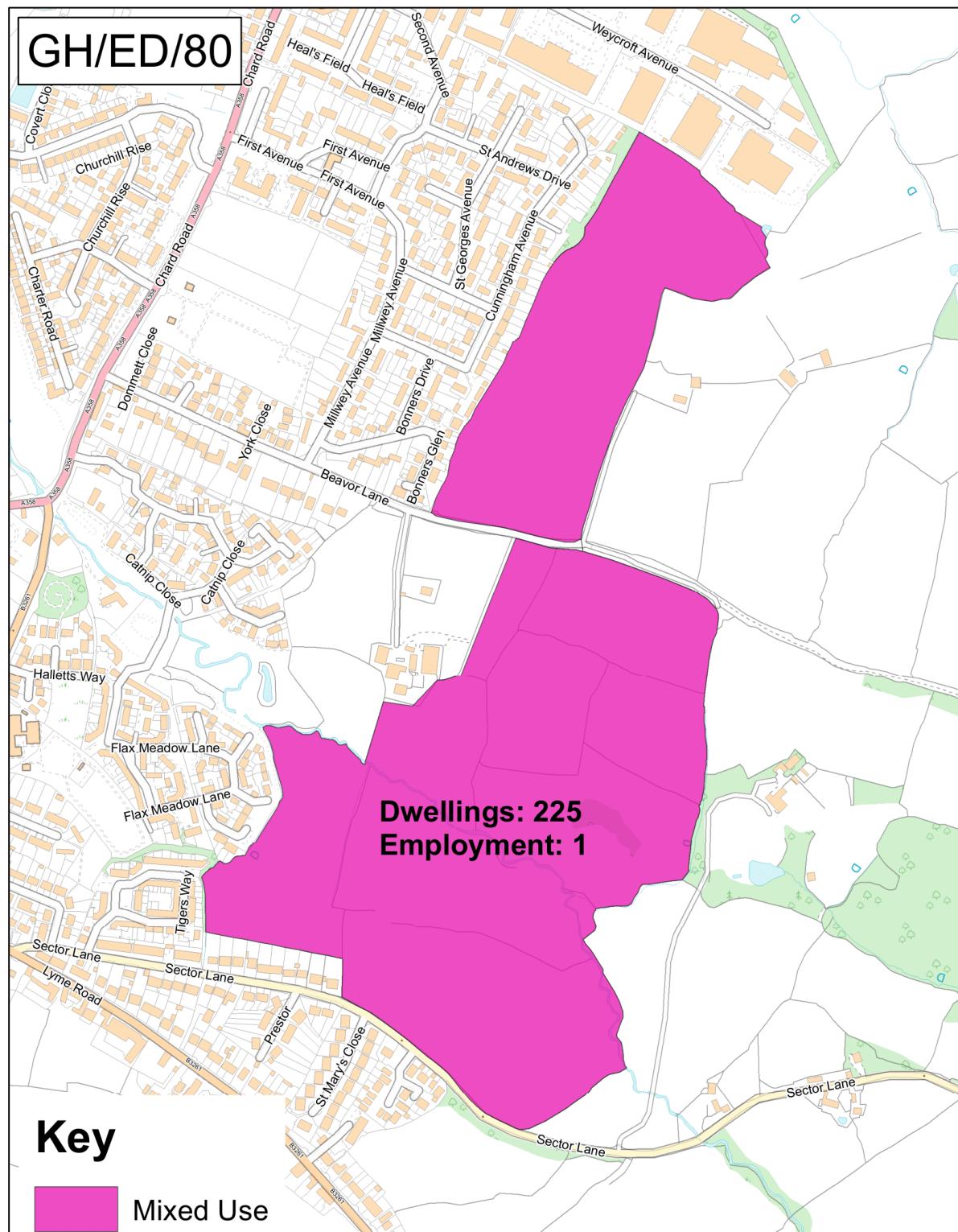


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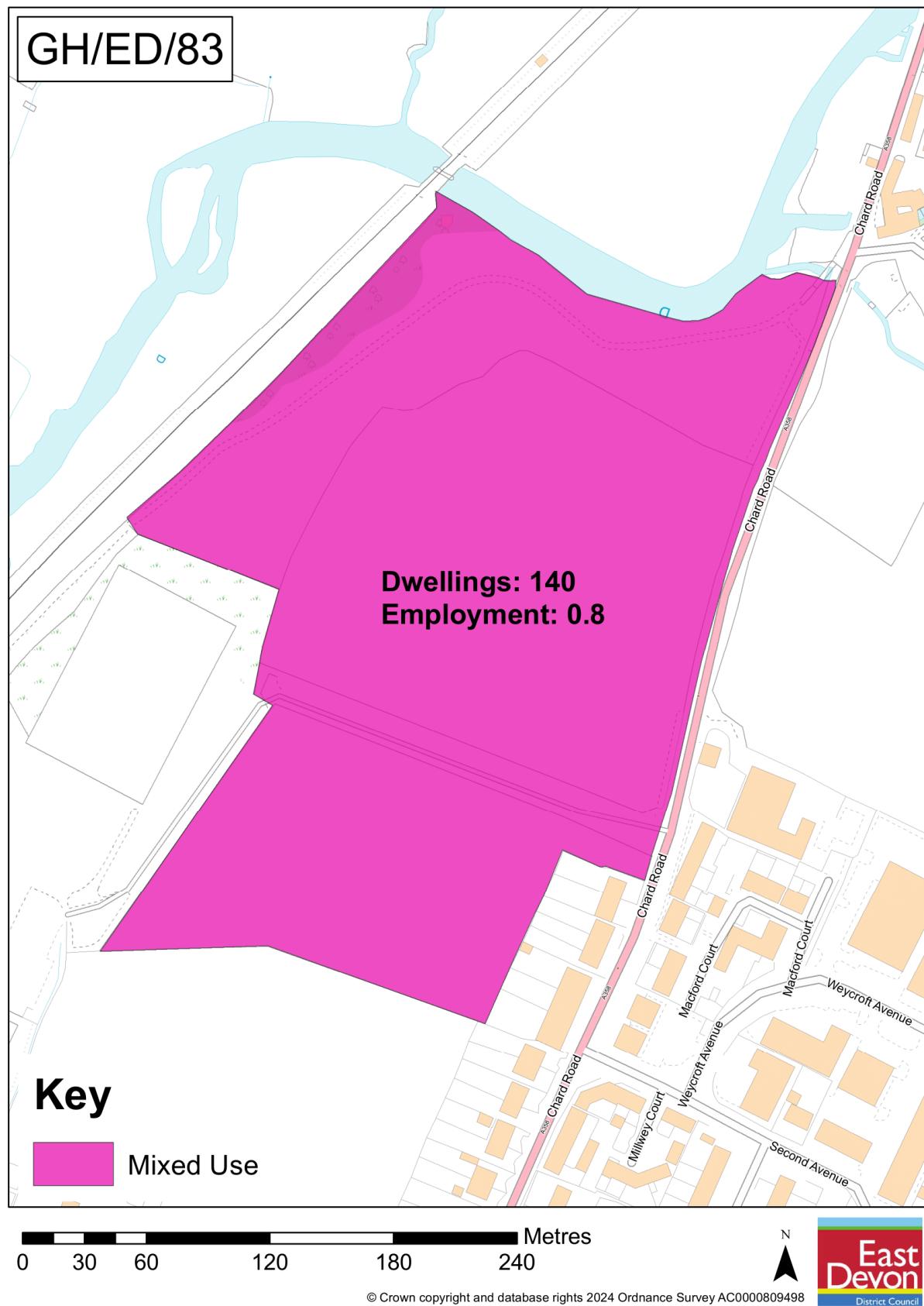




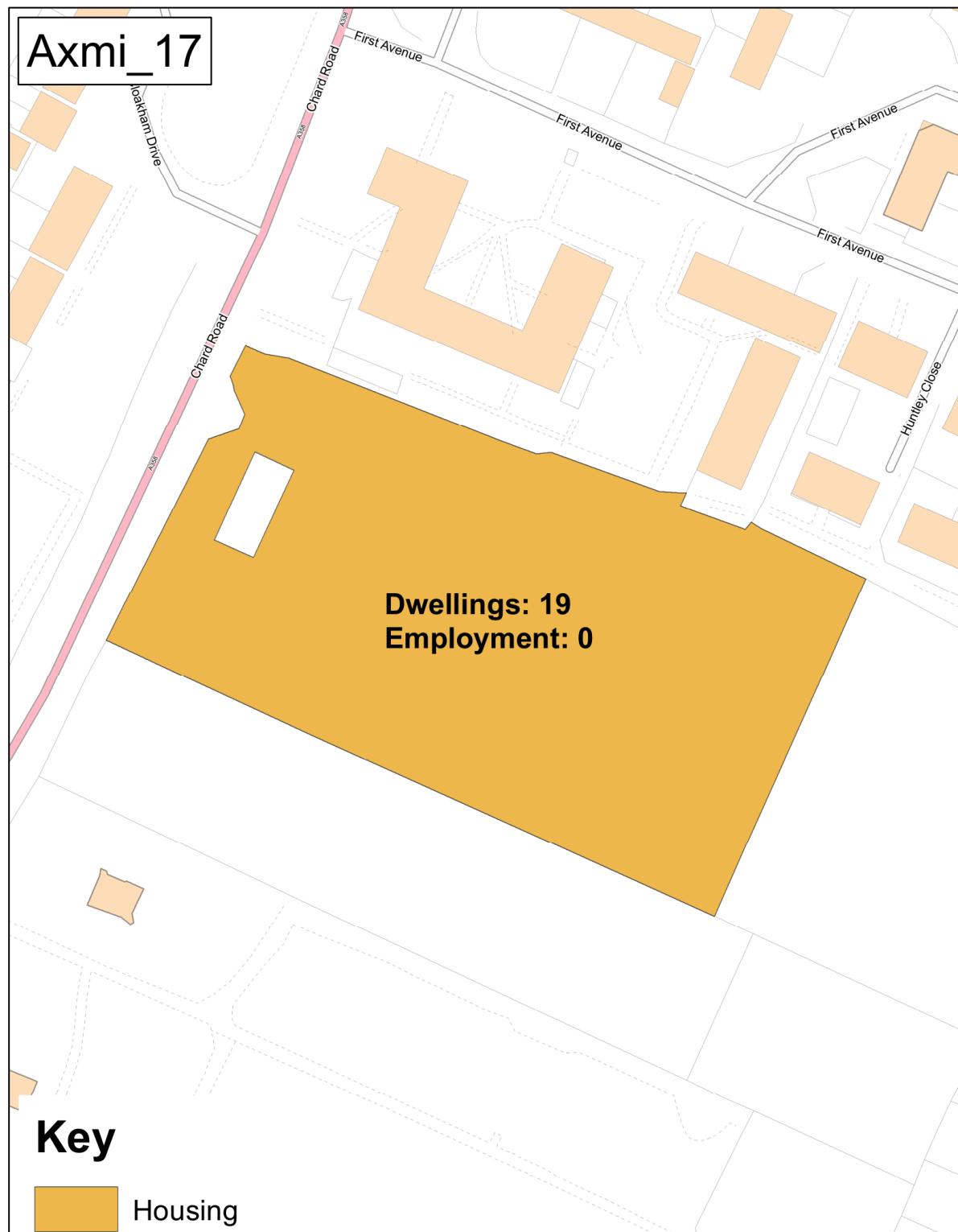
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GH/ED/83



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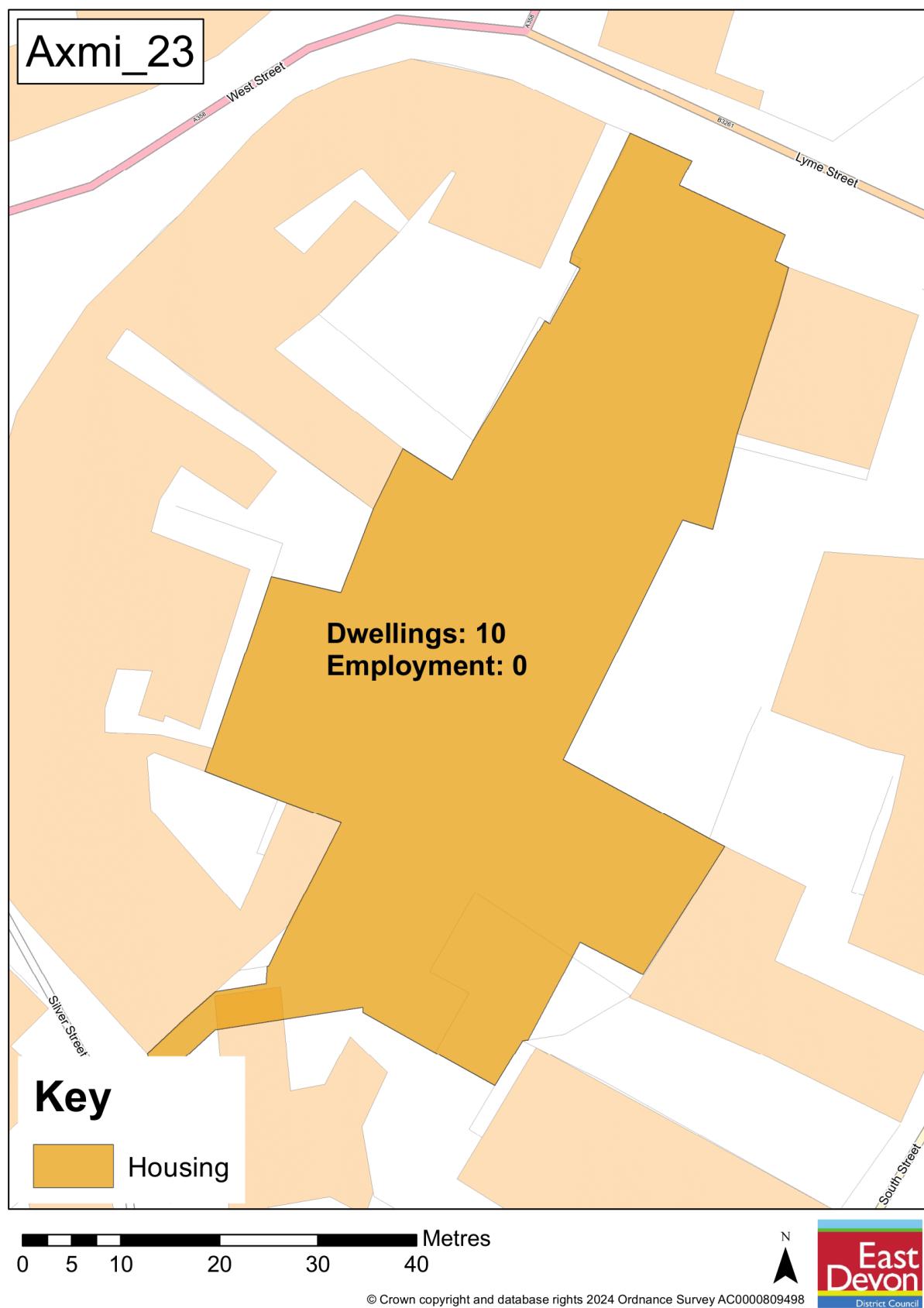
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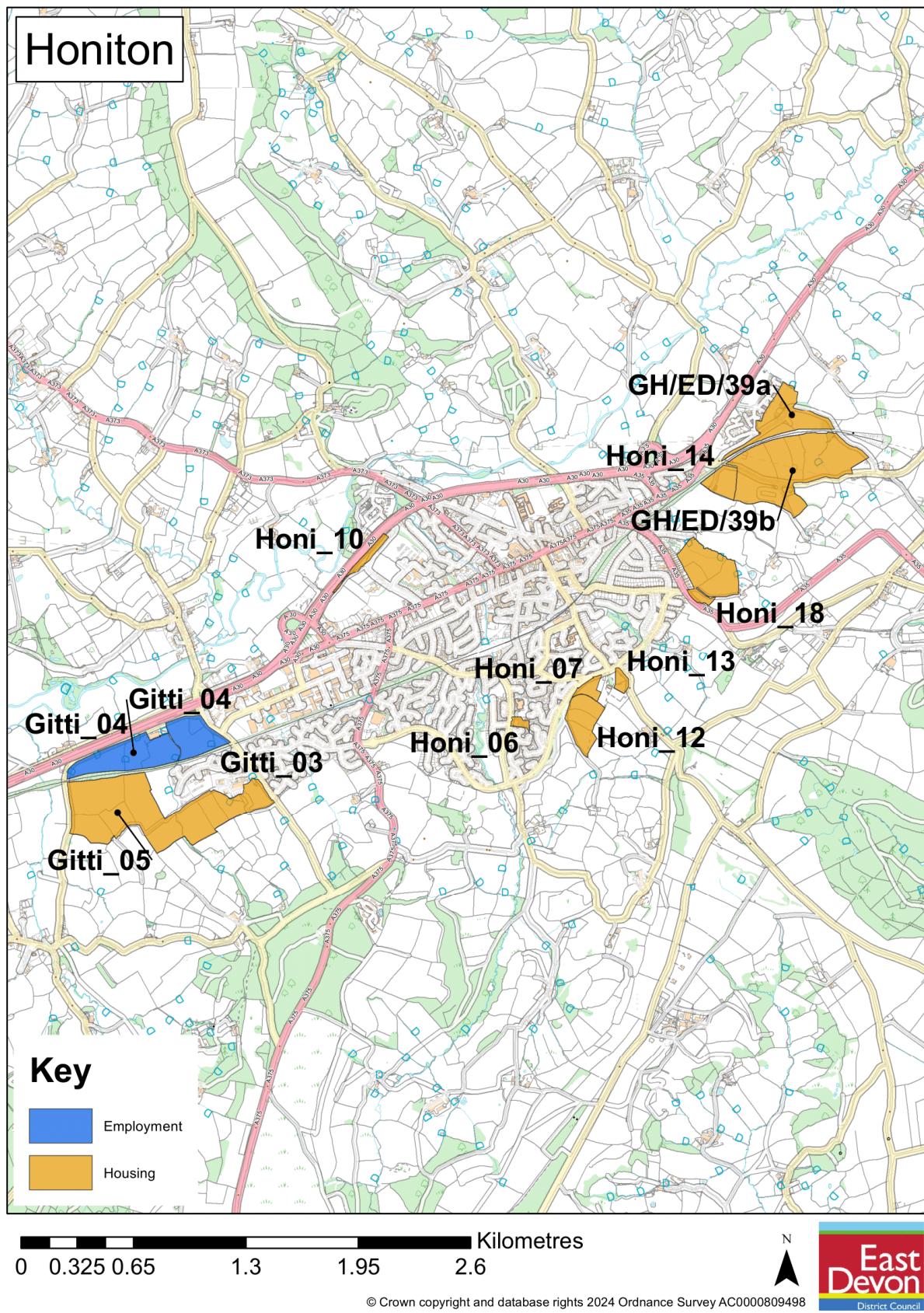
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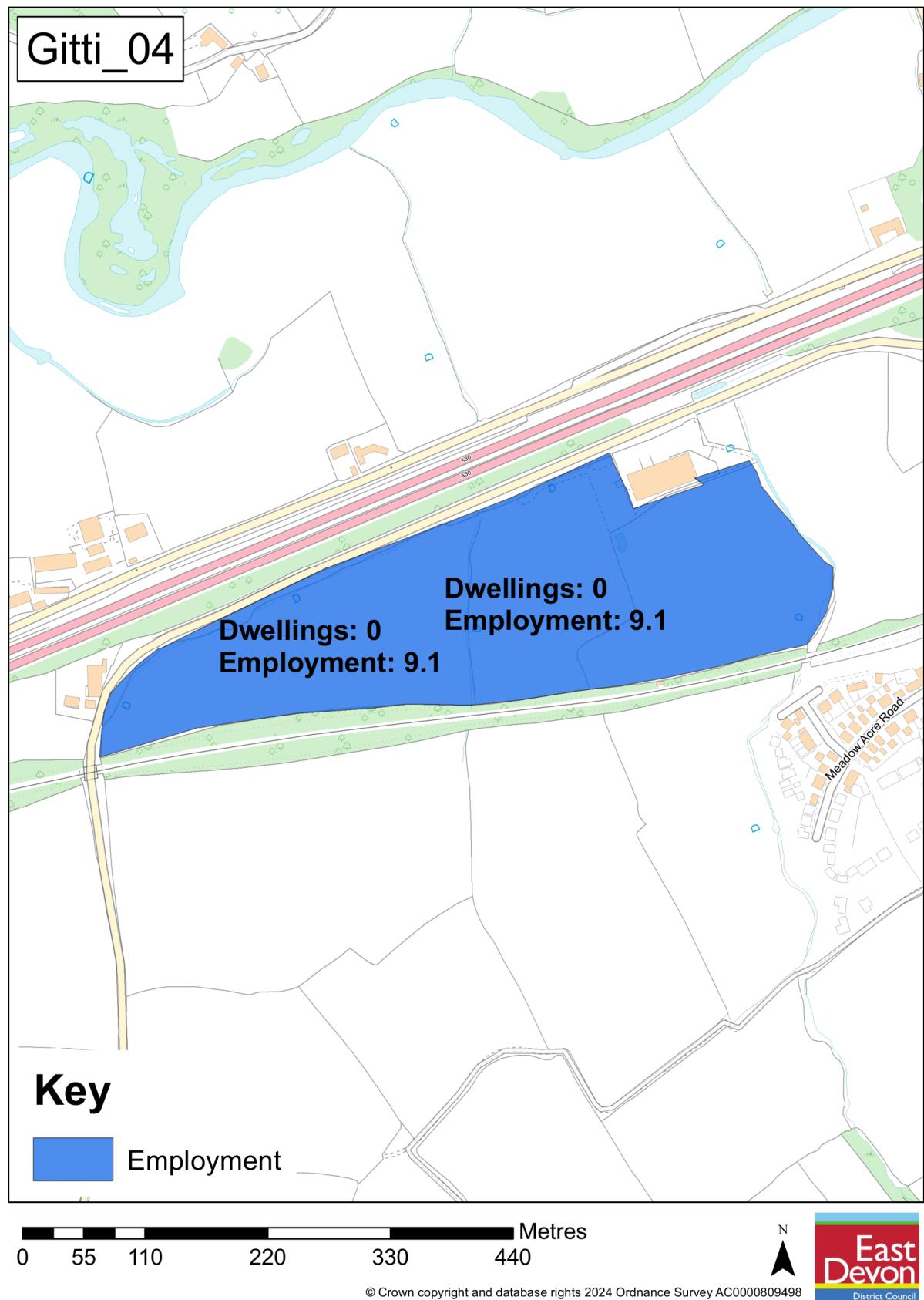
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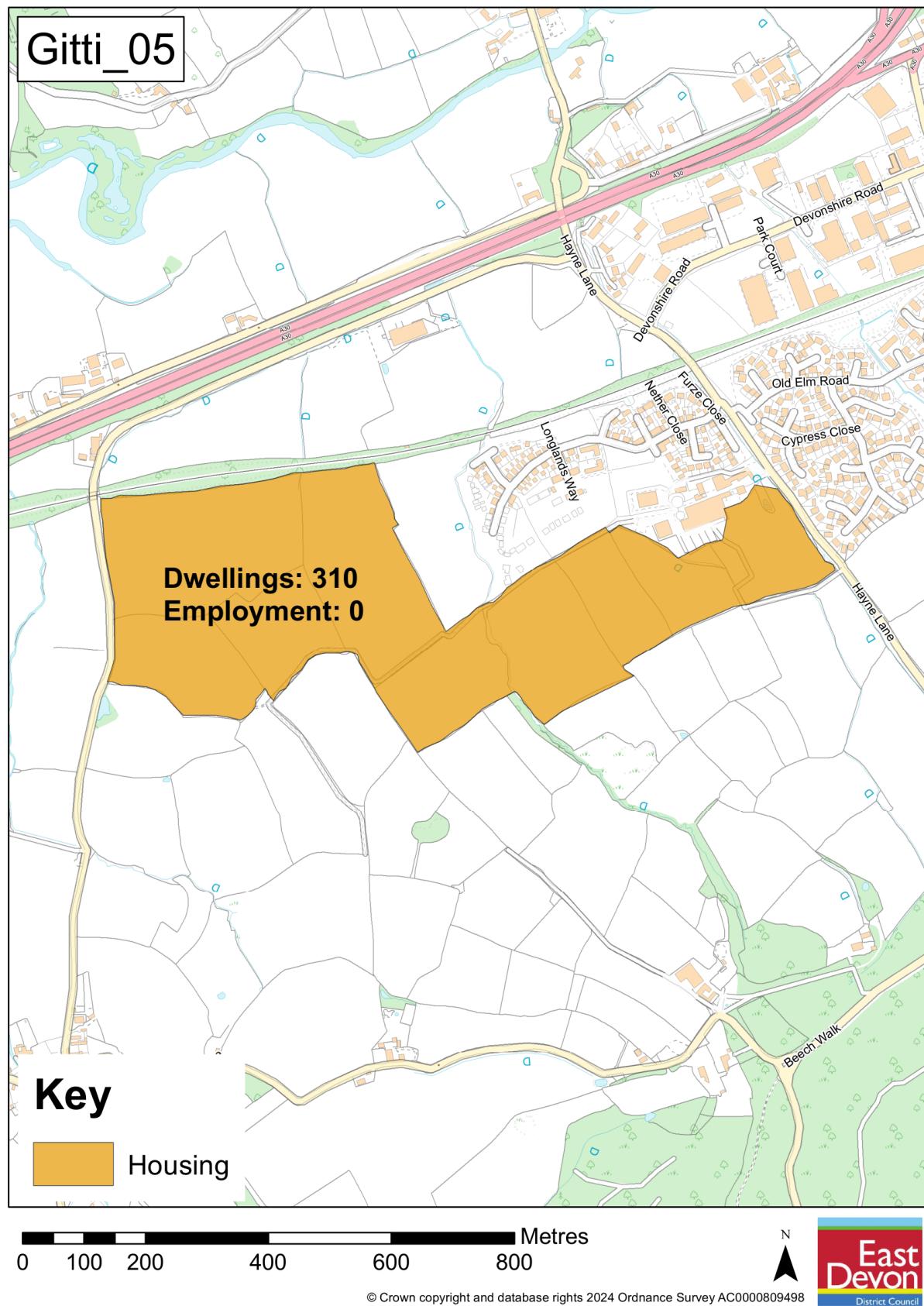
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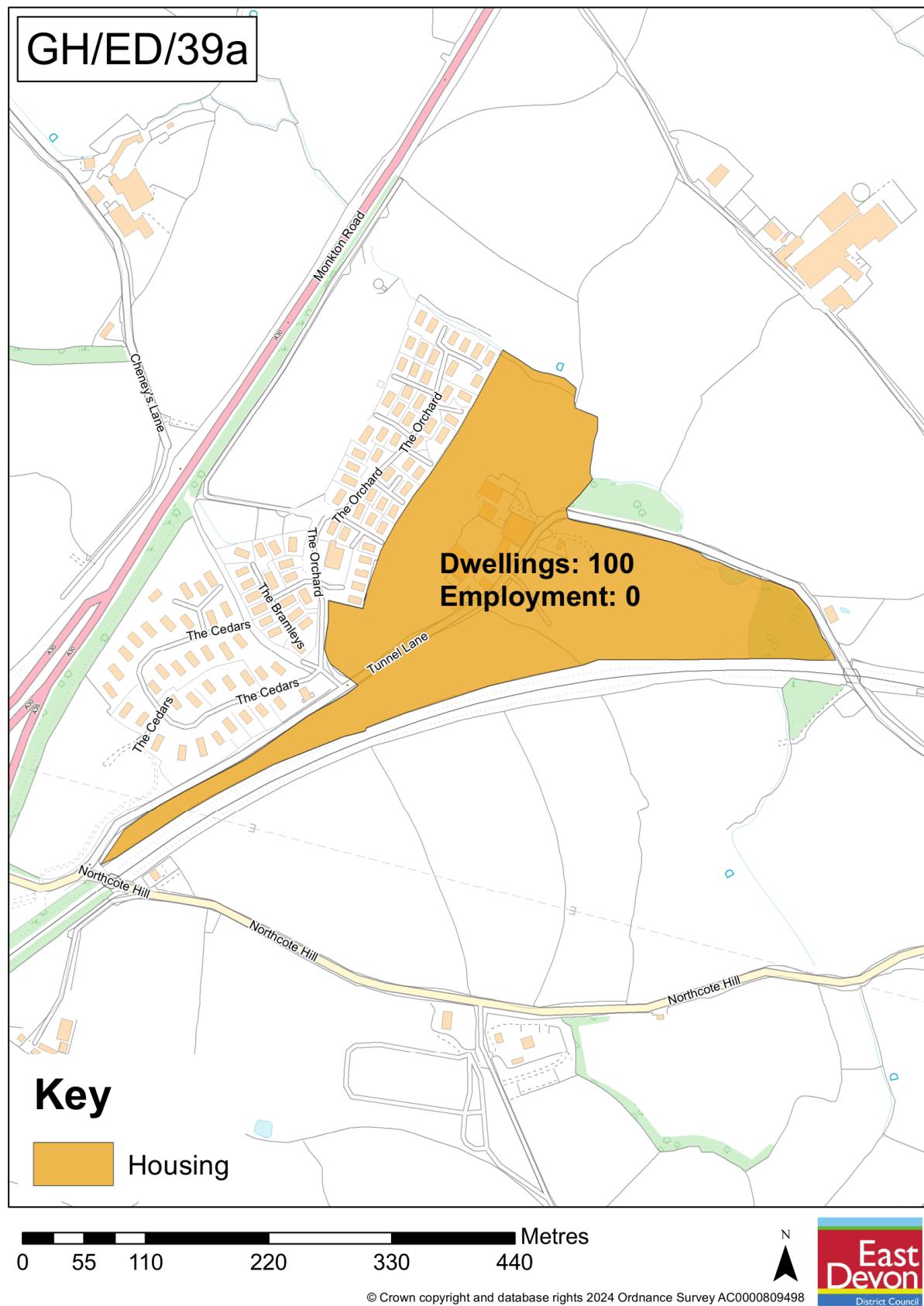


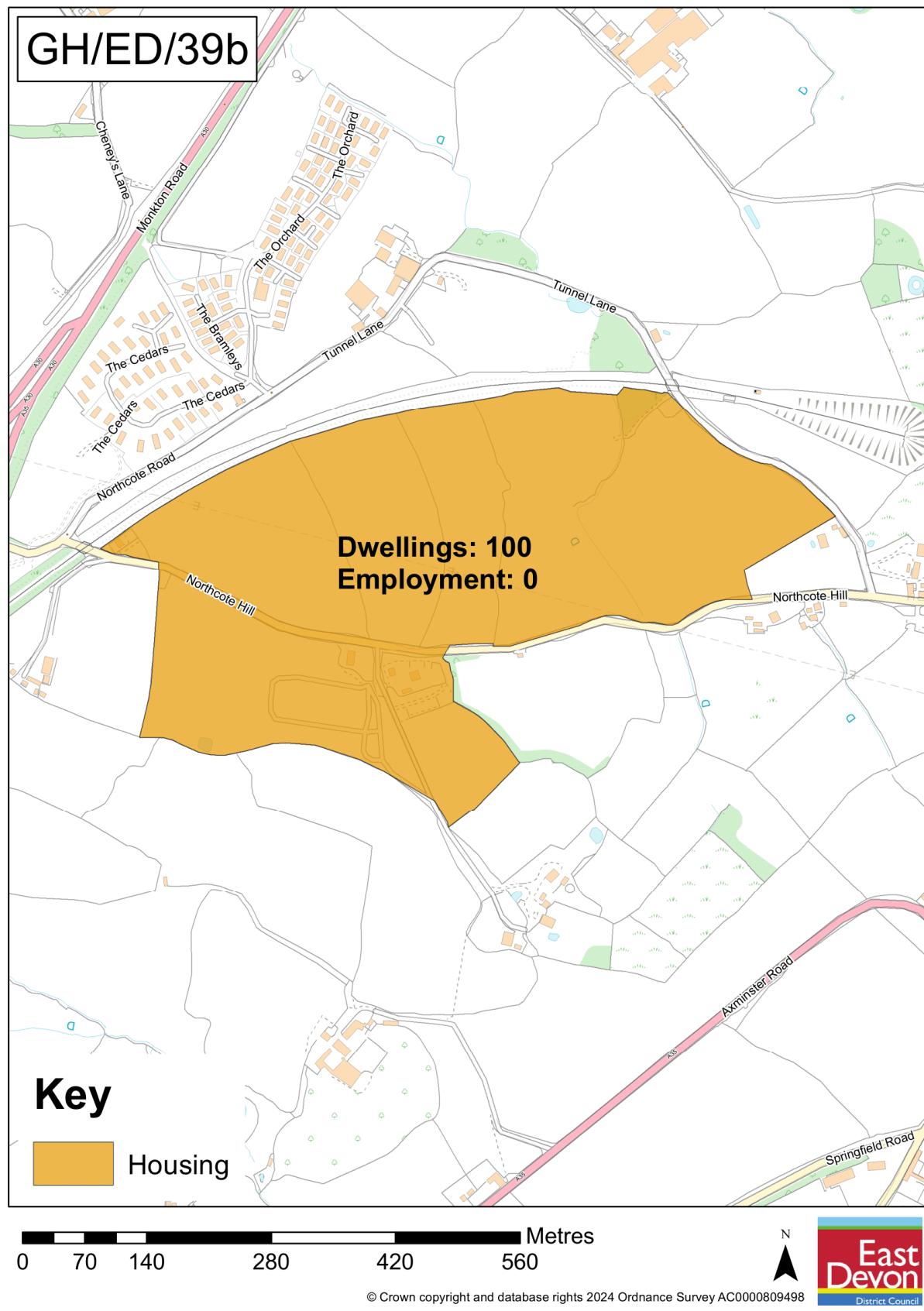
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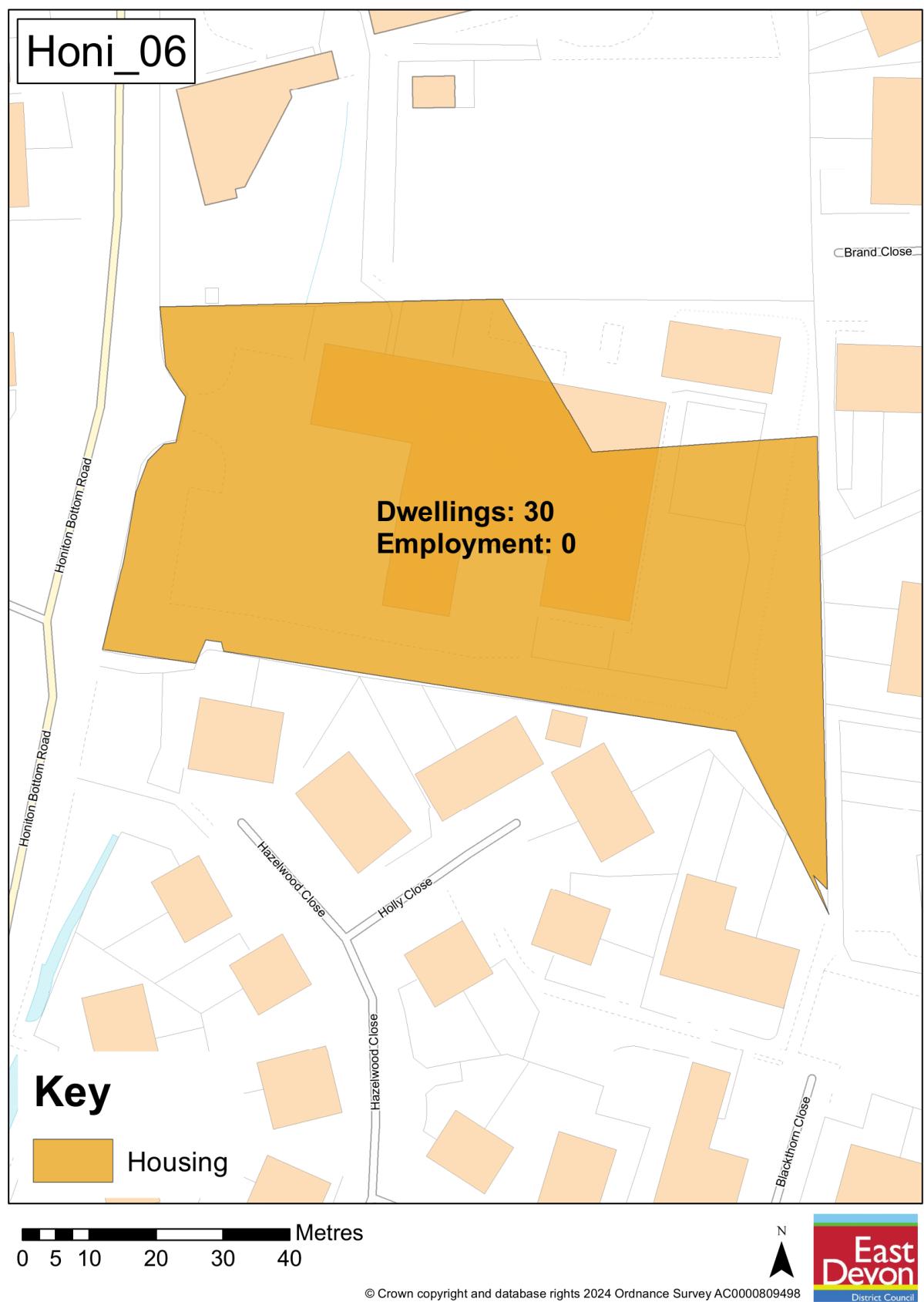
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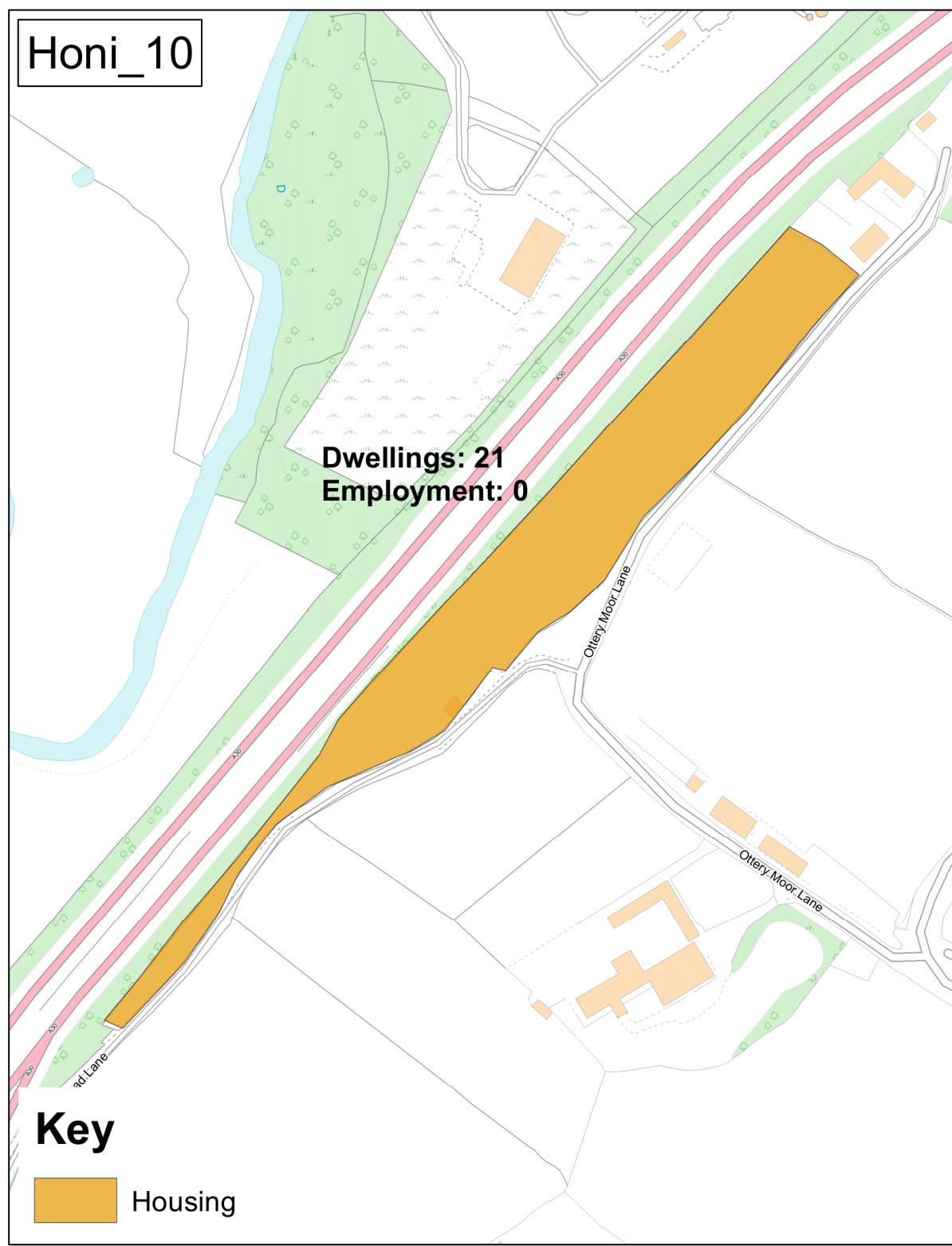
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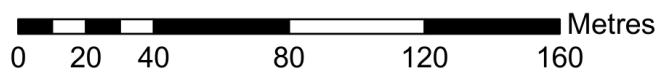
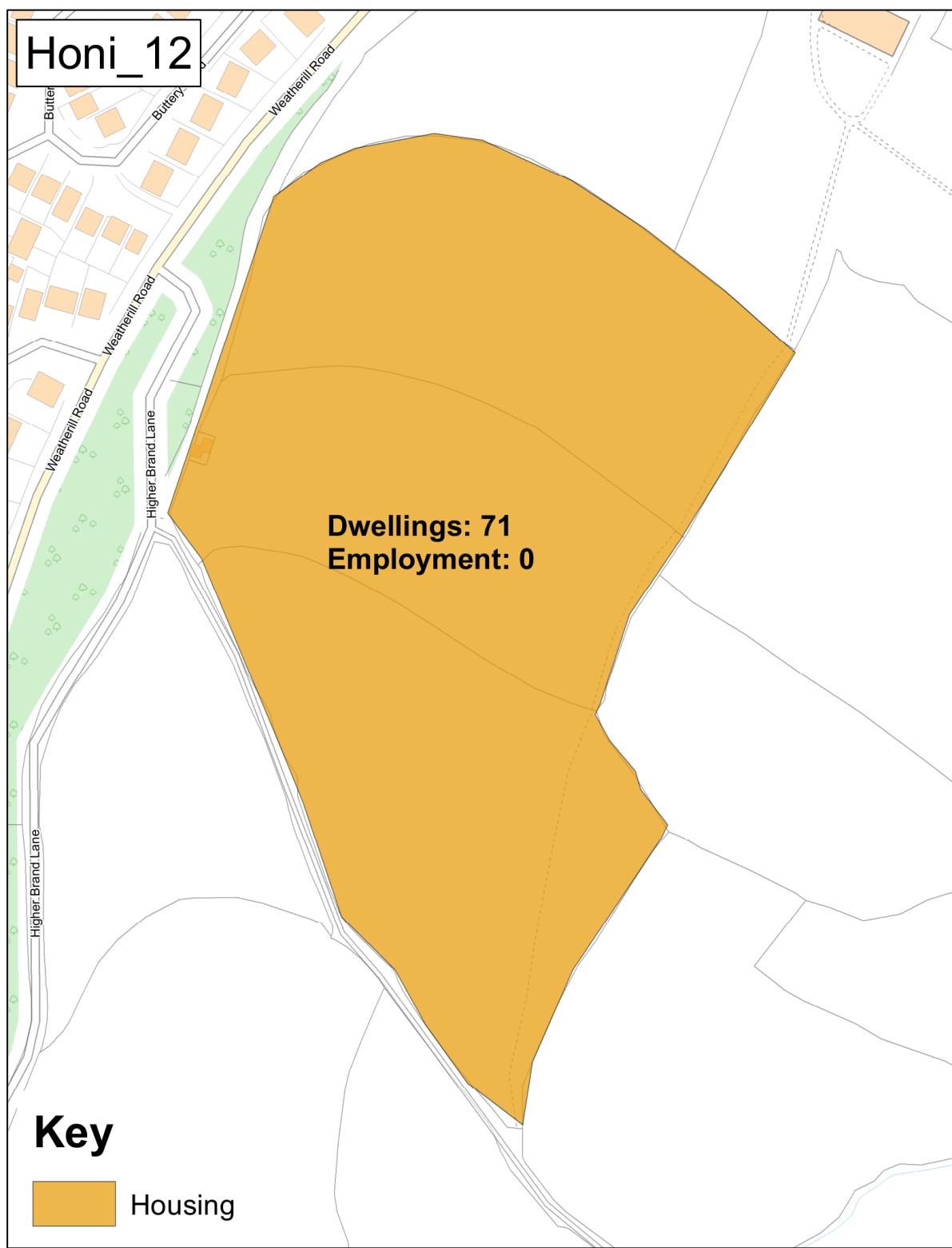
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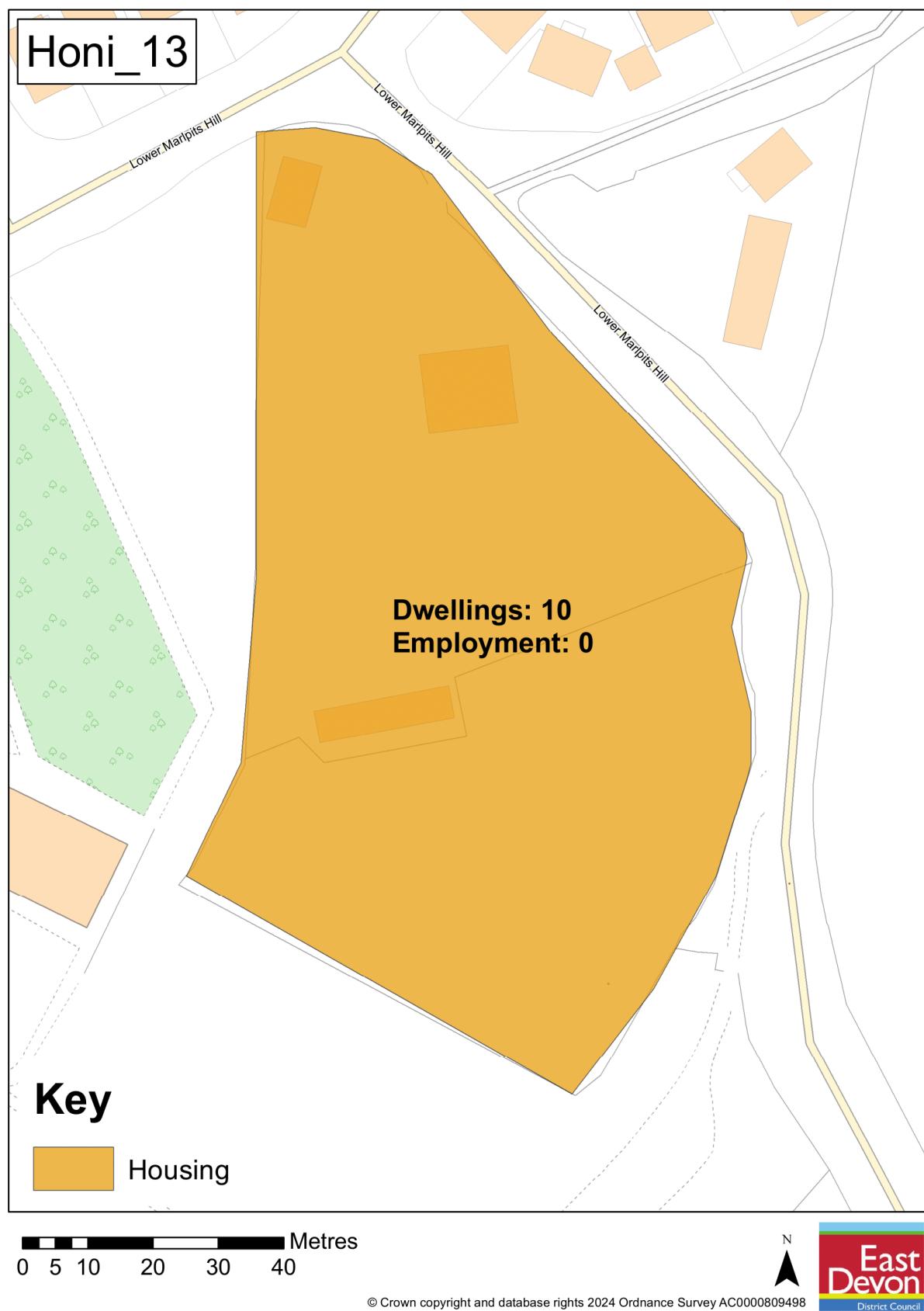
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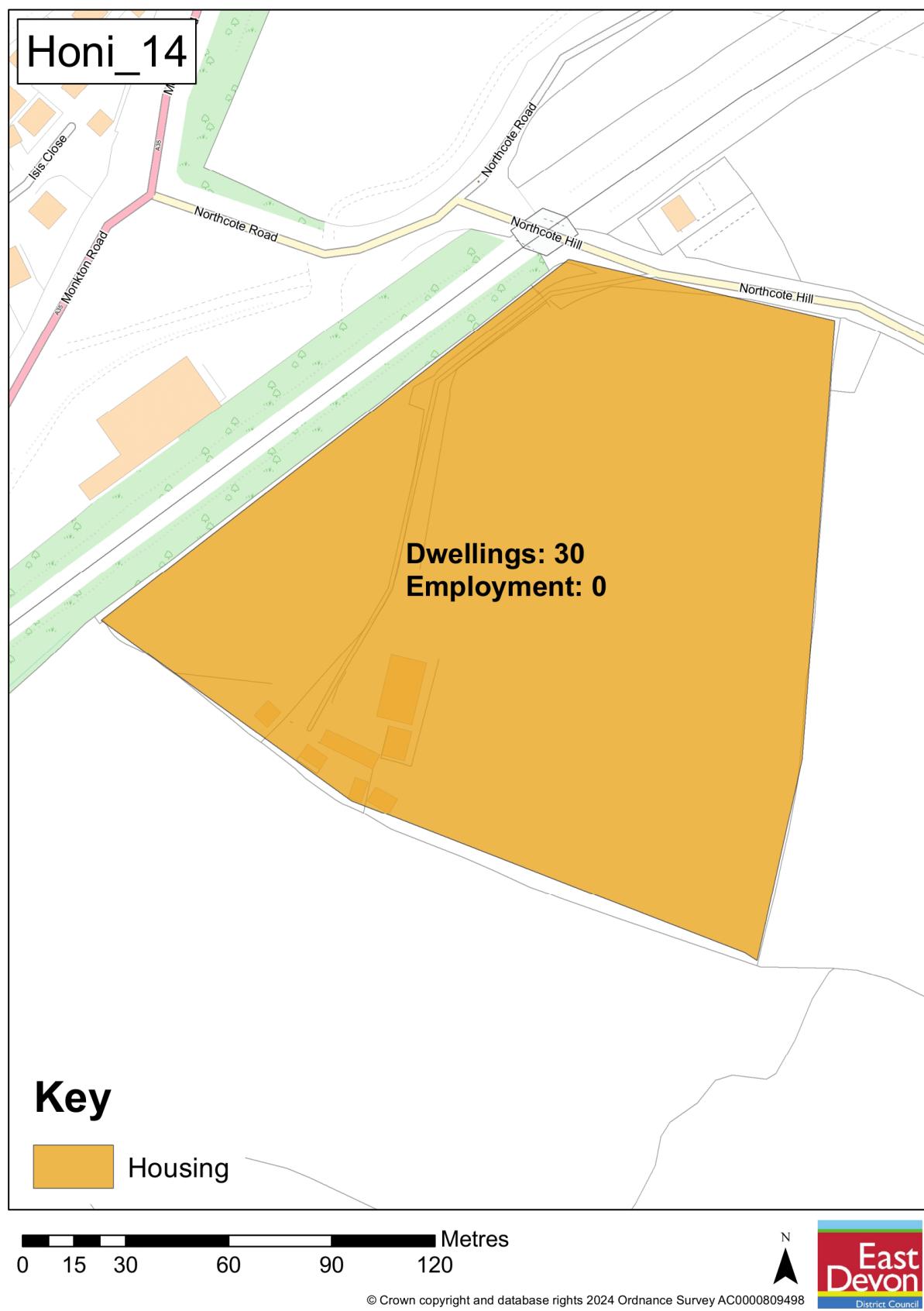
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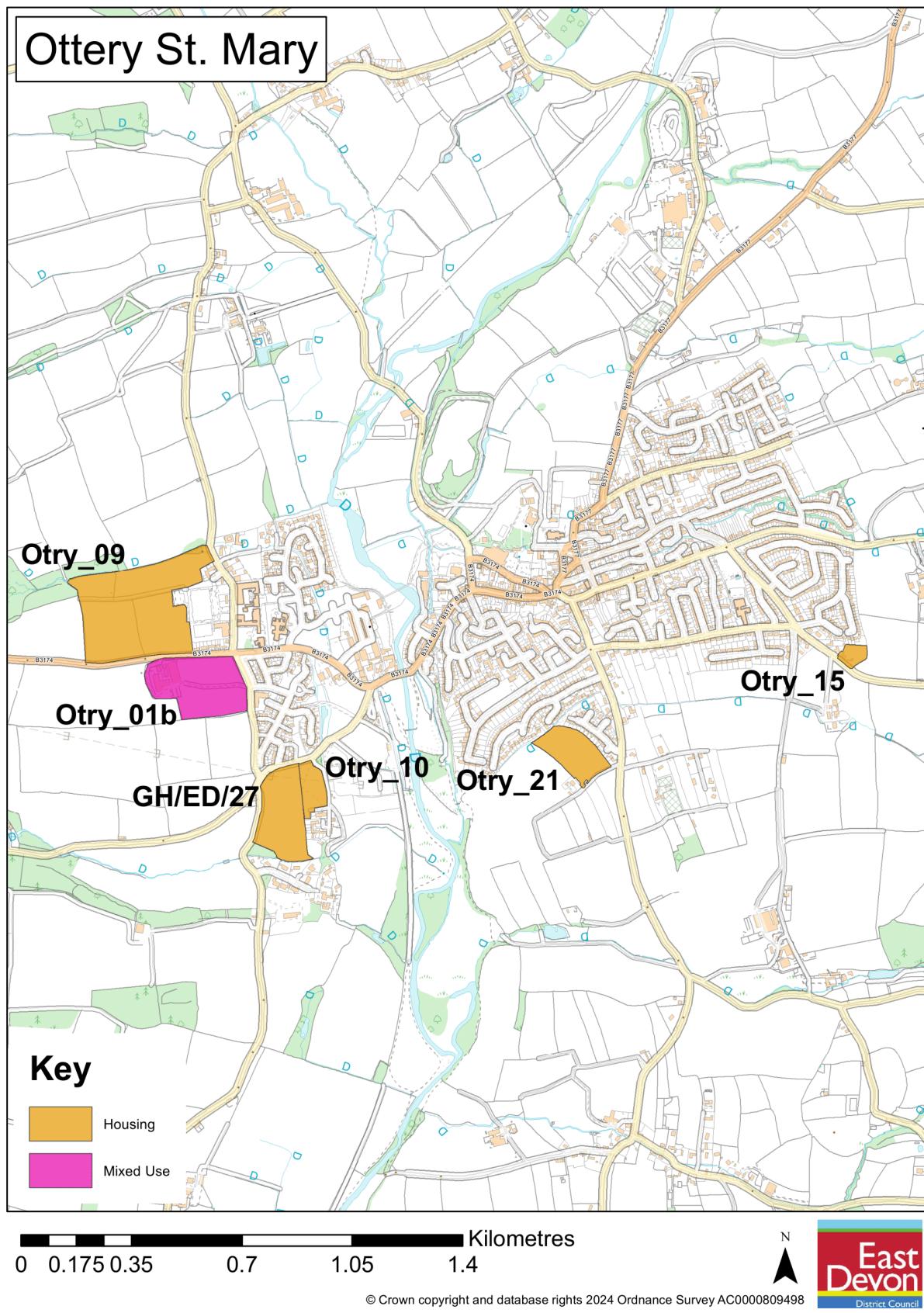
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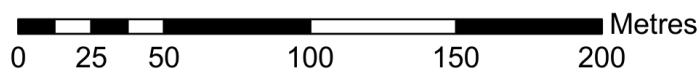
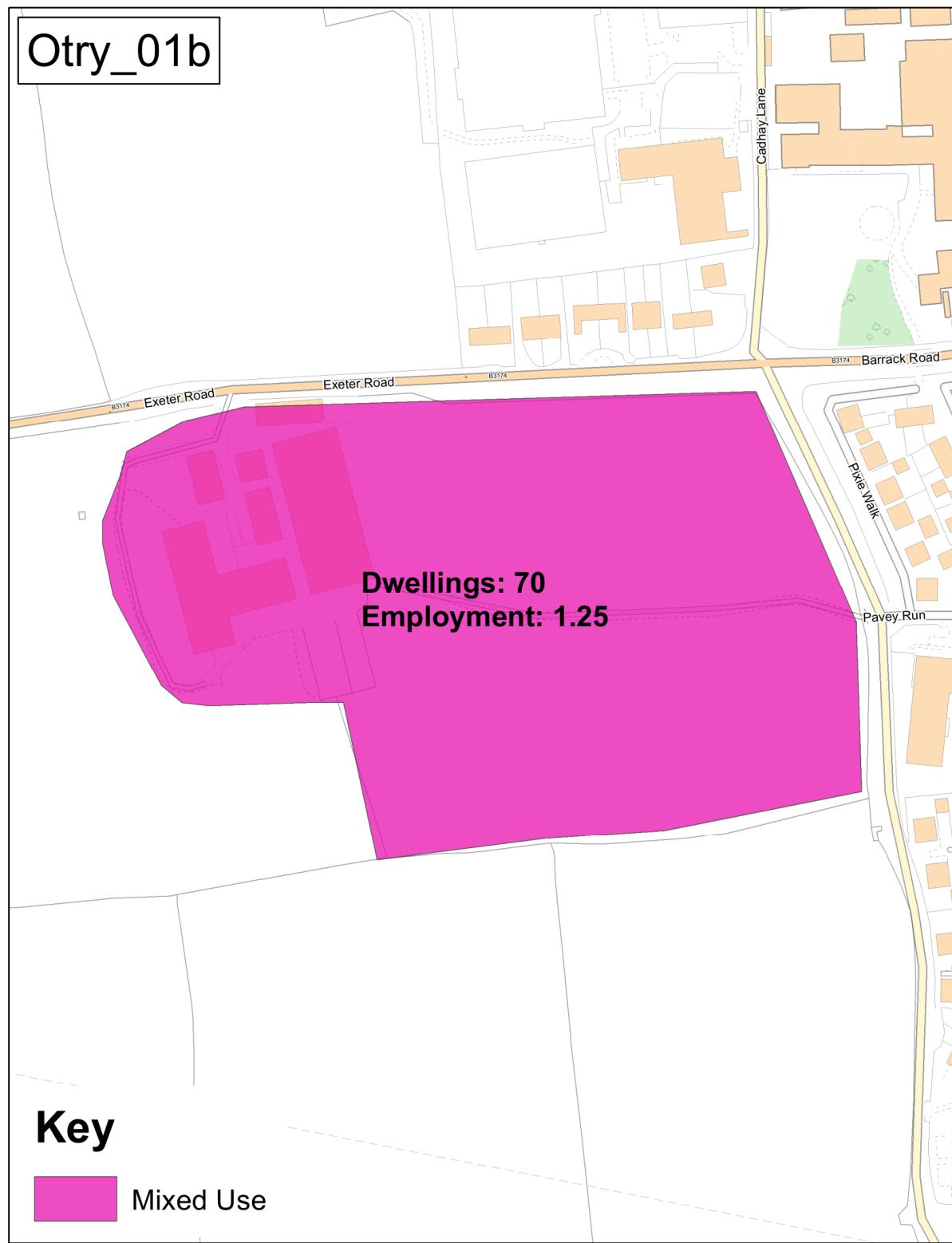
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Ottery St Mary



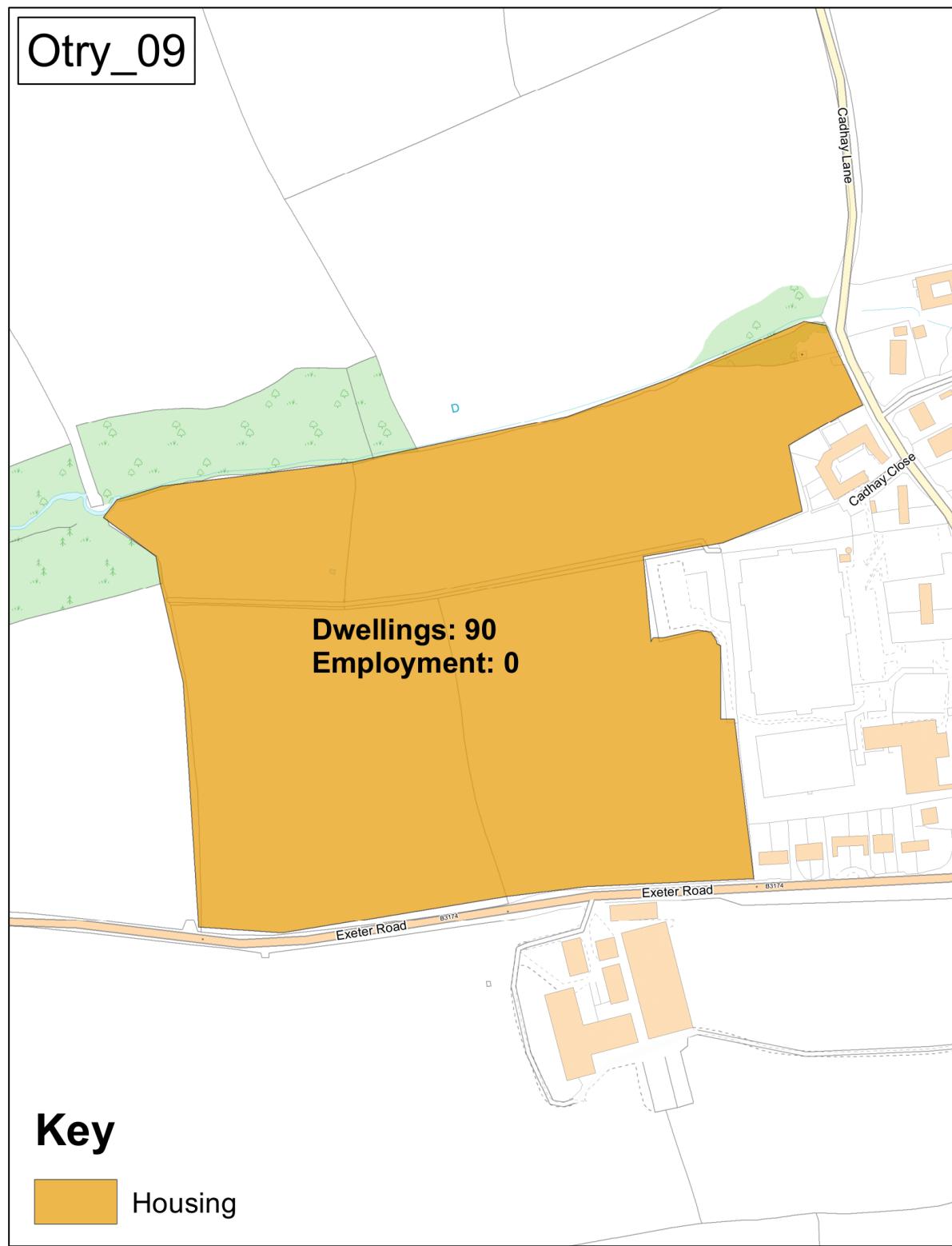
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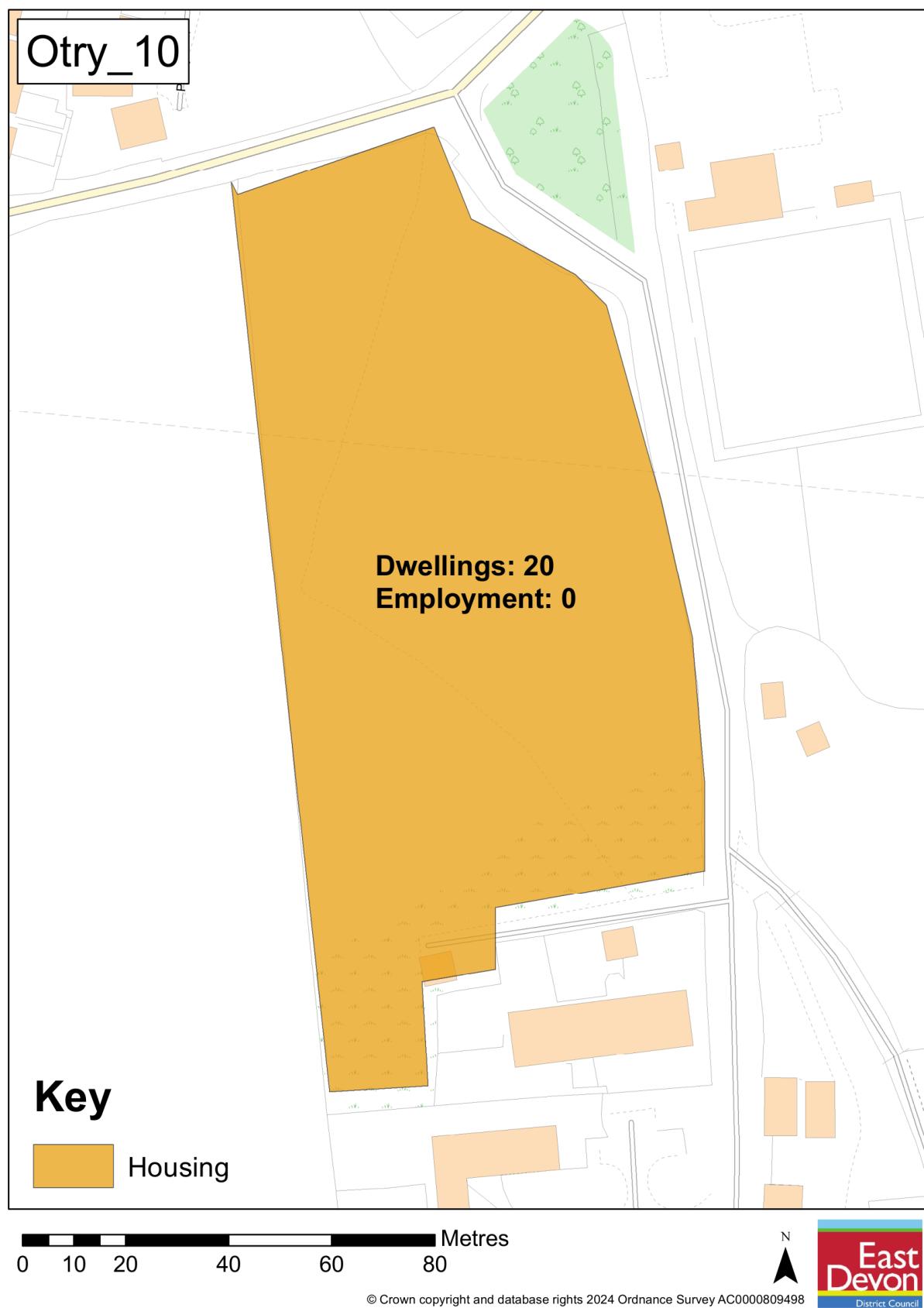
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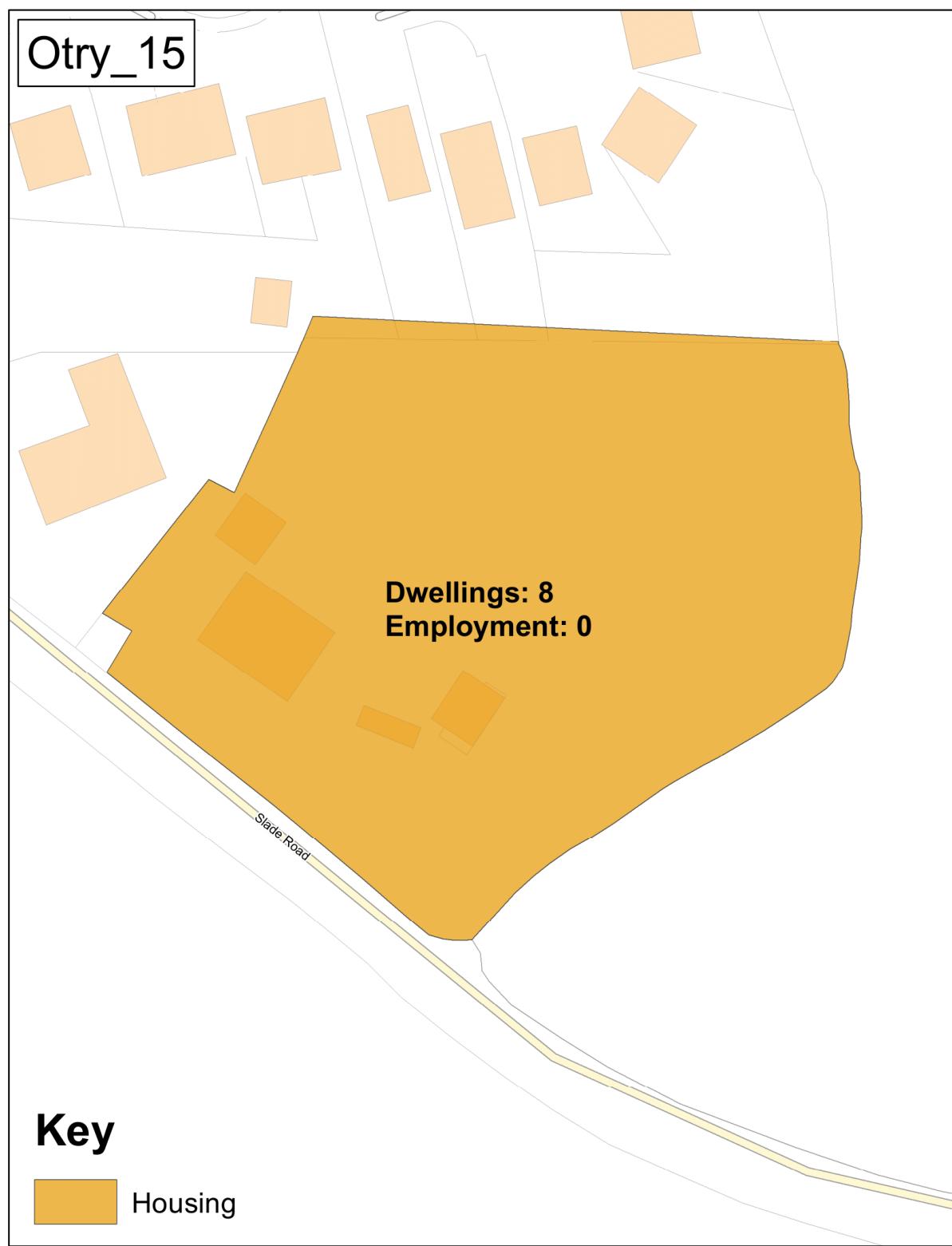
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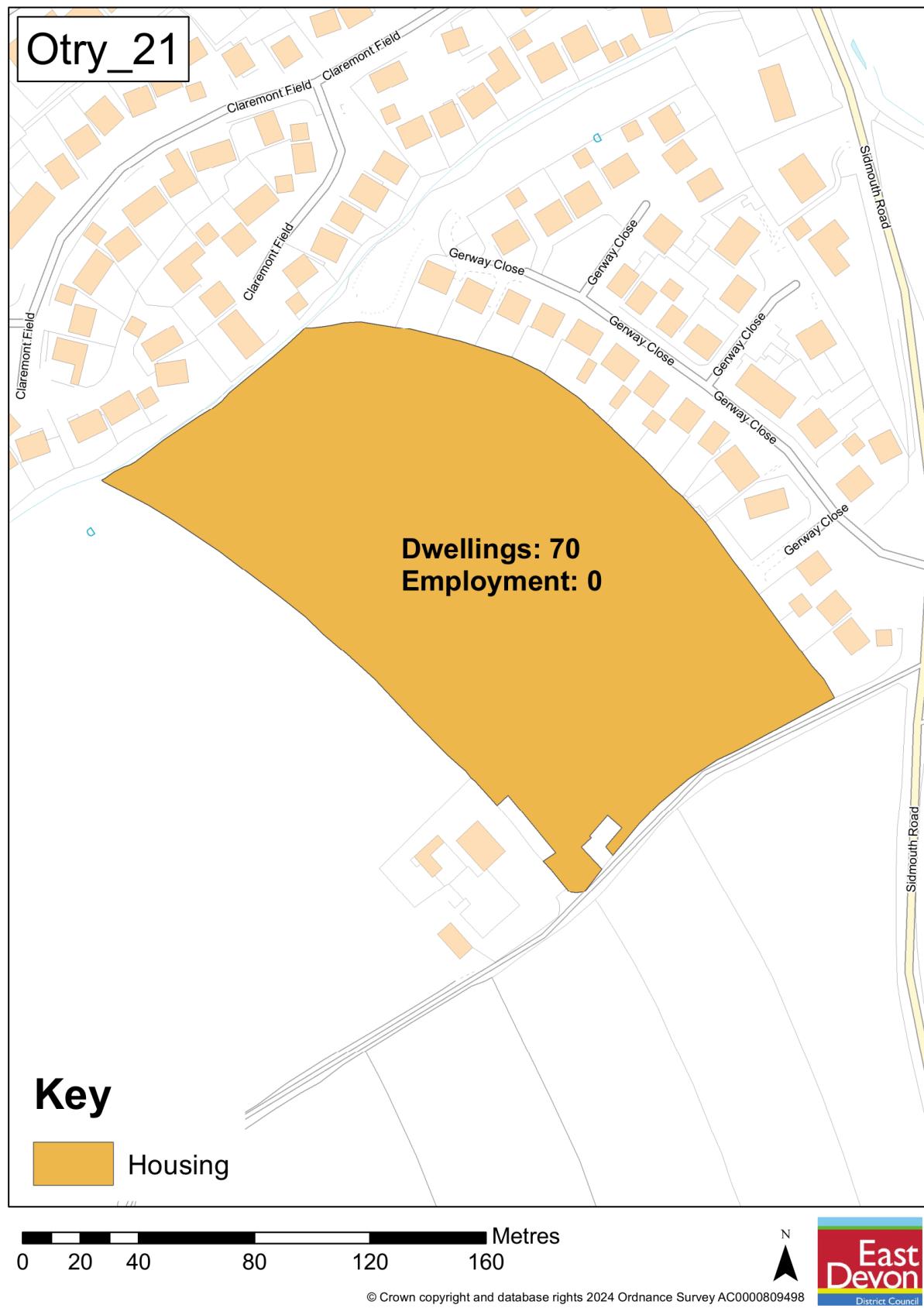
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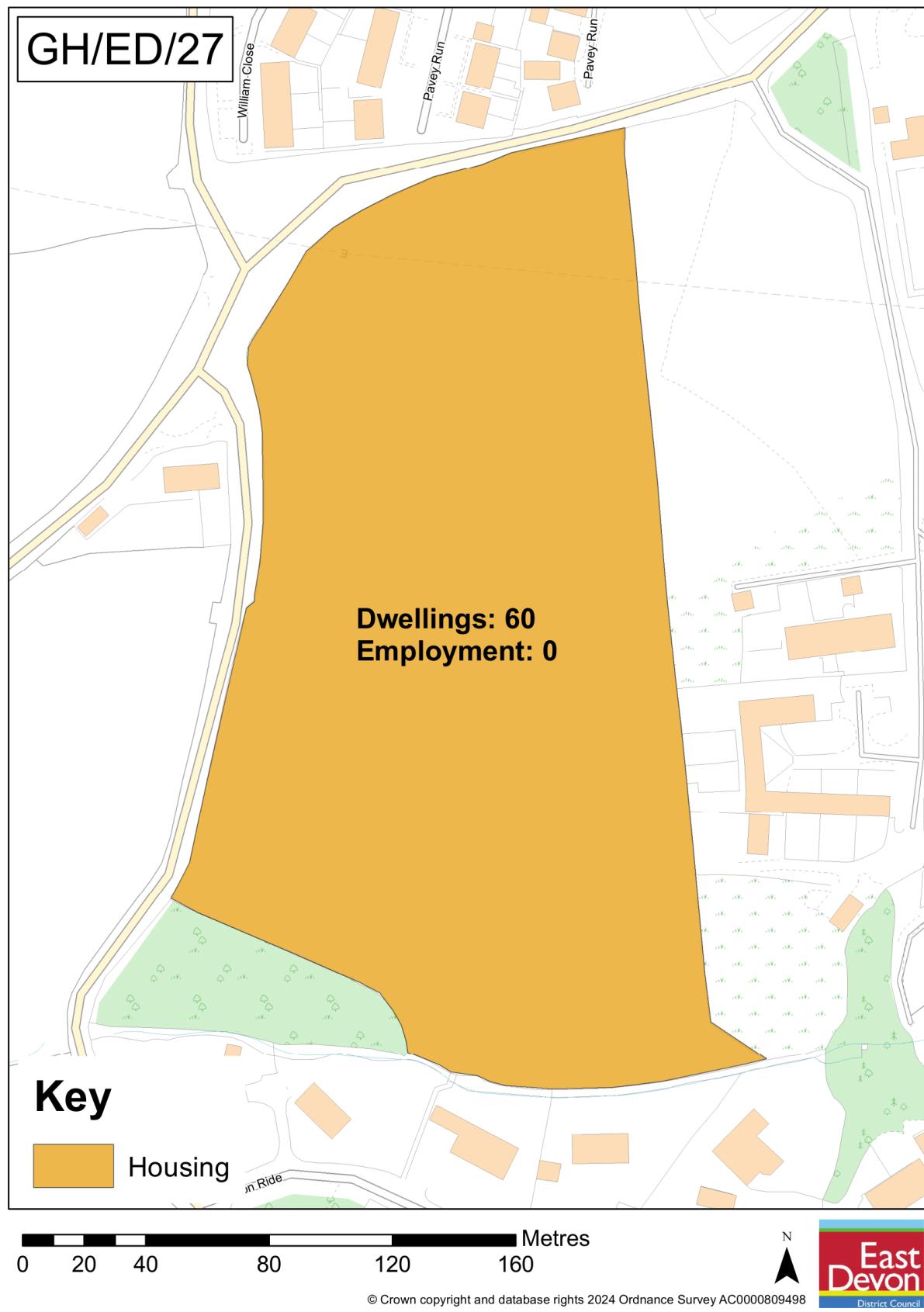
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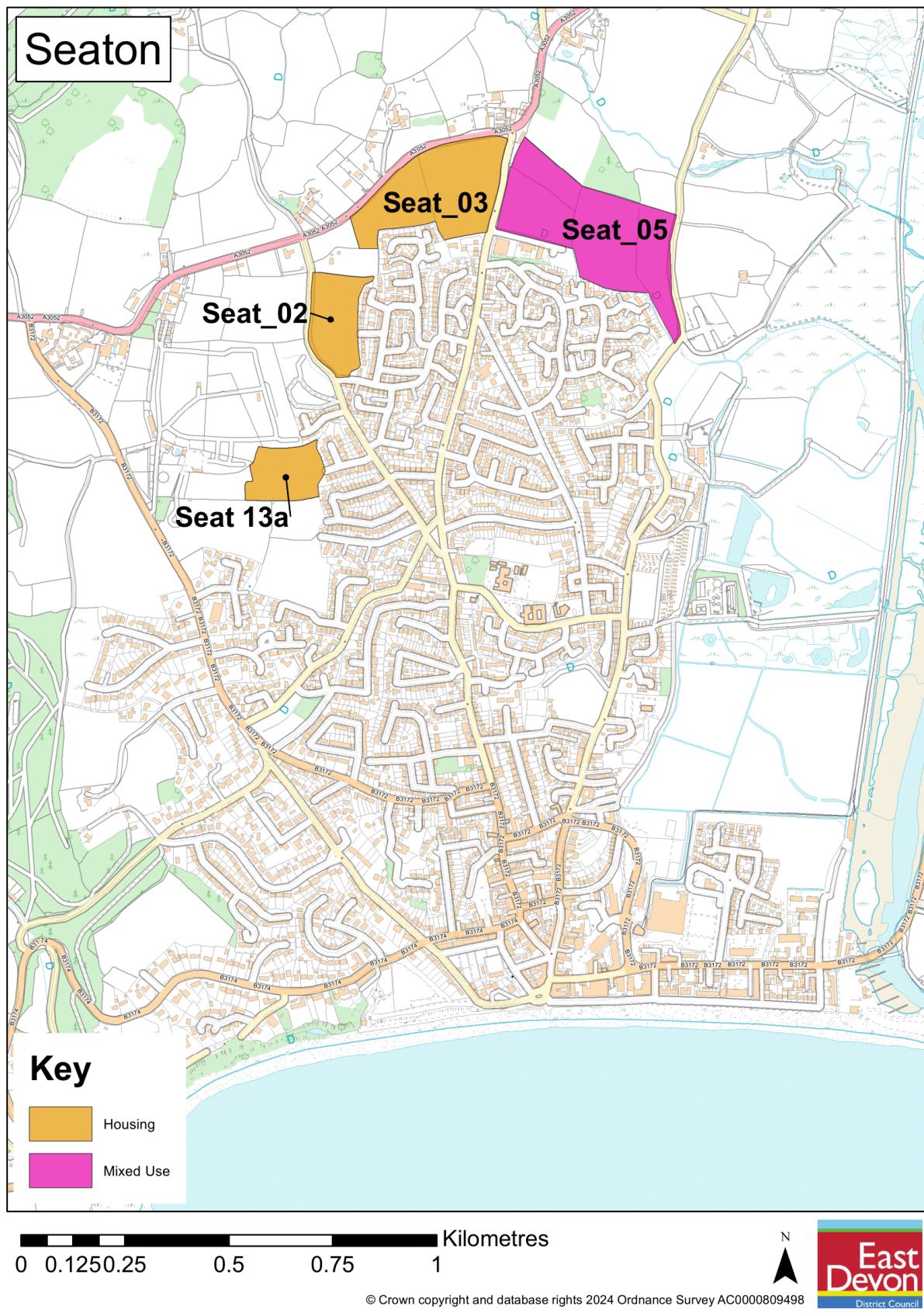
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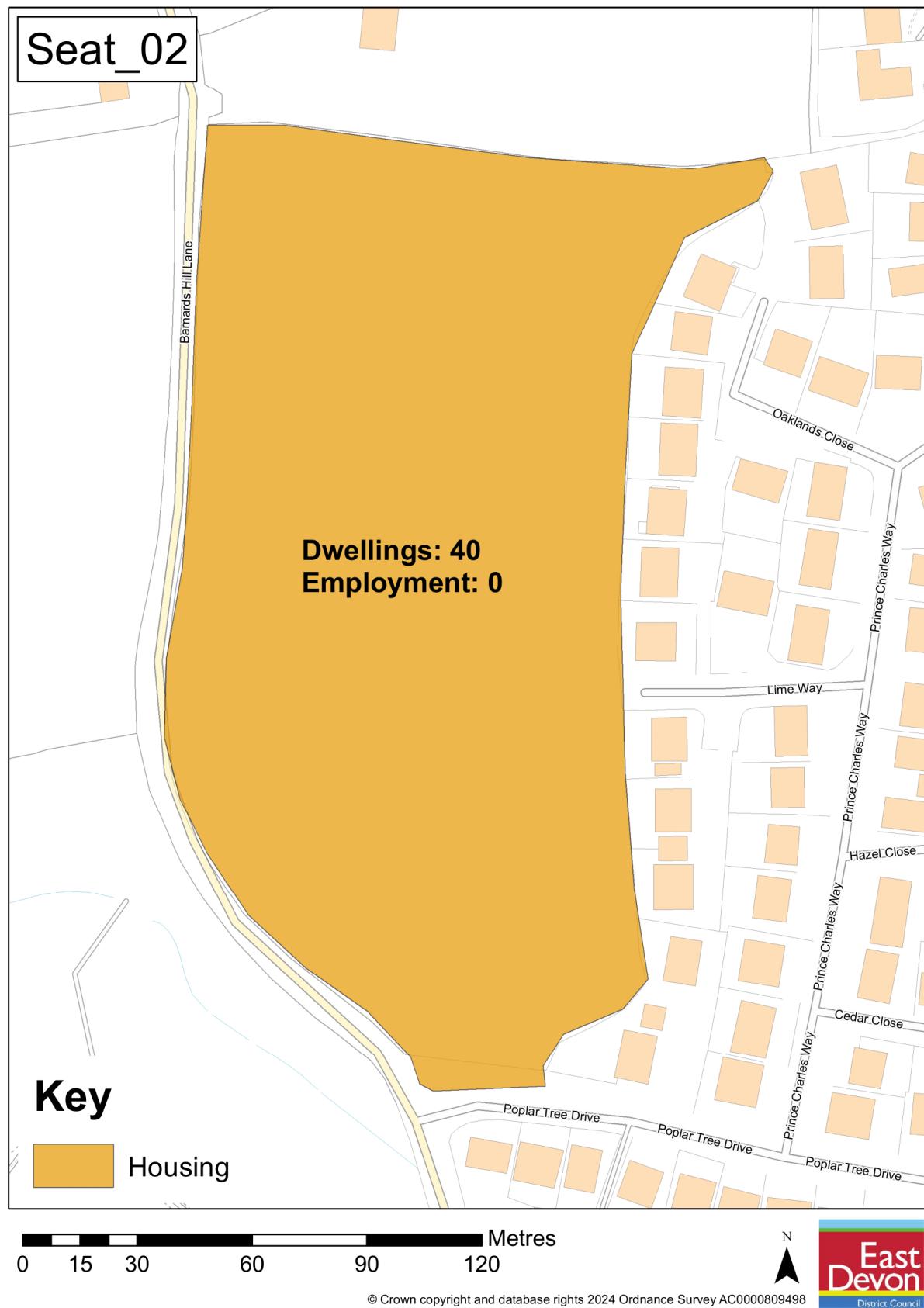
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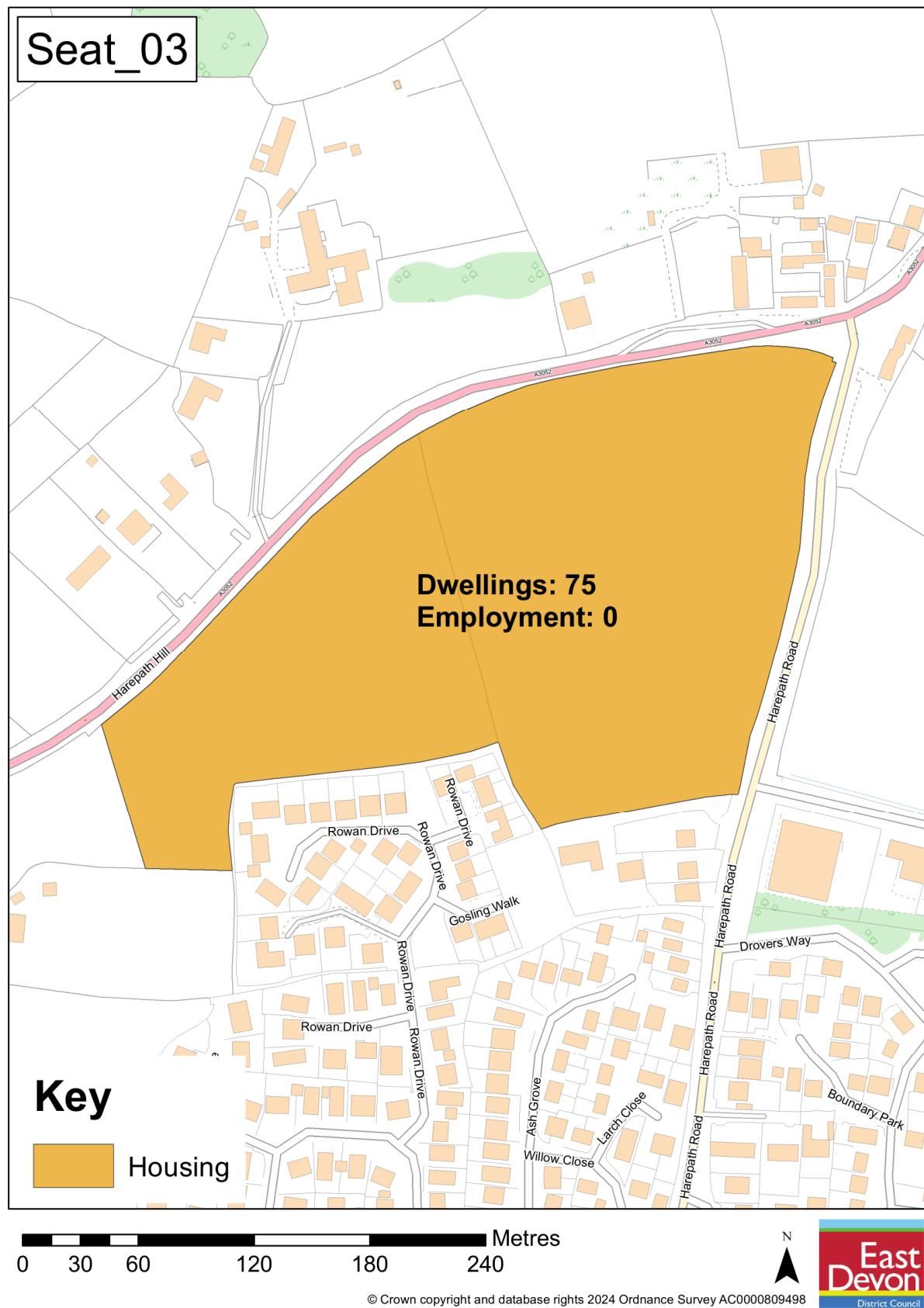
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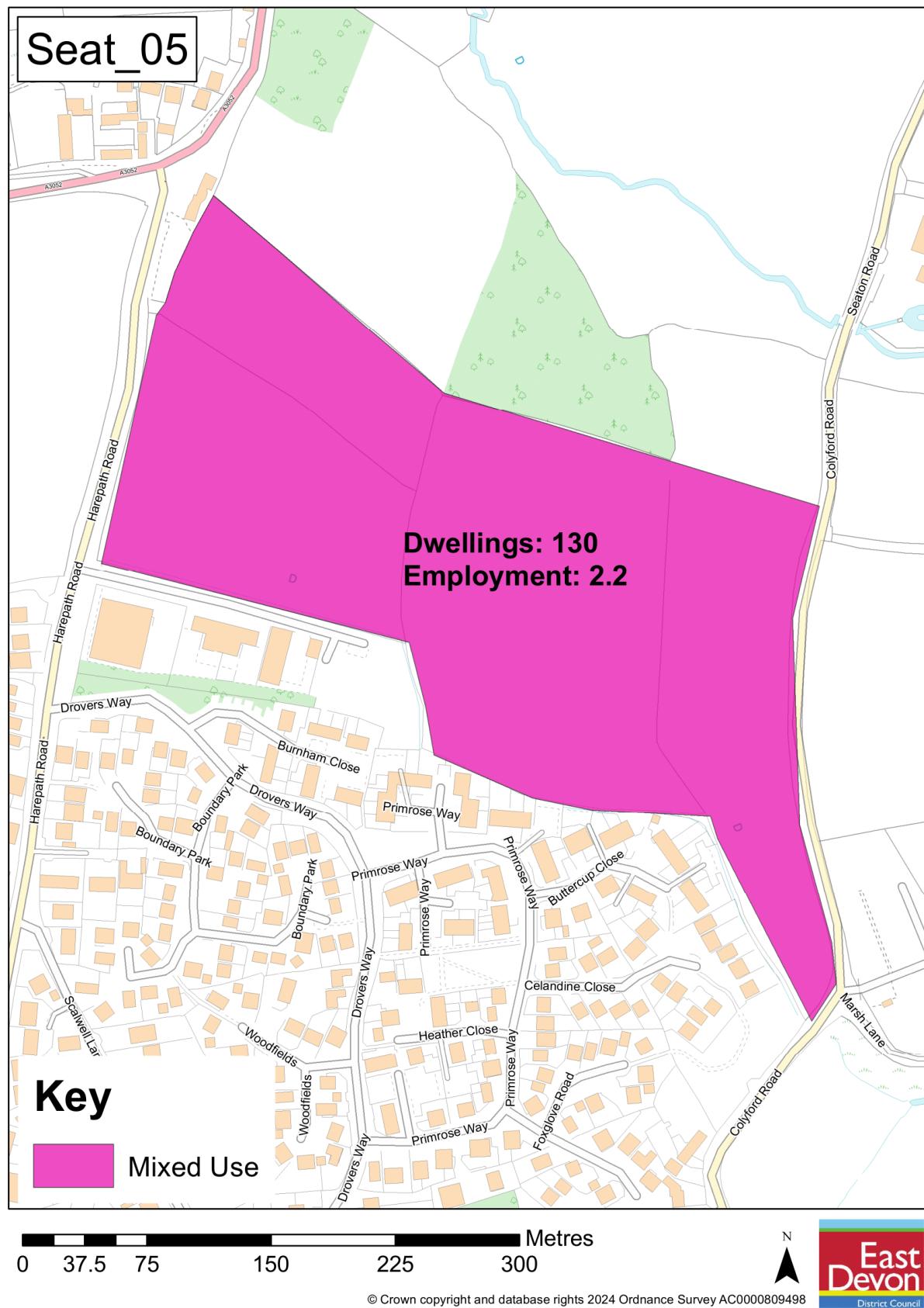
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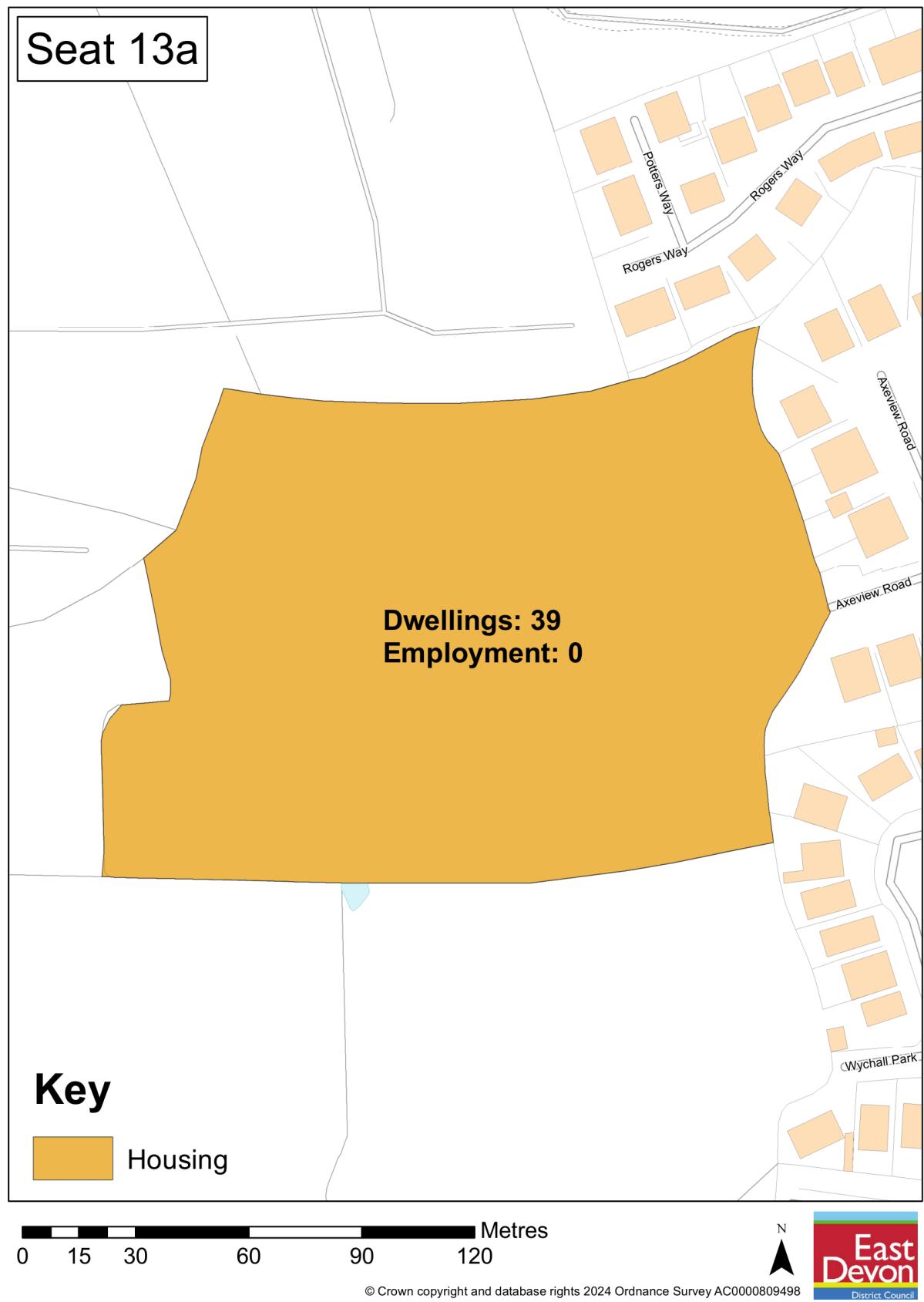
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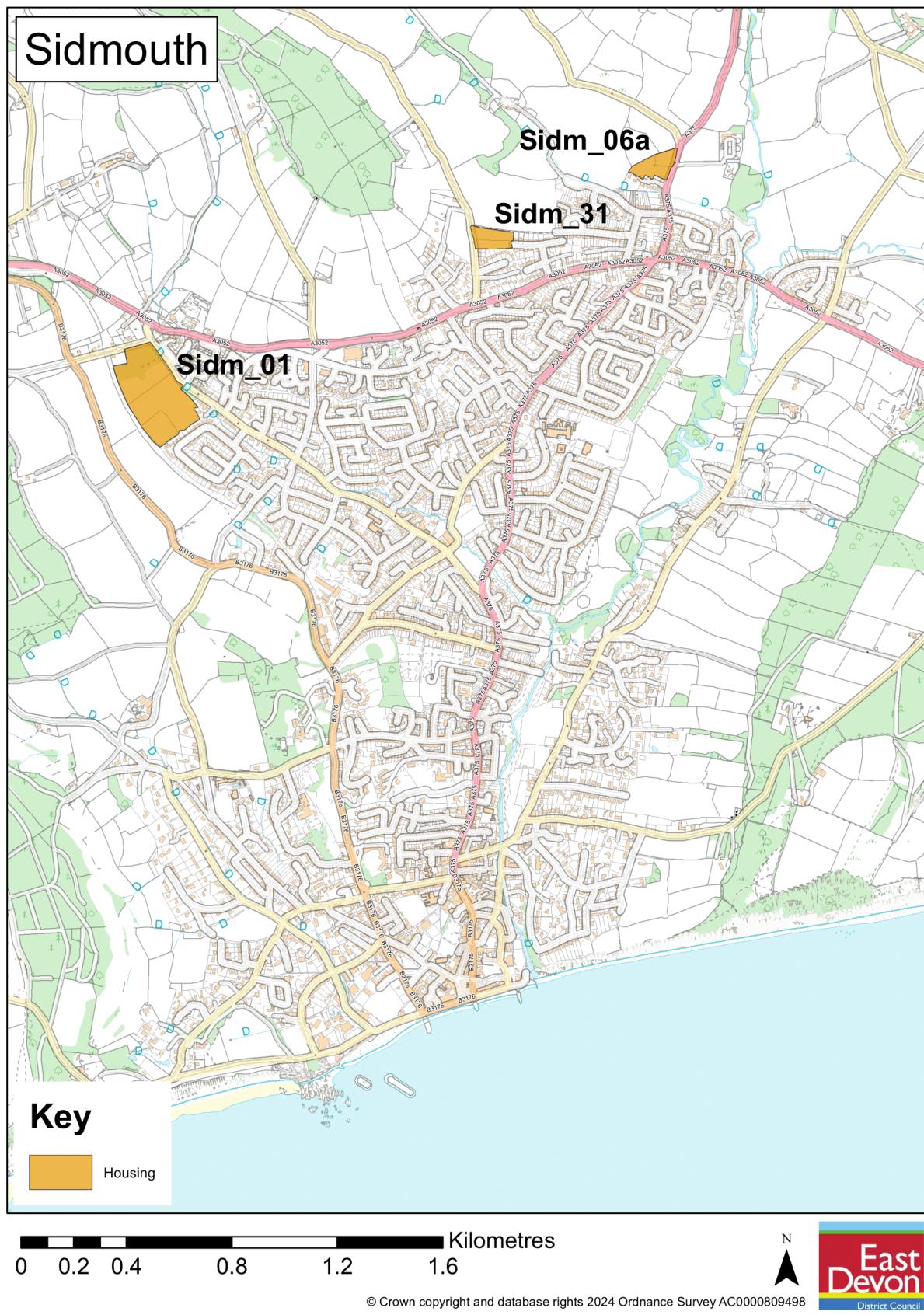
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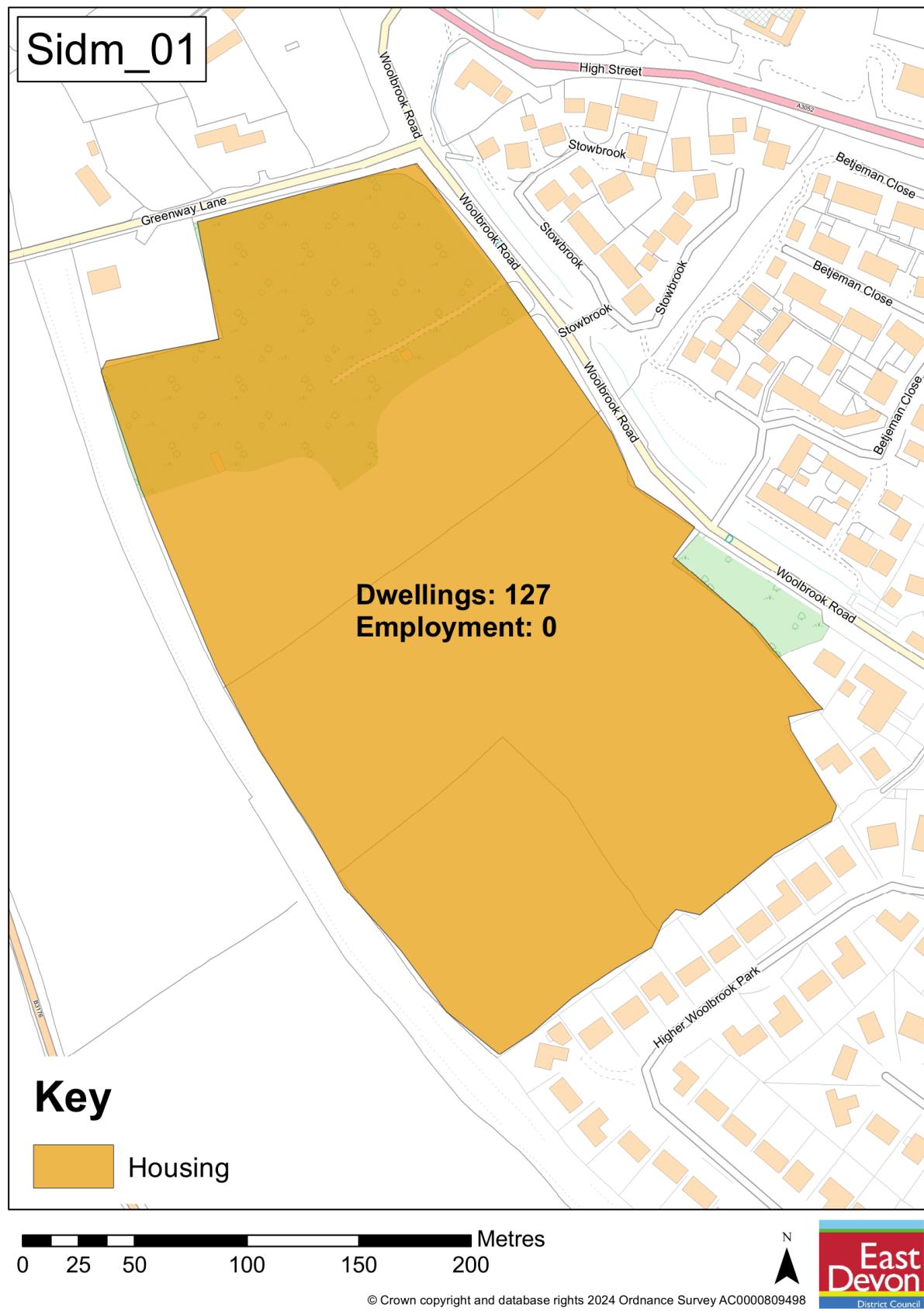
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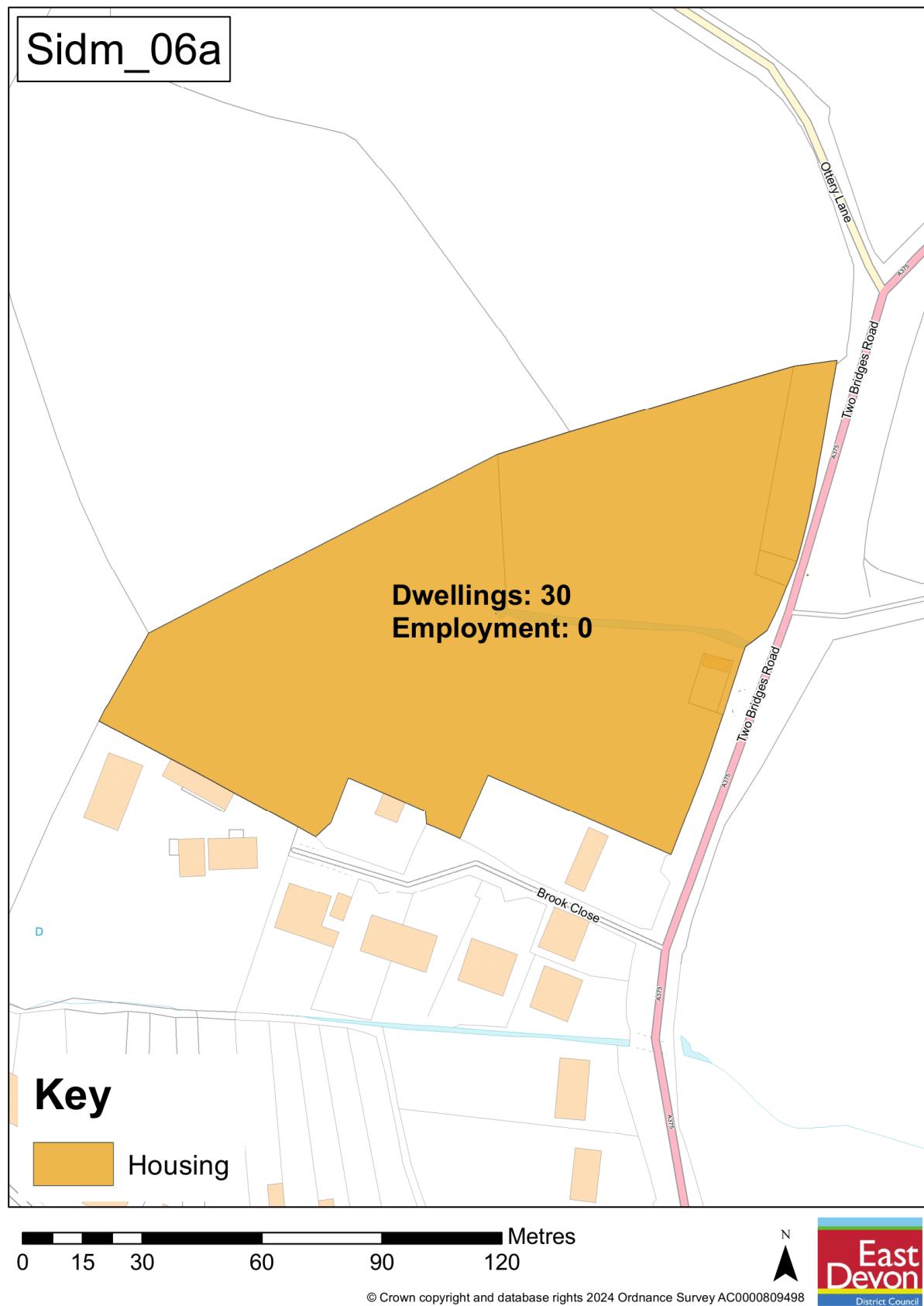
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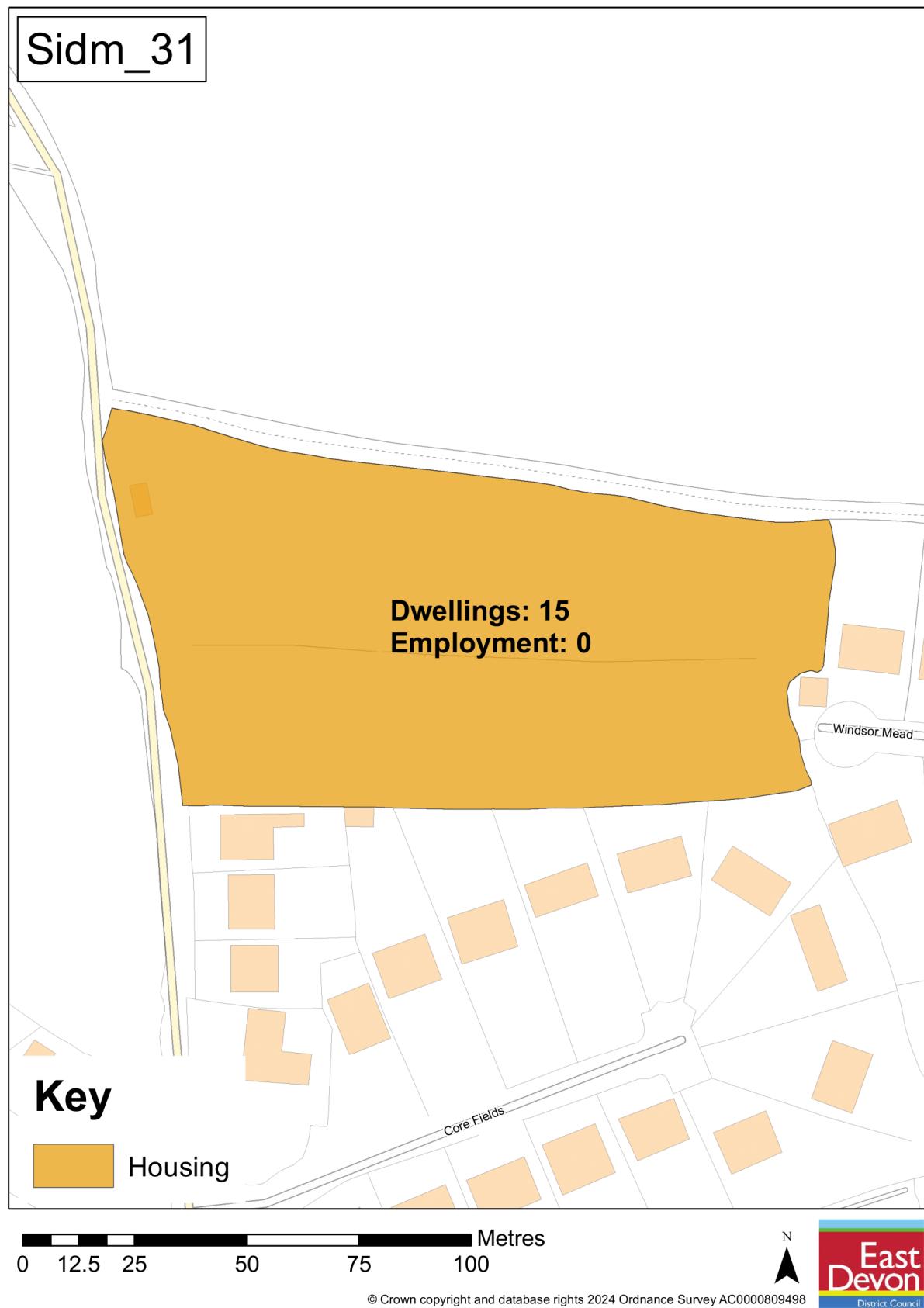
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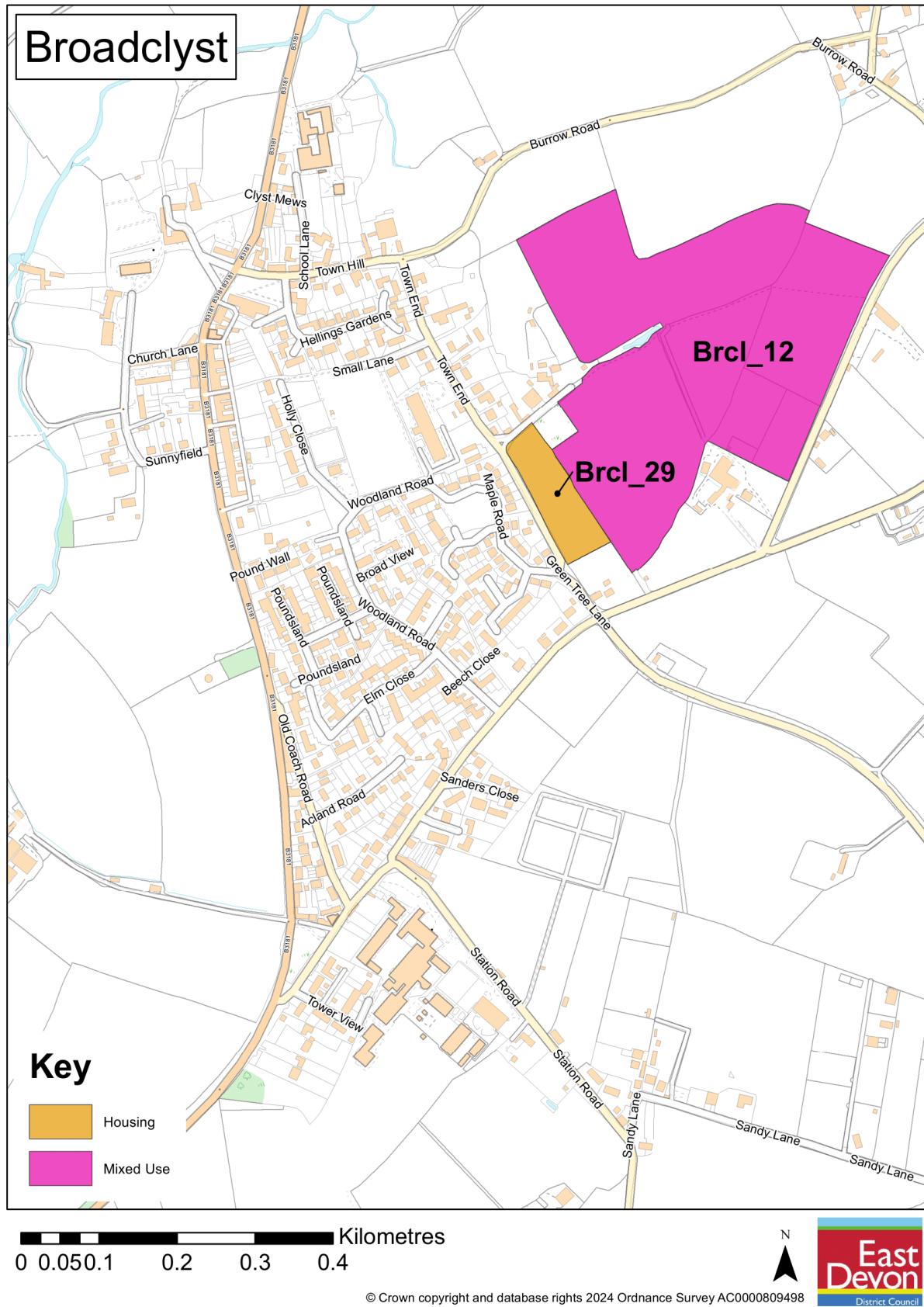
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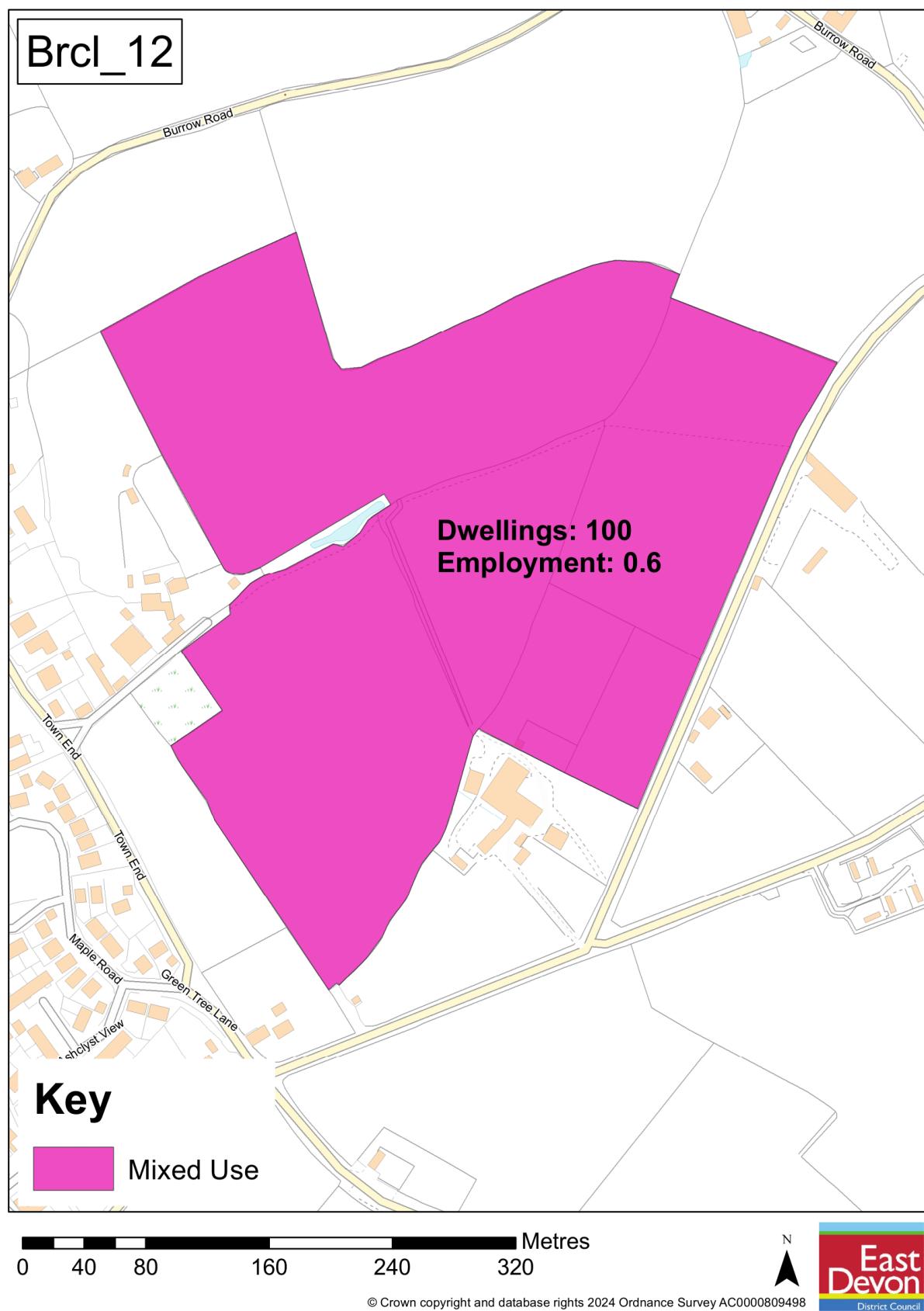
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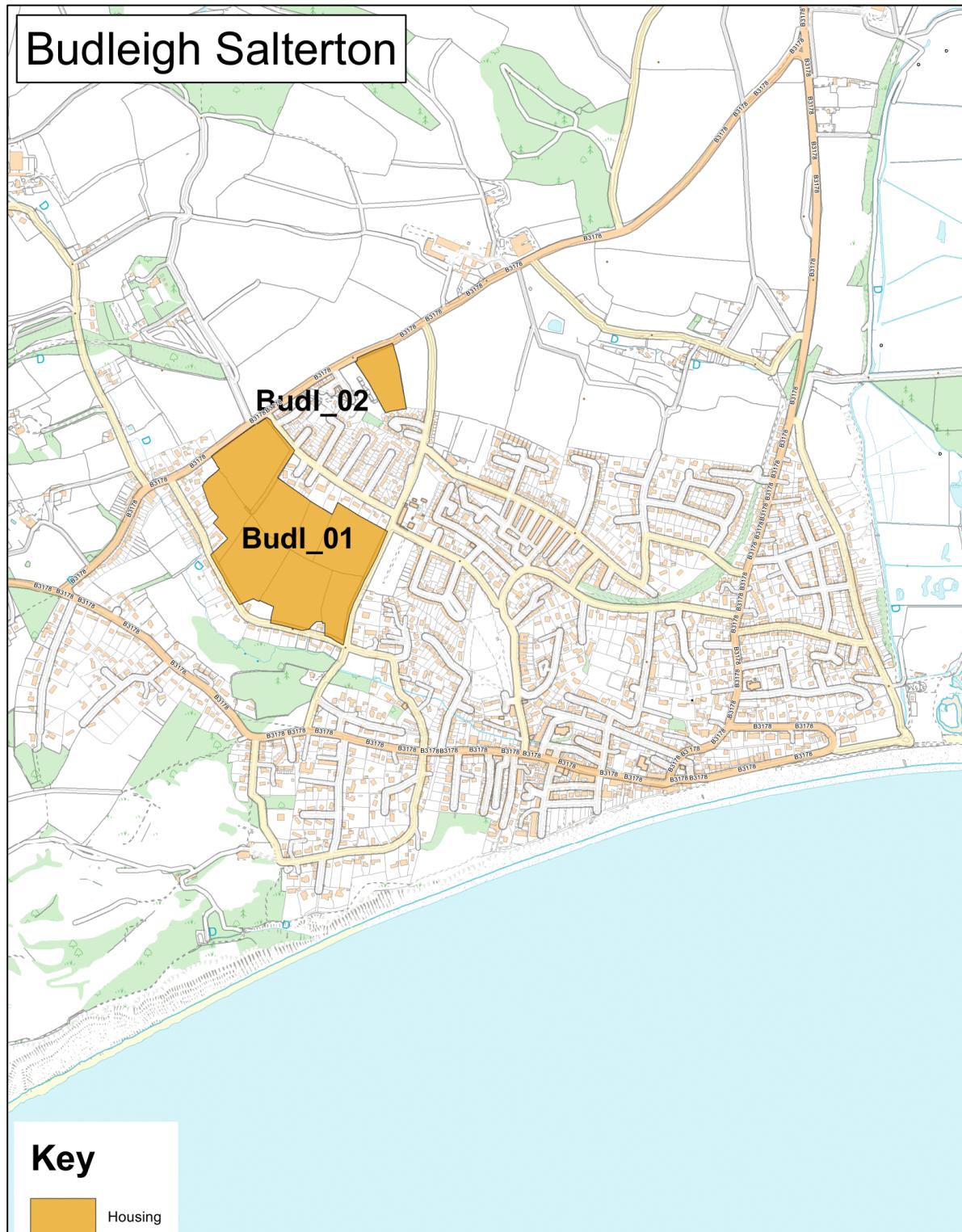
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Brcl_29



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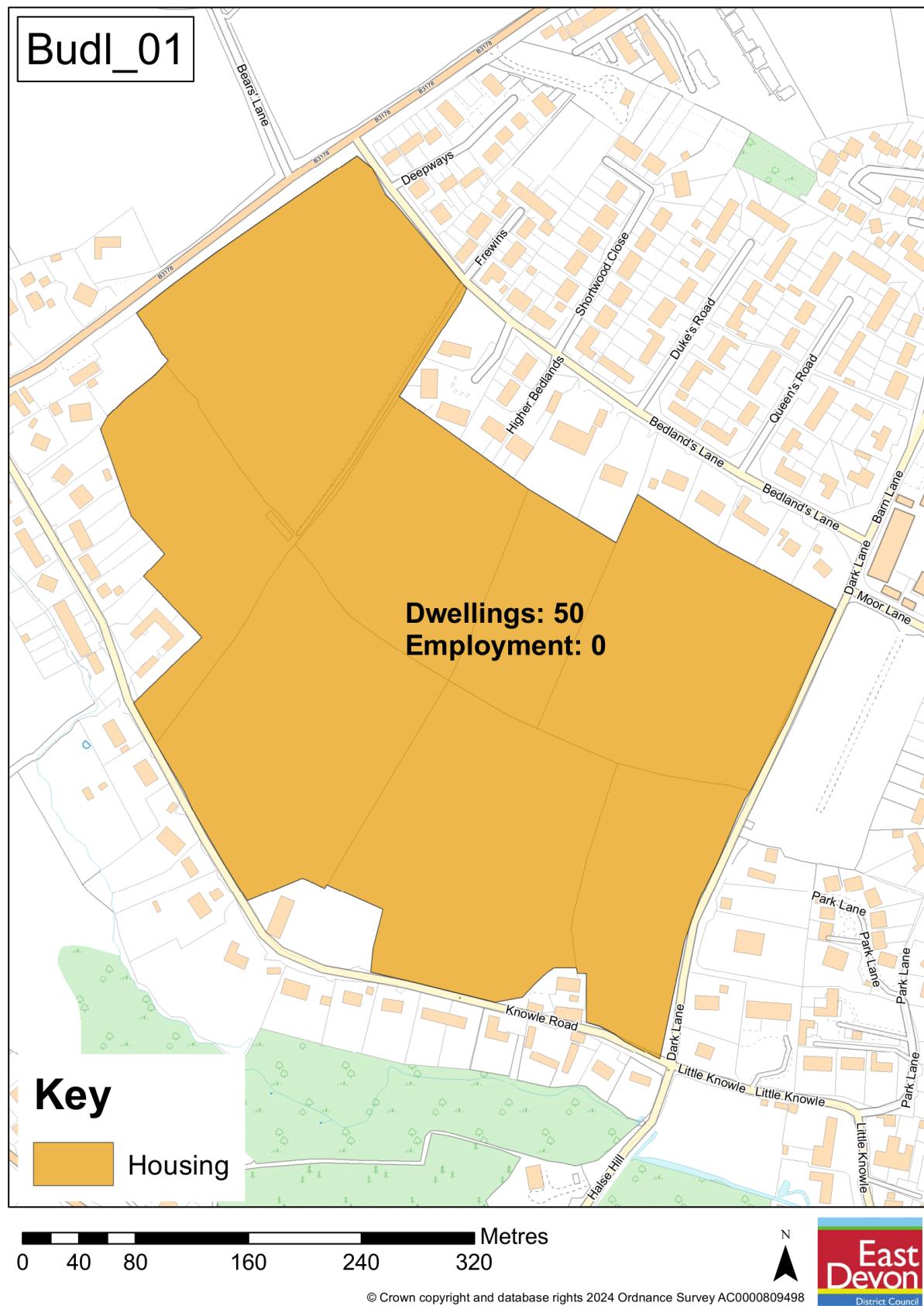


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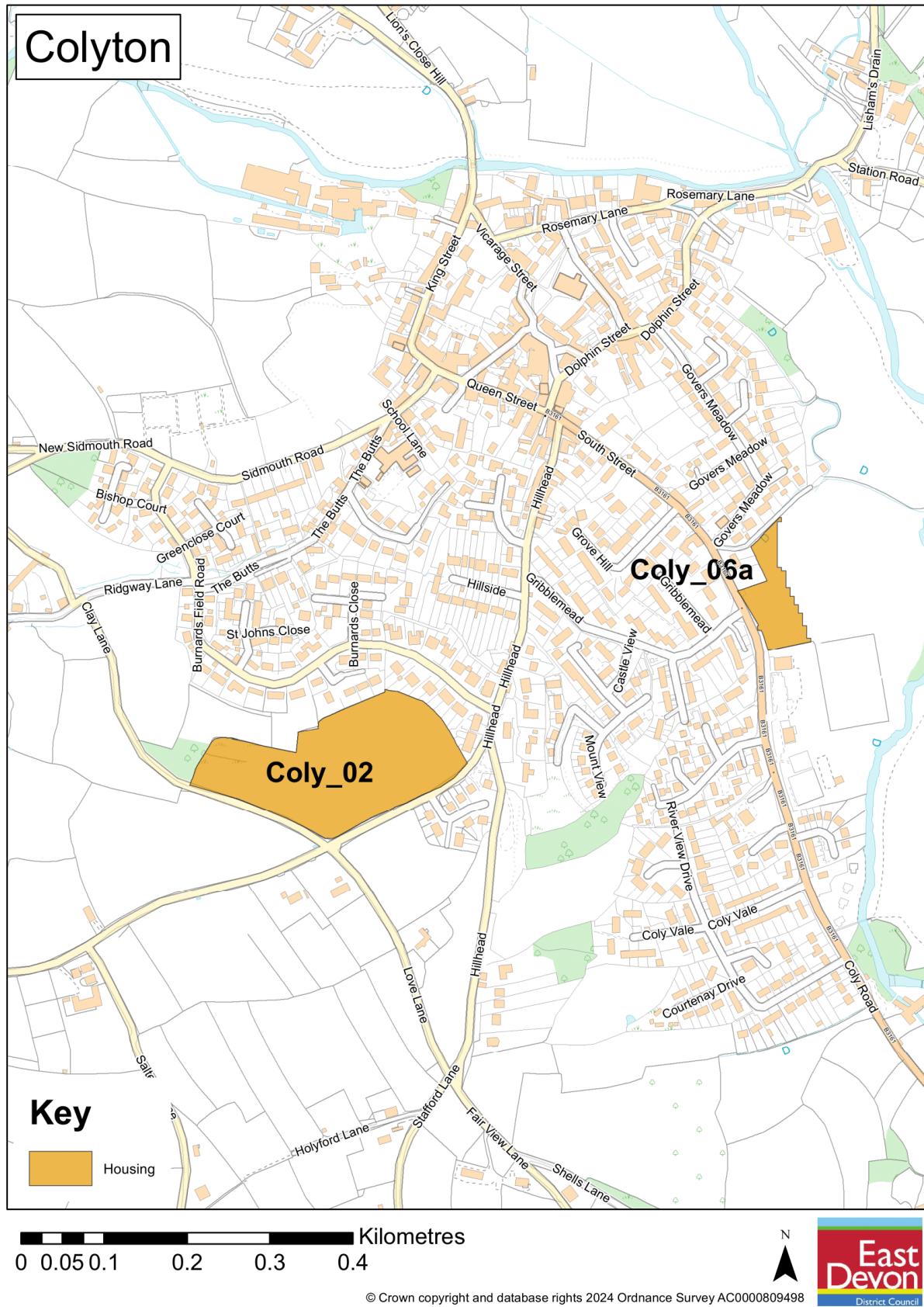
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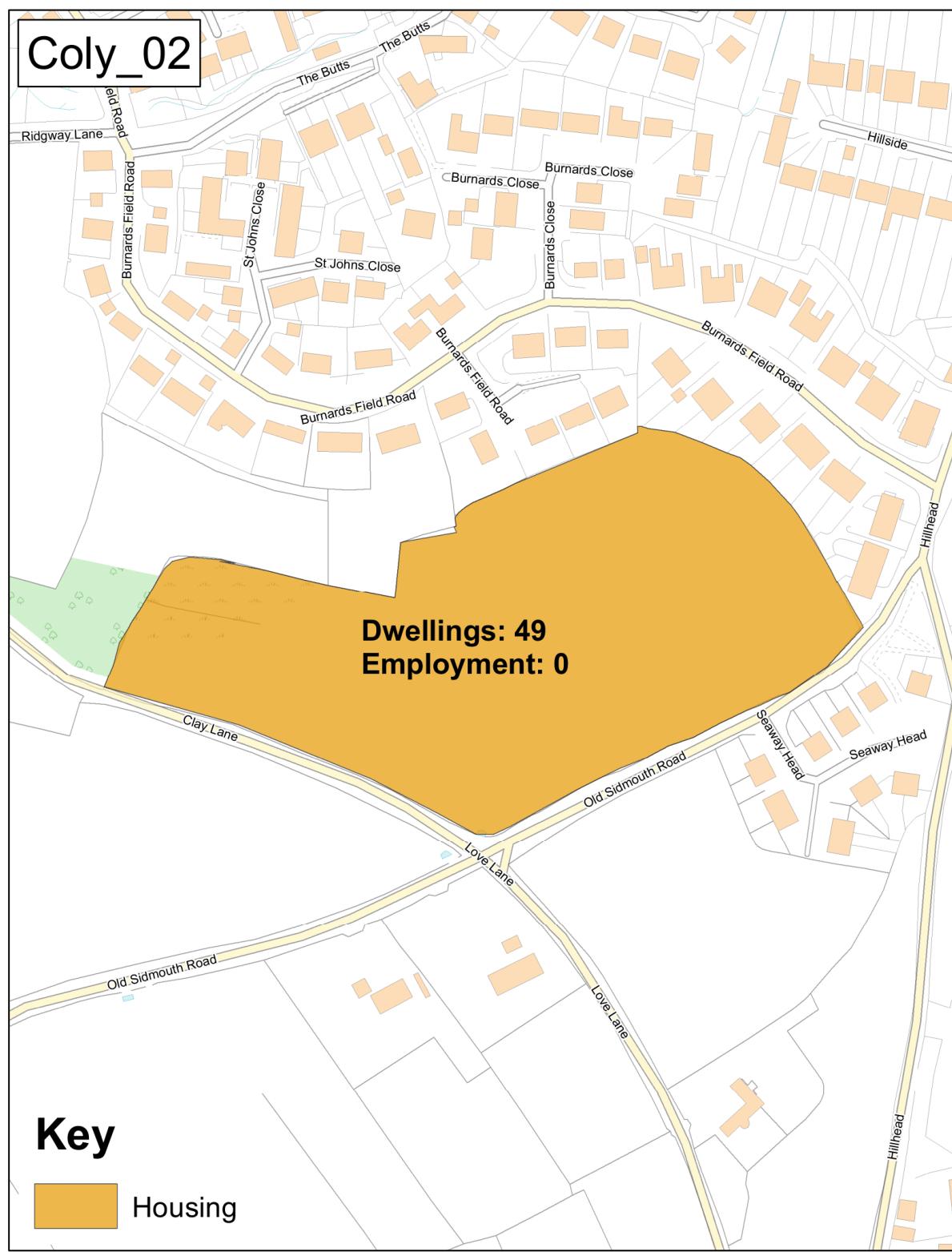
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Colyton



Coly_02



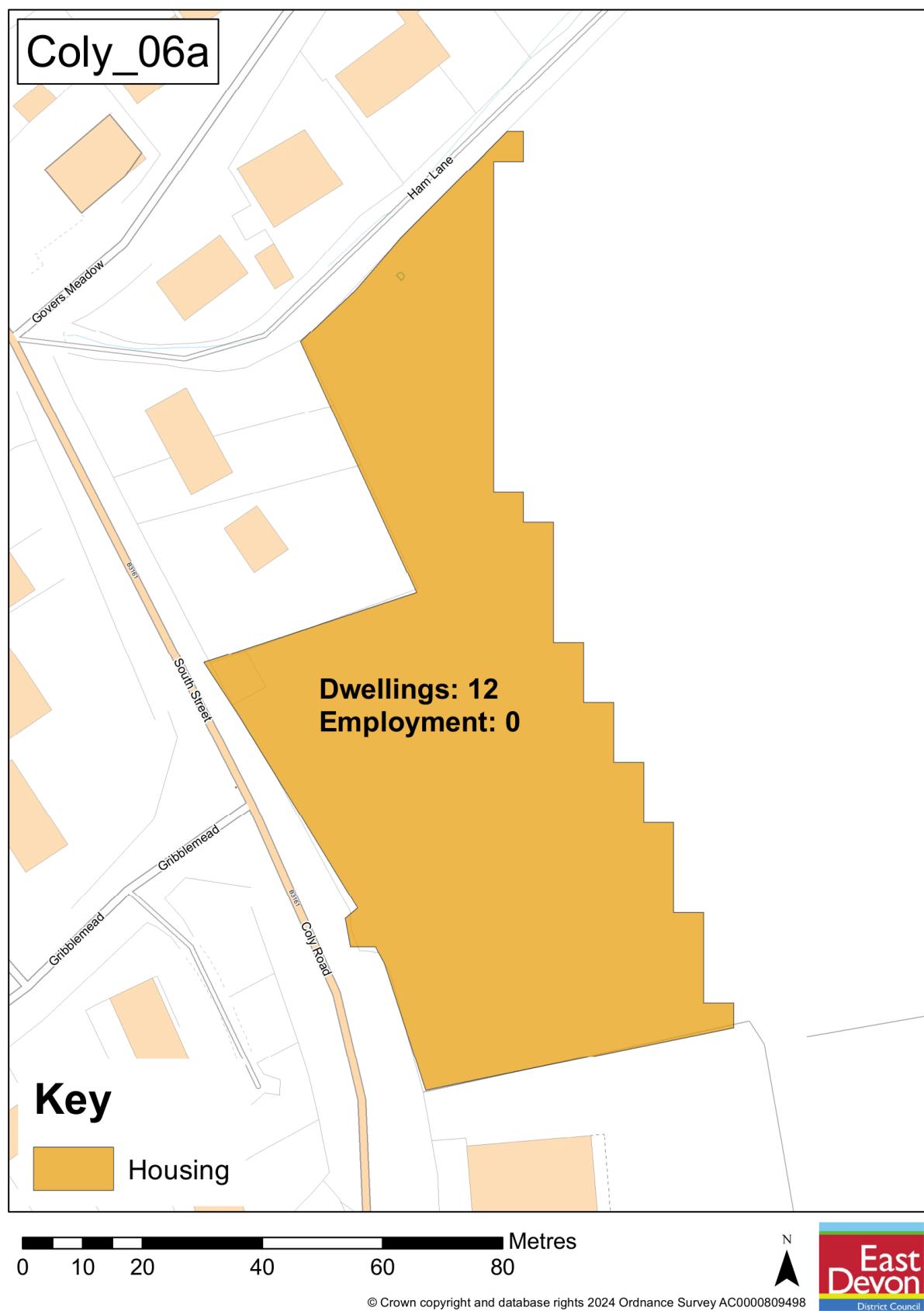
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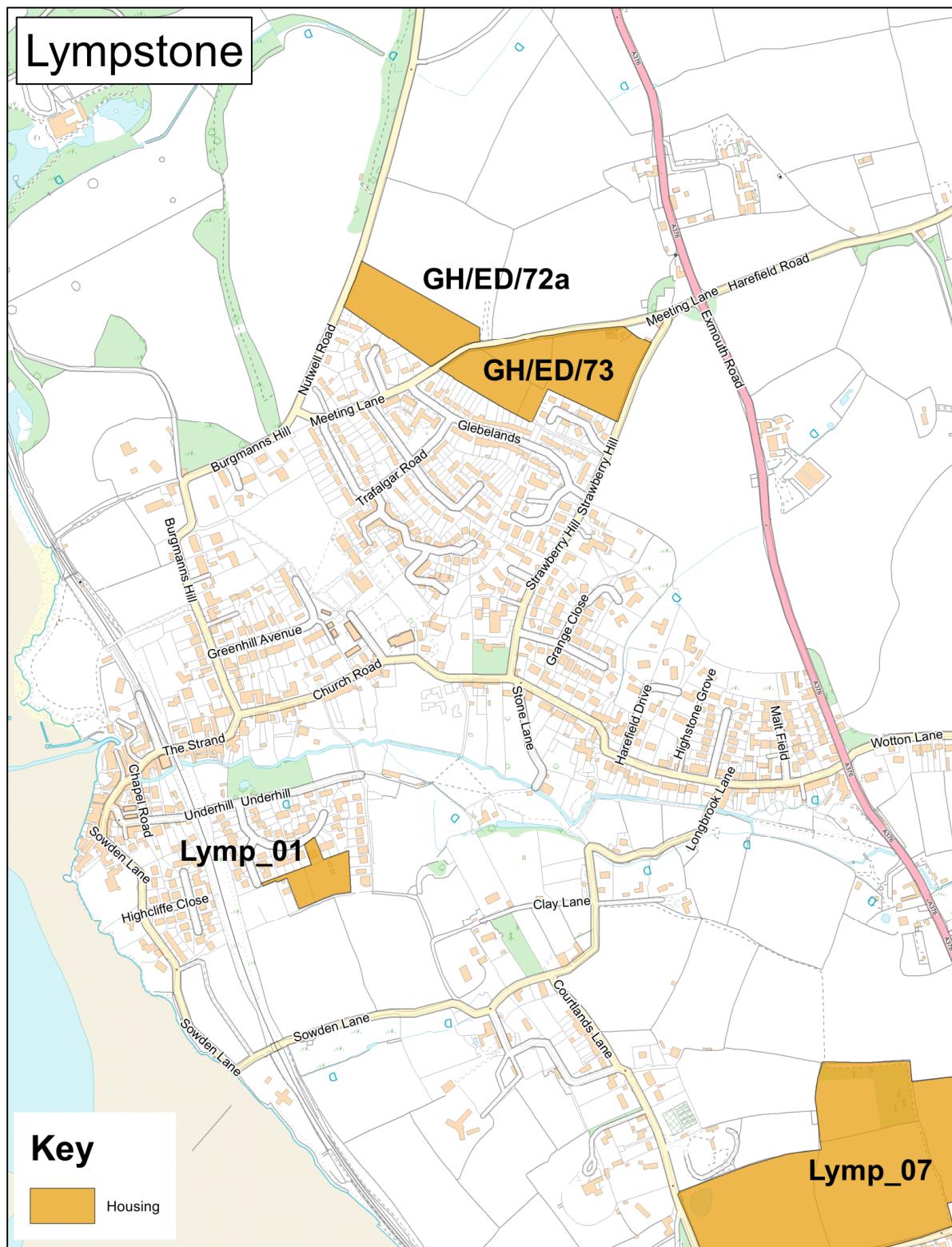
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Coly_06a



Lympstone

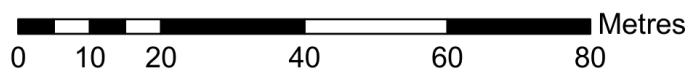
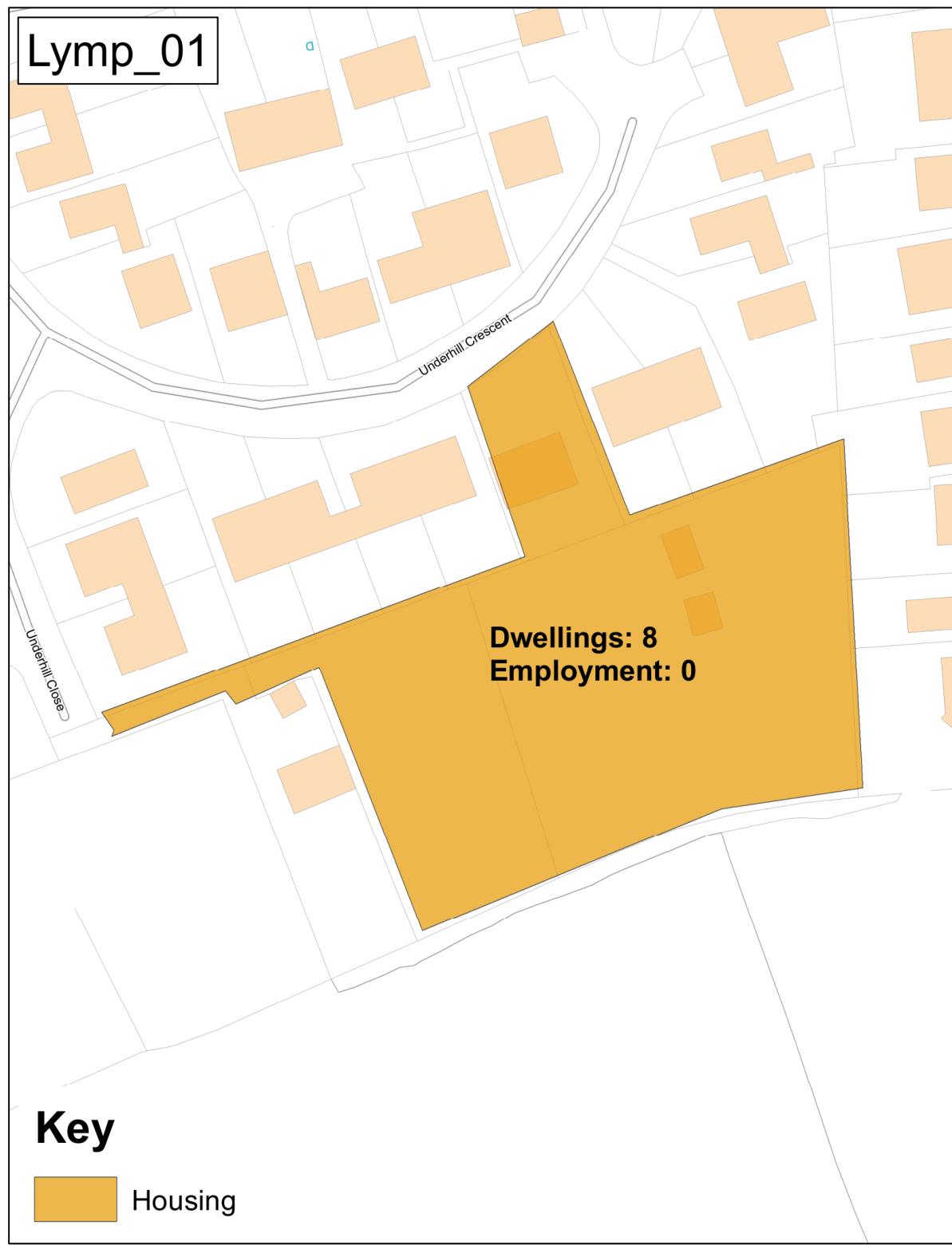


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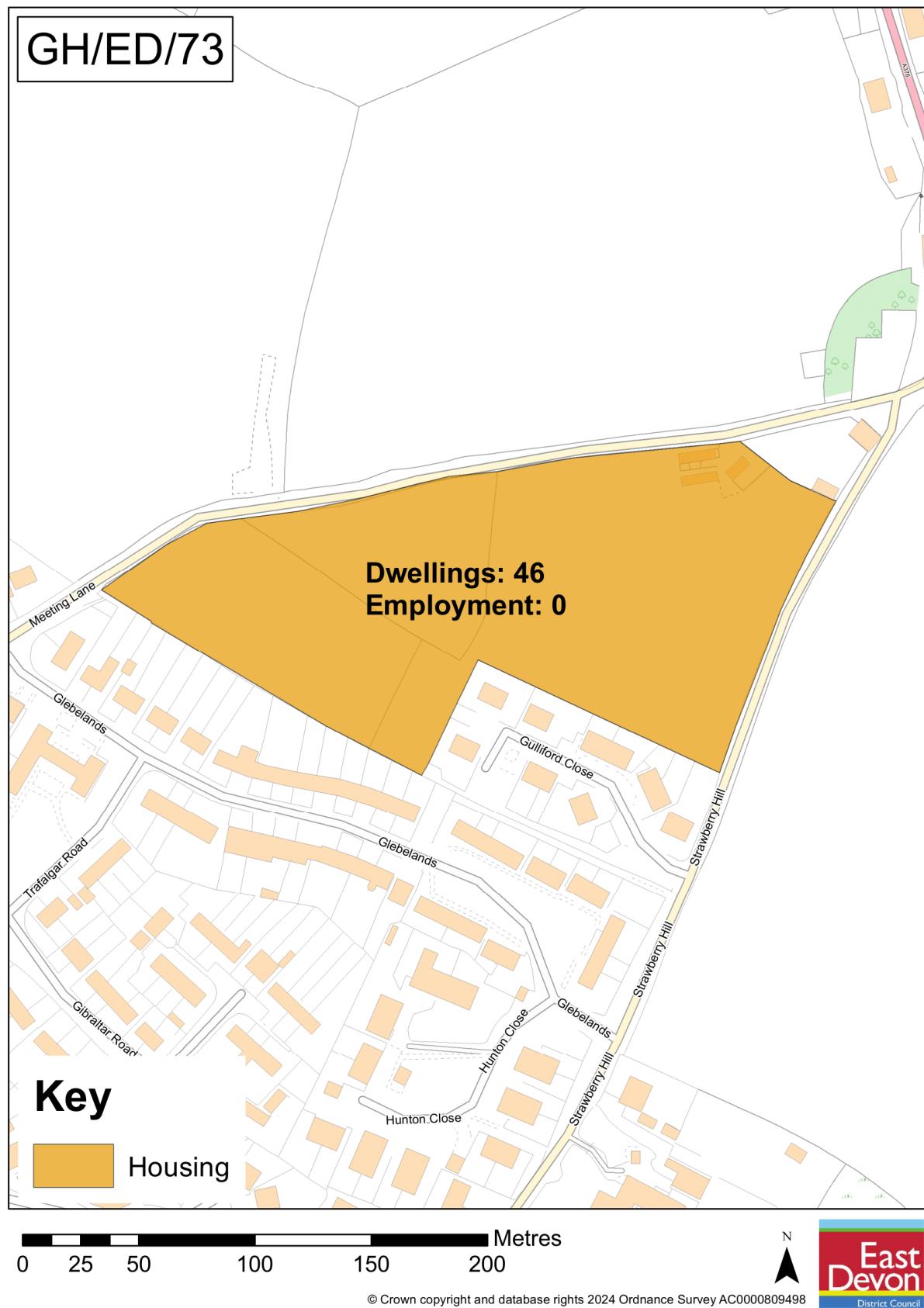


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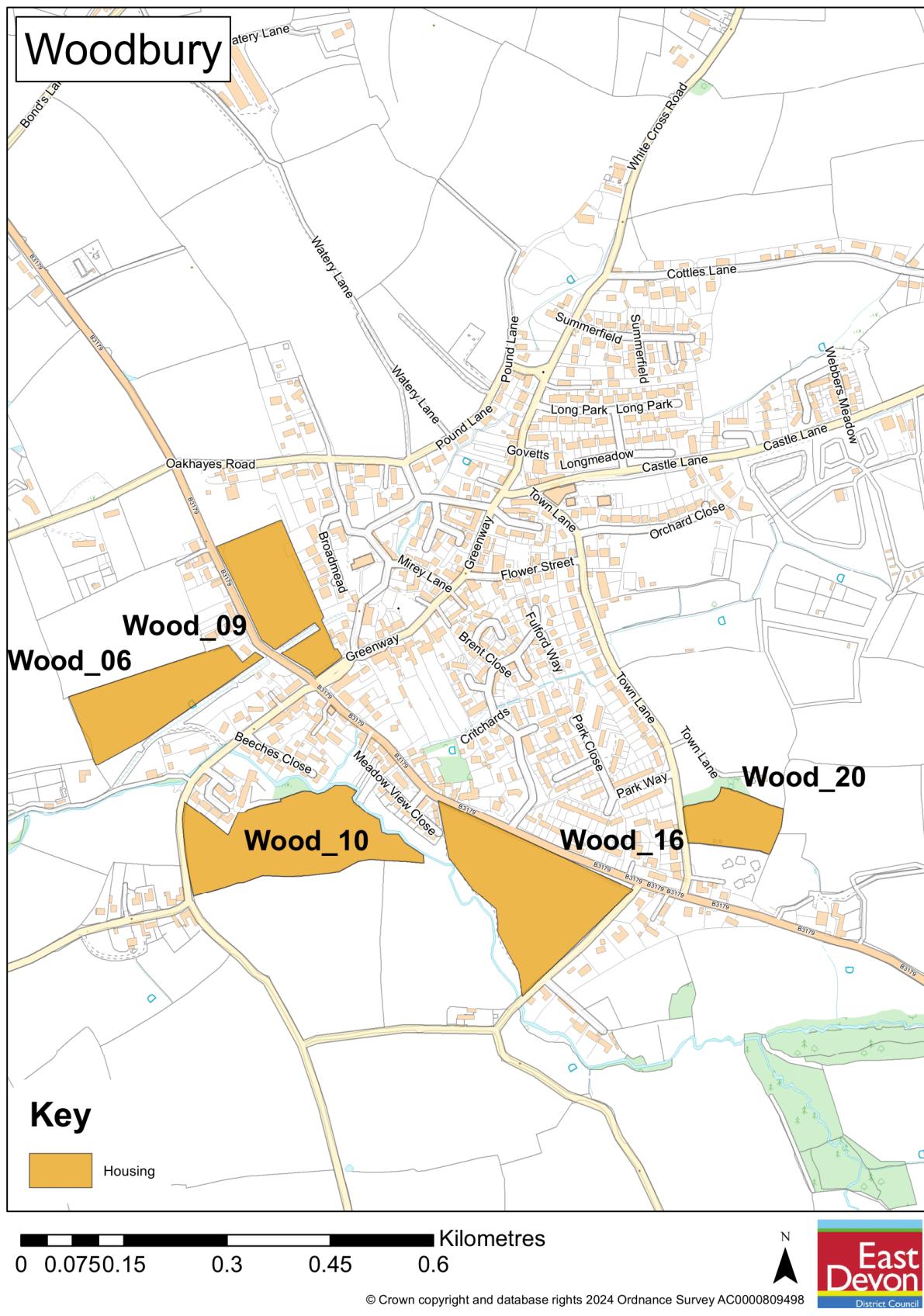




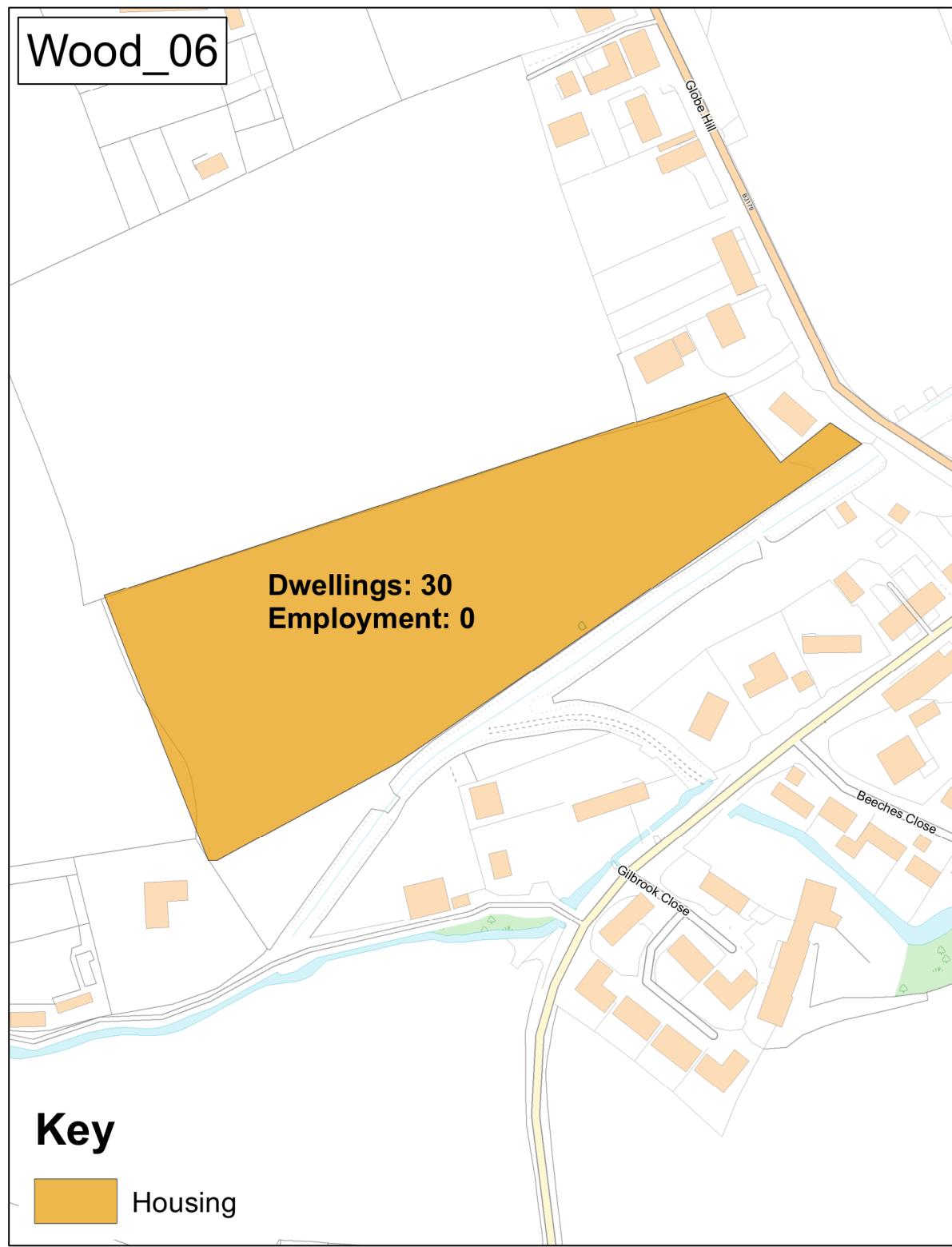
GH/ED/73



Woodbury



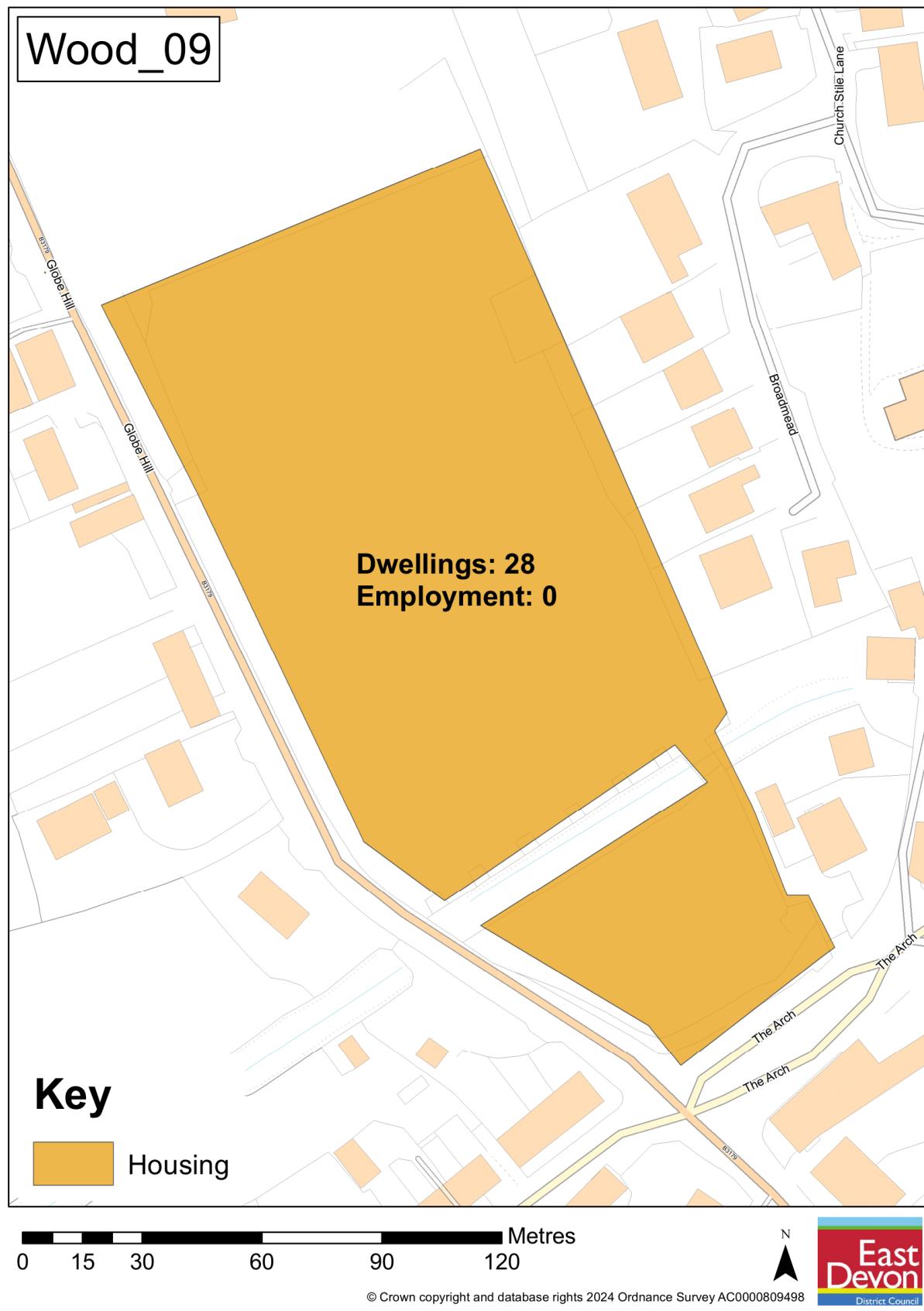
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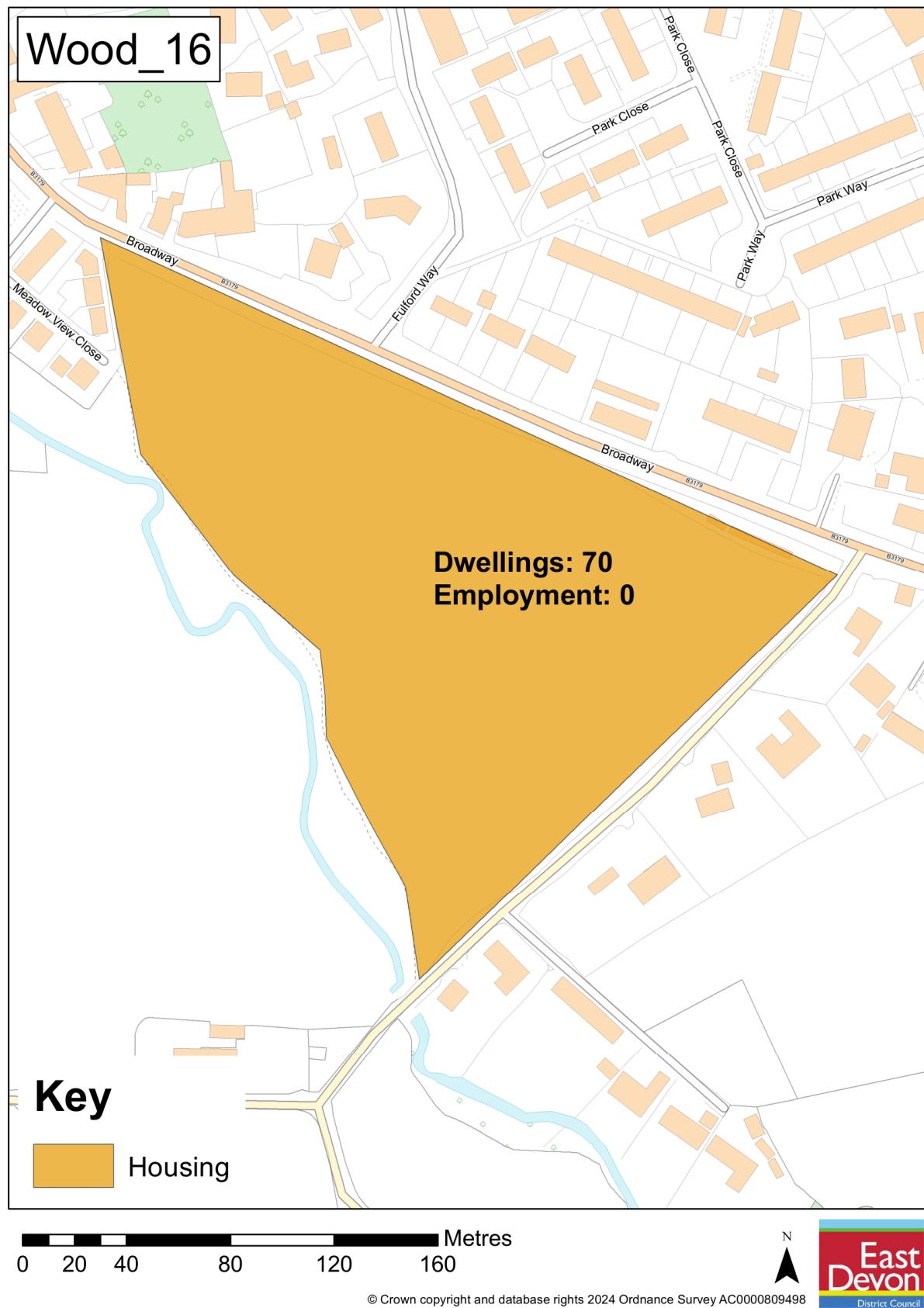
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Wood_10



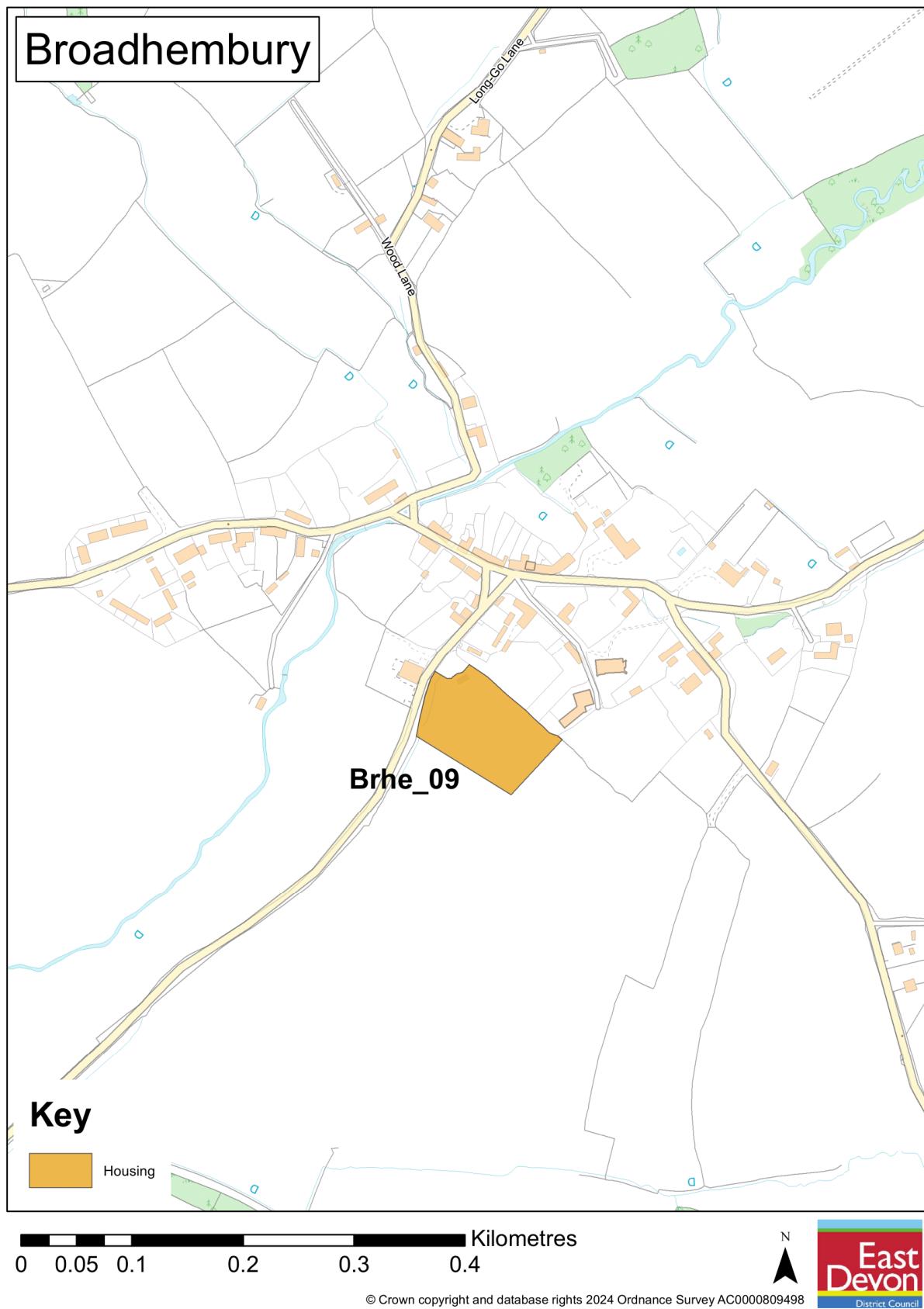
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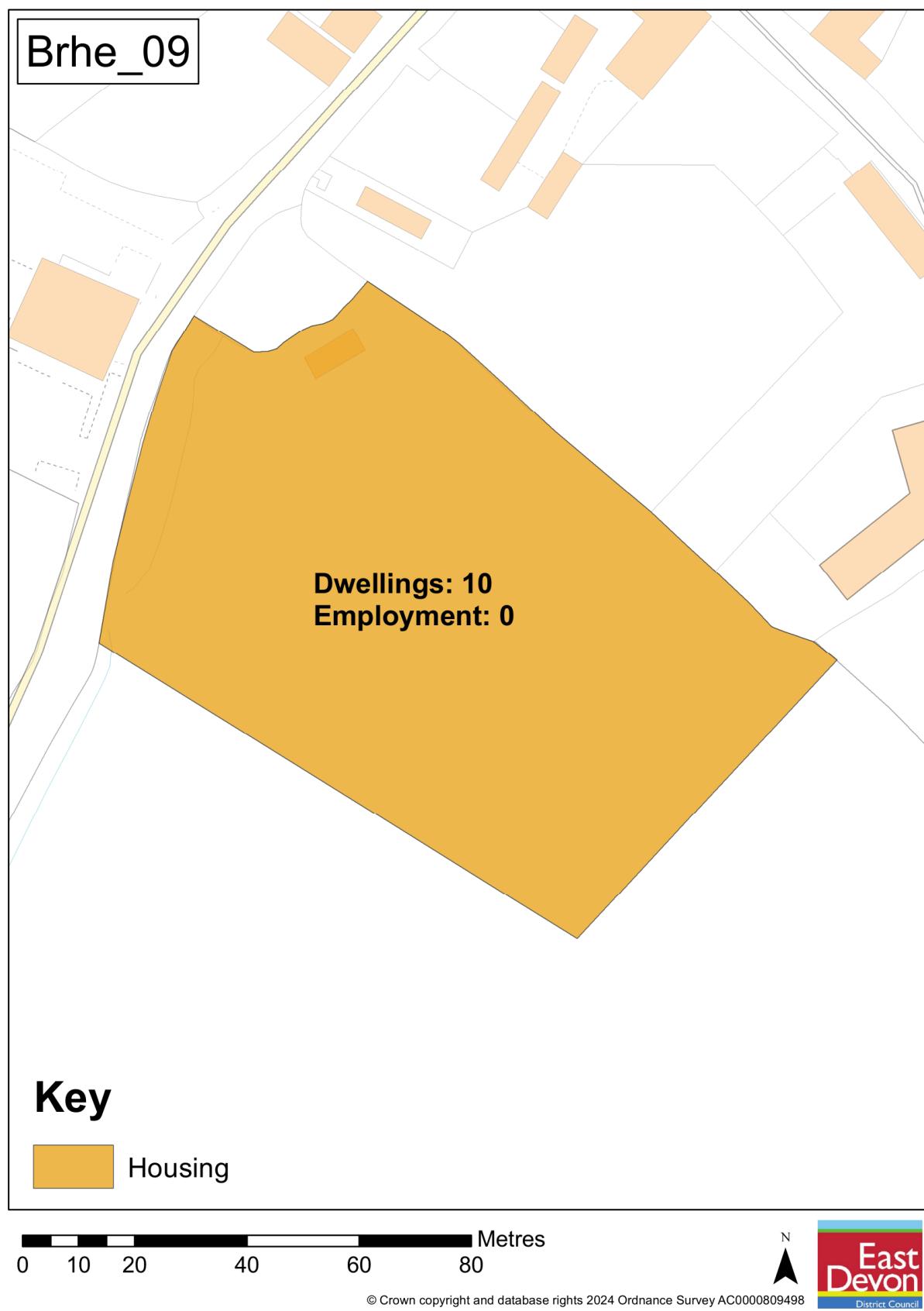
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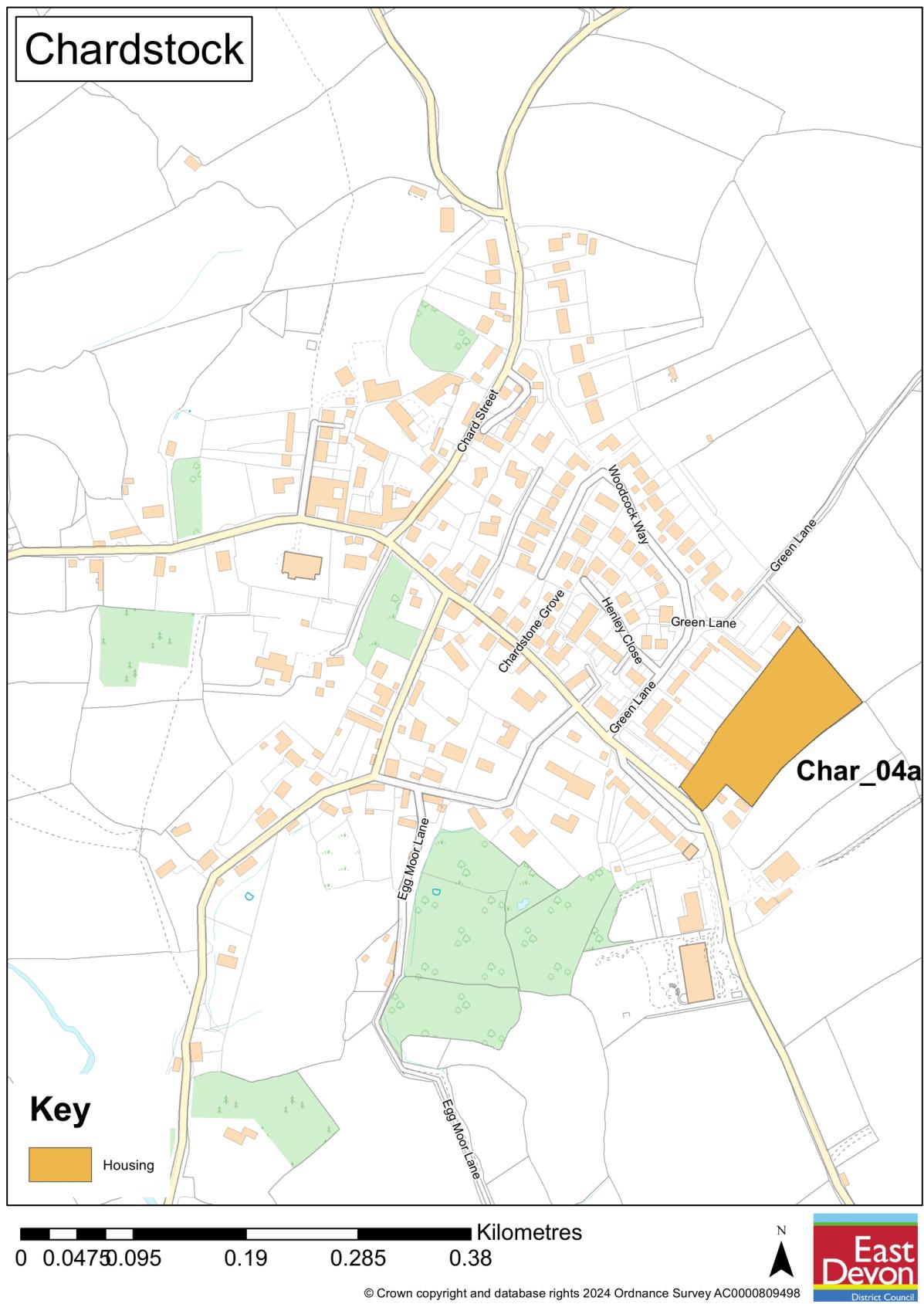
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Brhe_09



Chardstock



Char_04a



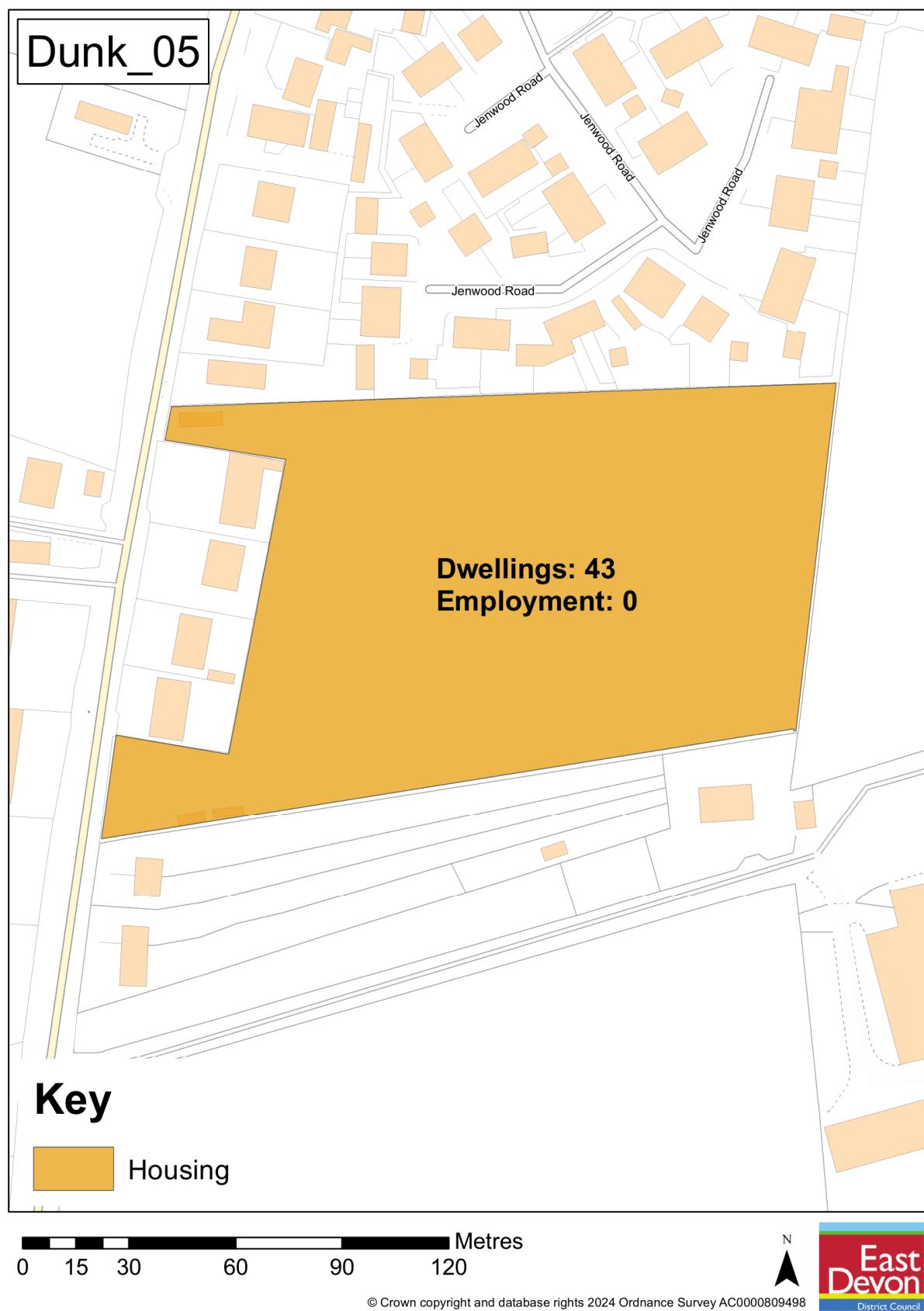
Clyst St Mary

No sites but neighbourhood area housing designation of 72

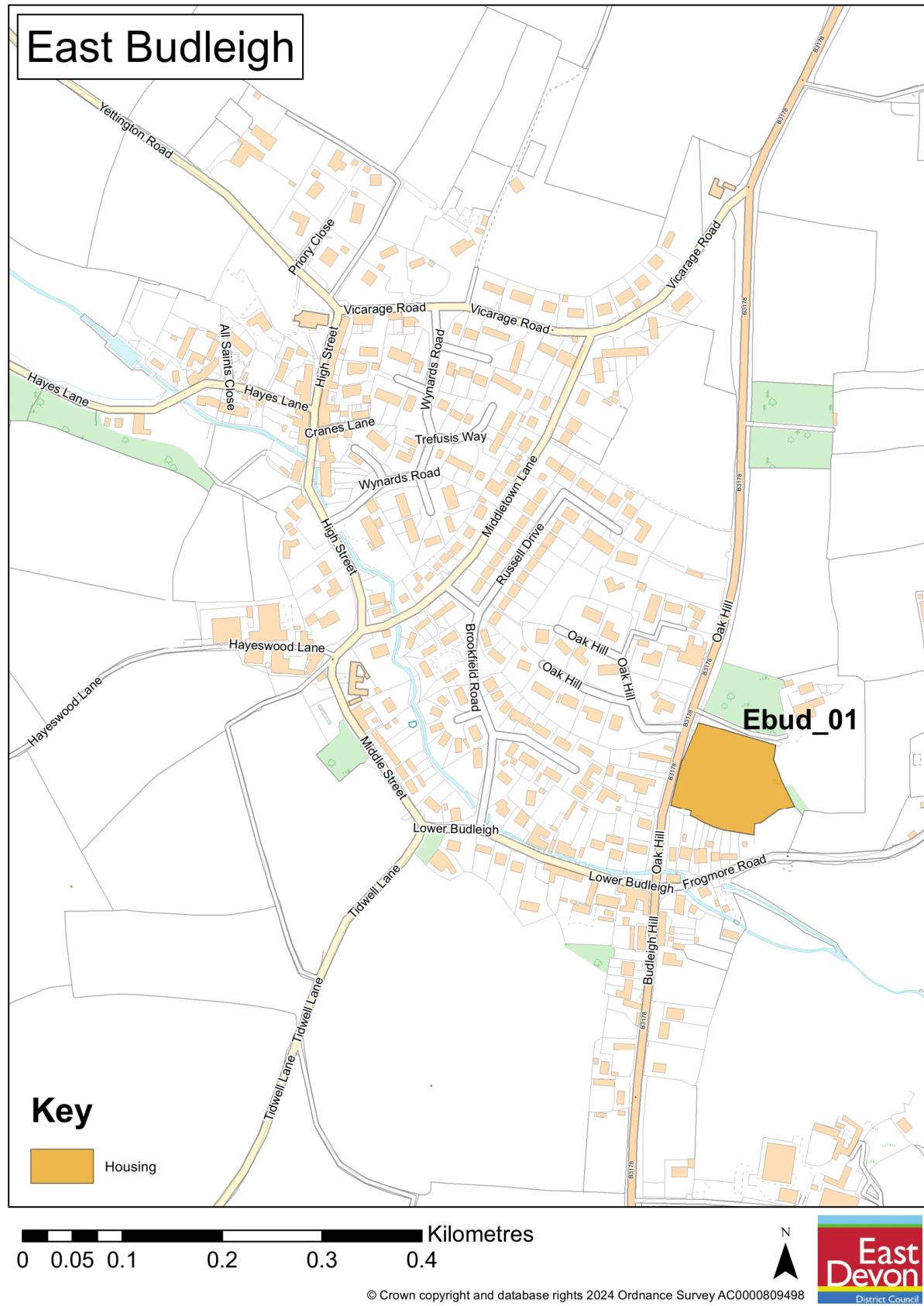
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Dunk_05



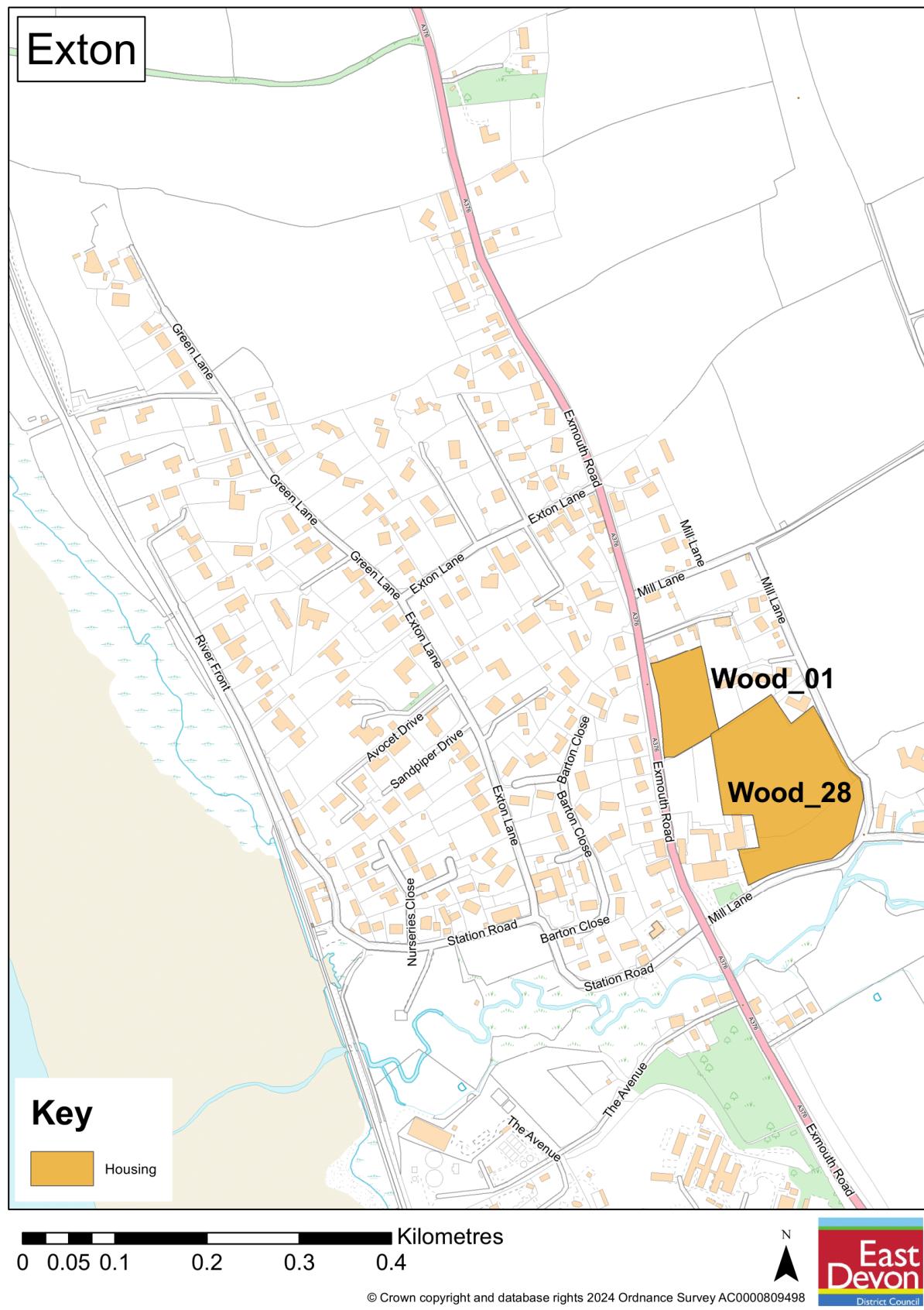
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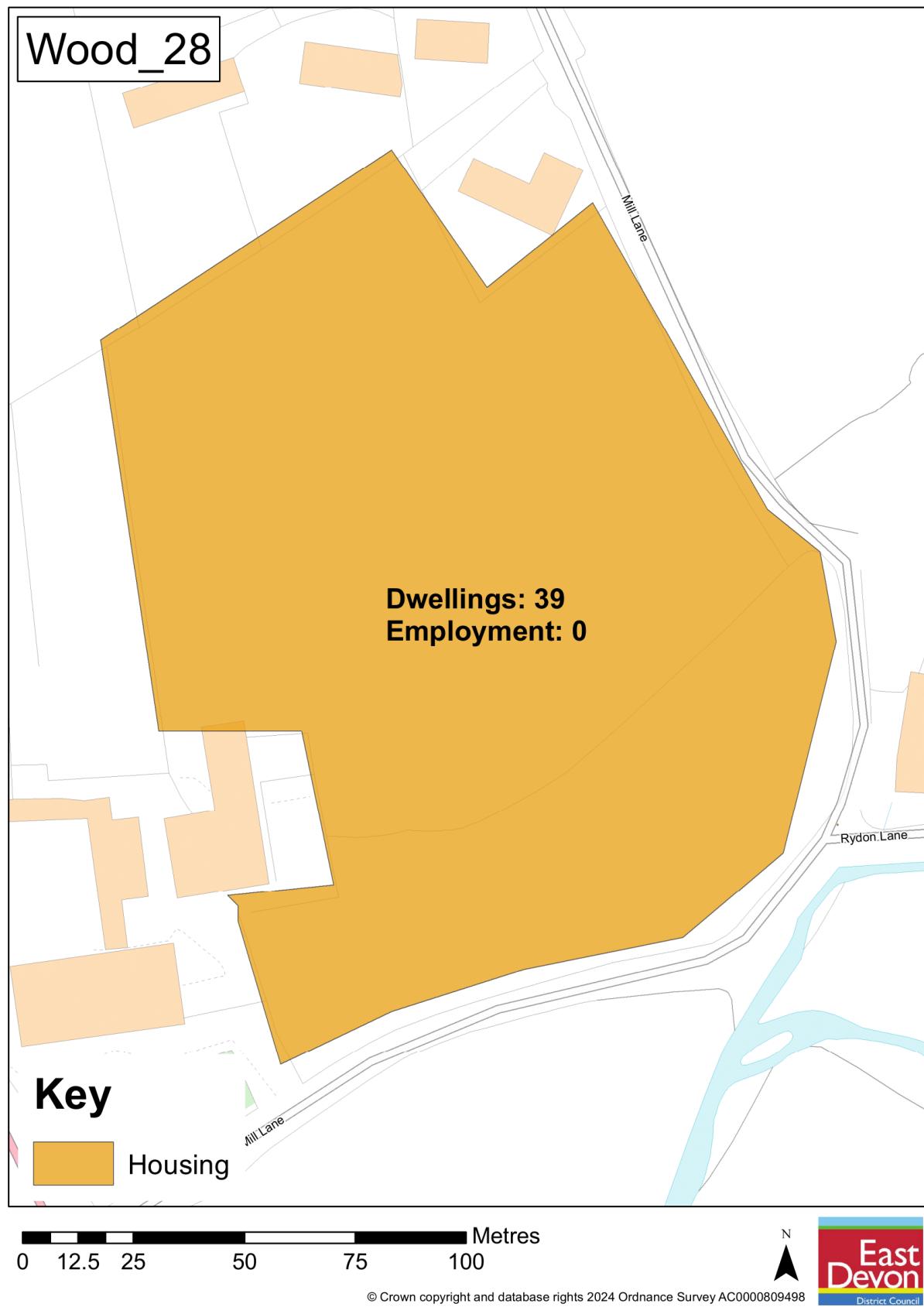
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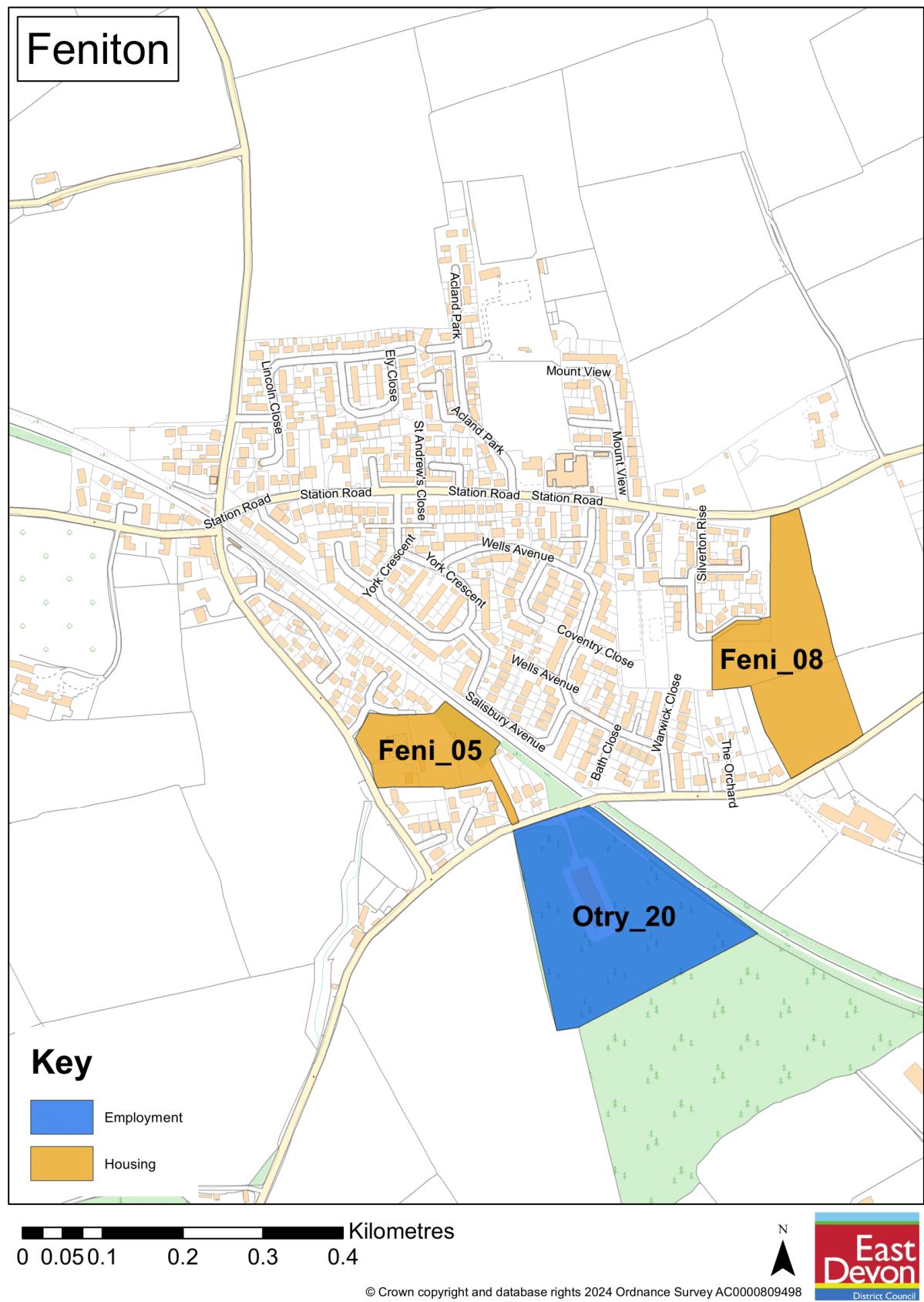
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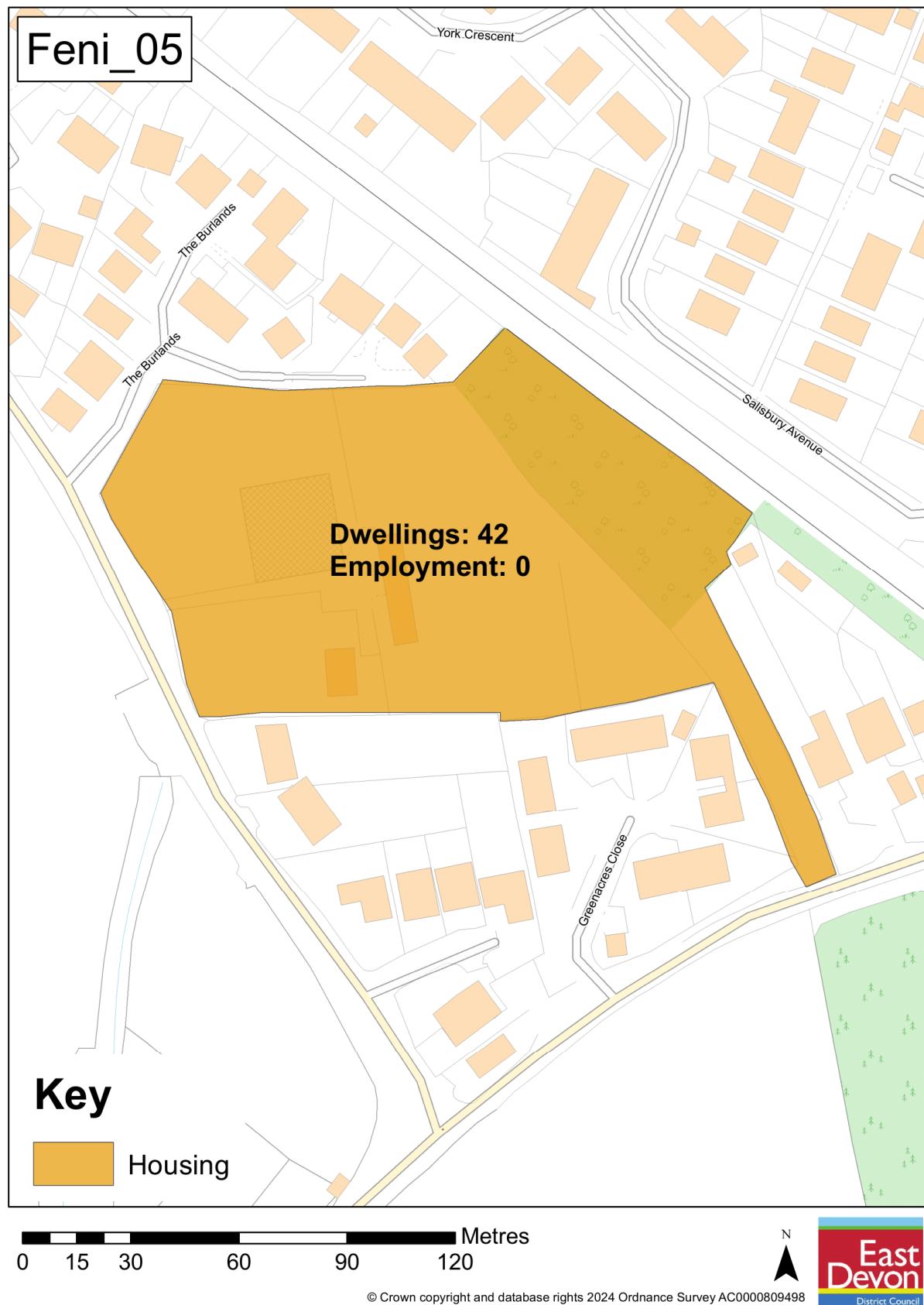
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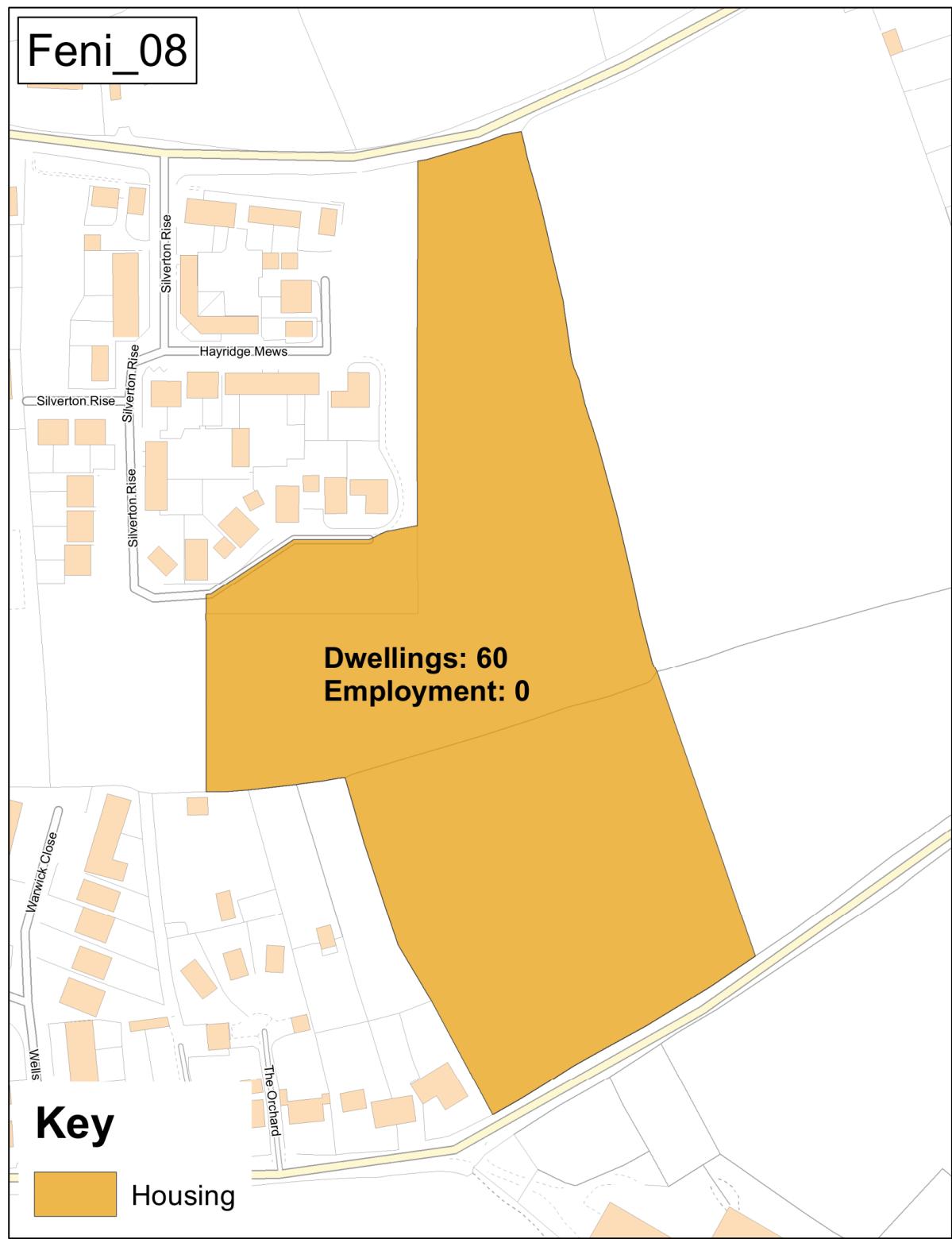
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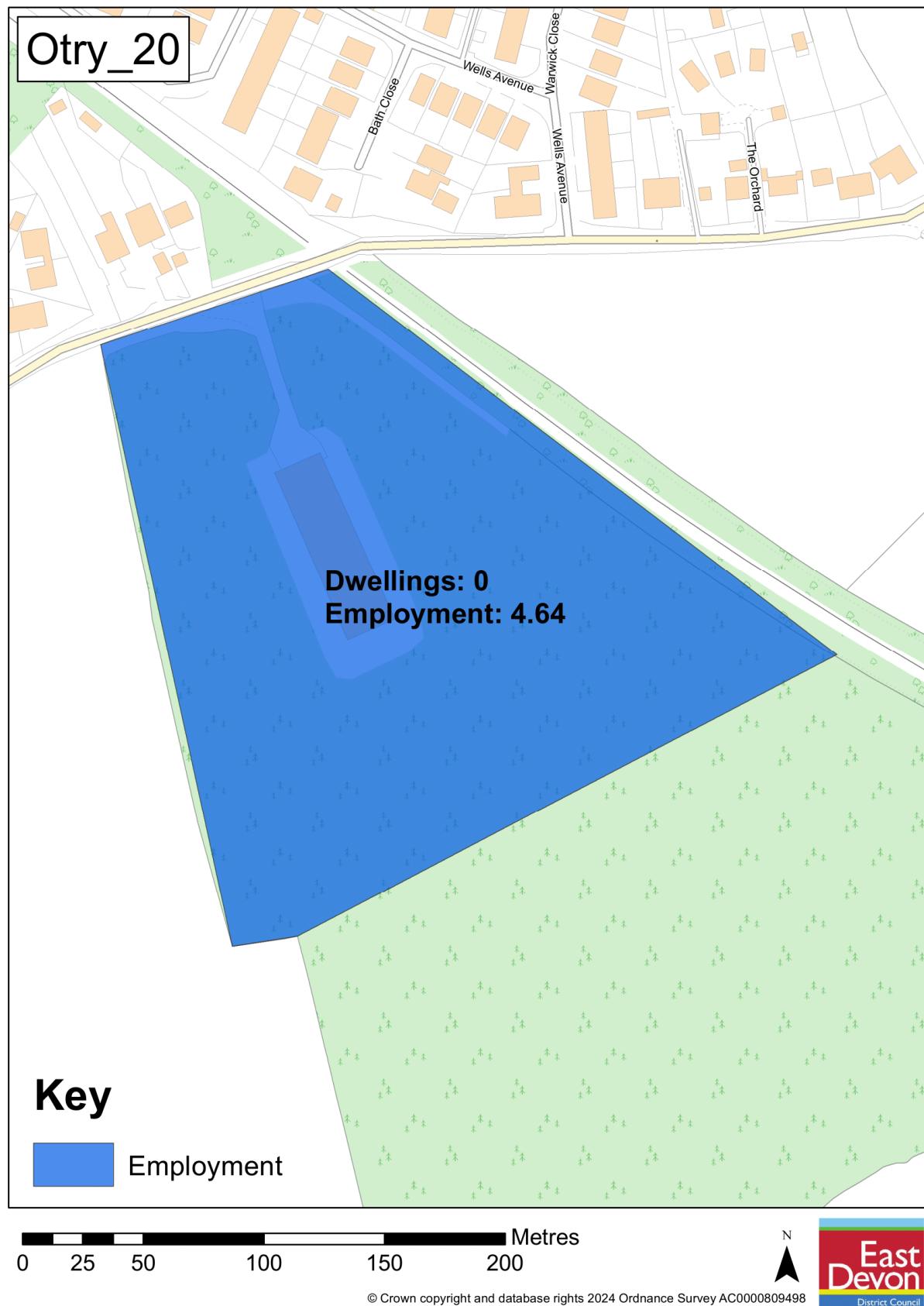
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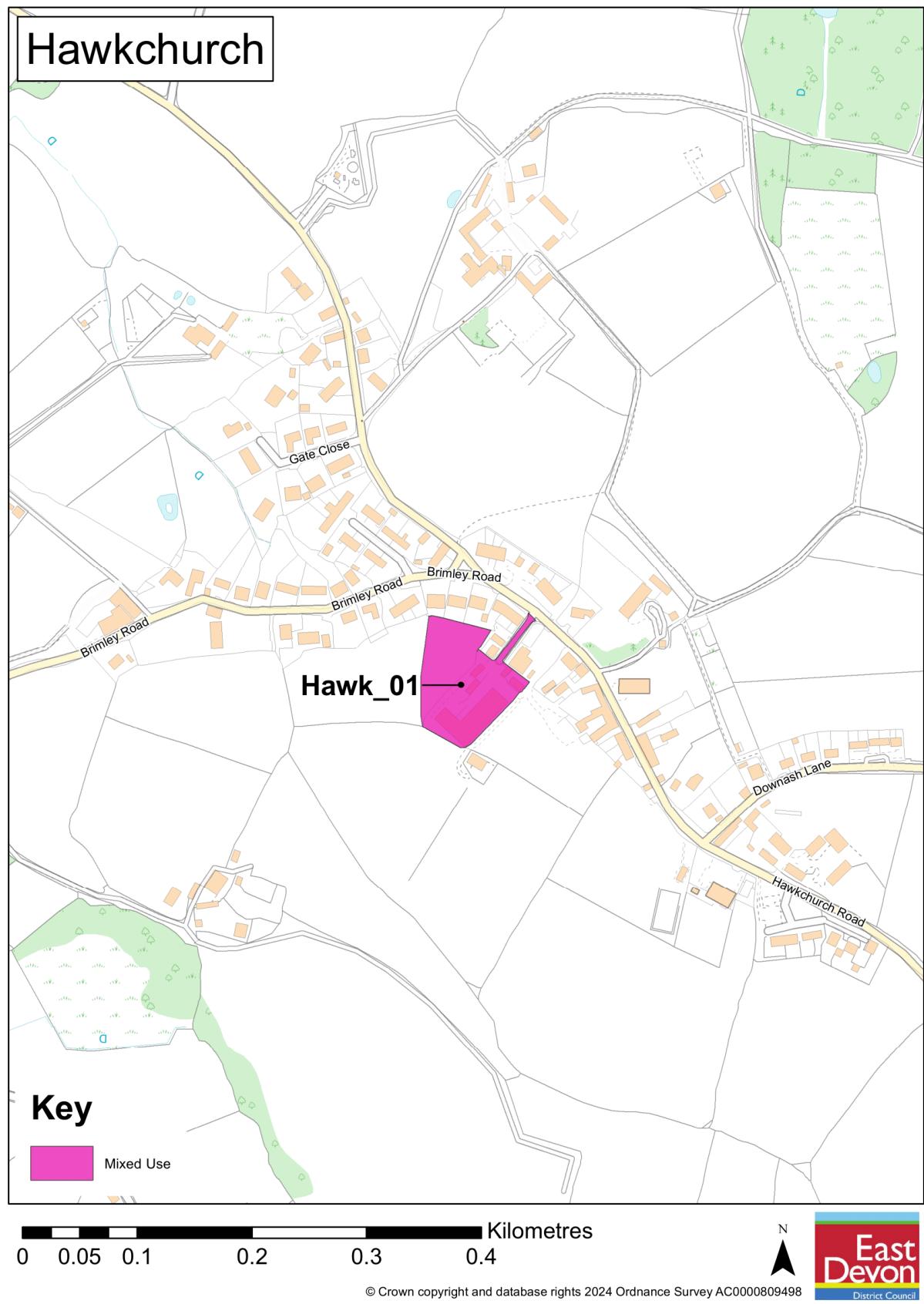
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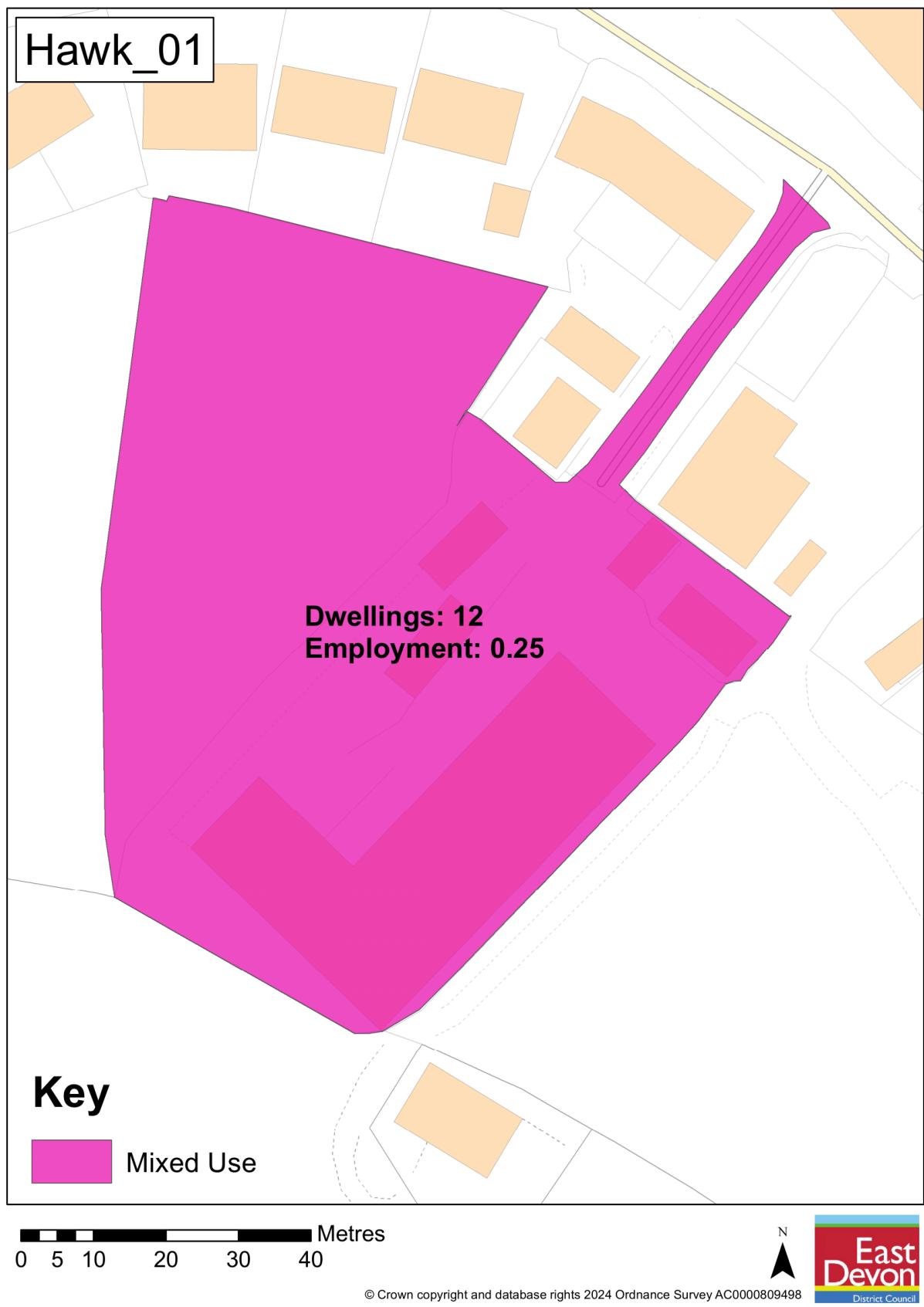
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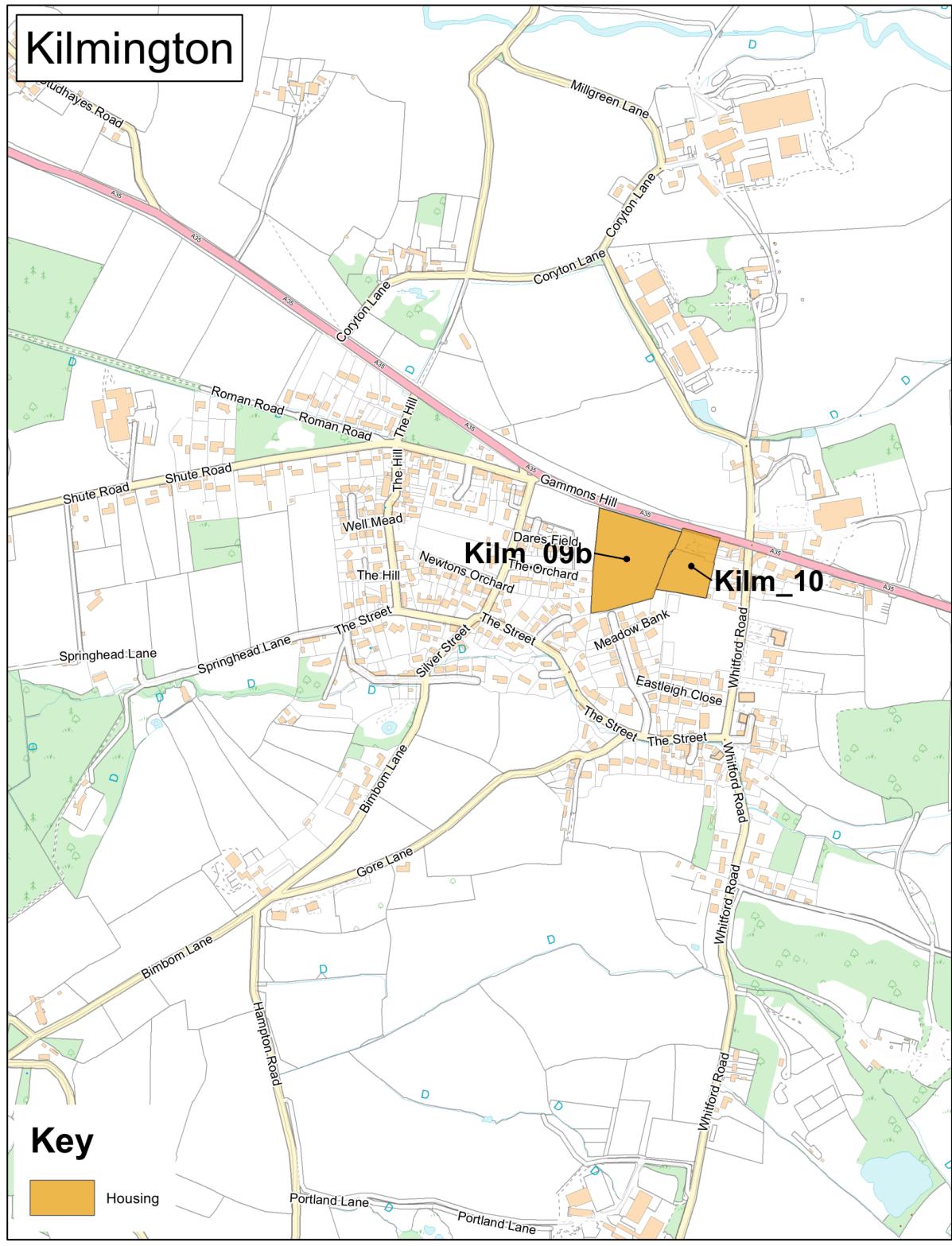
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Hawk_01



Kilmington

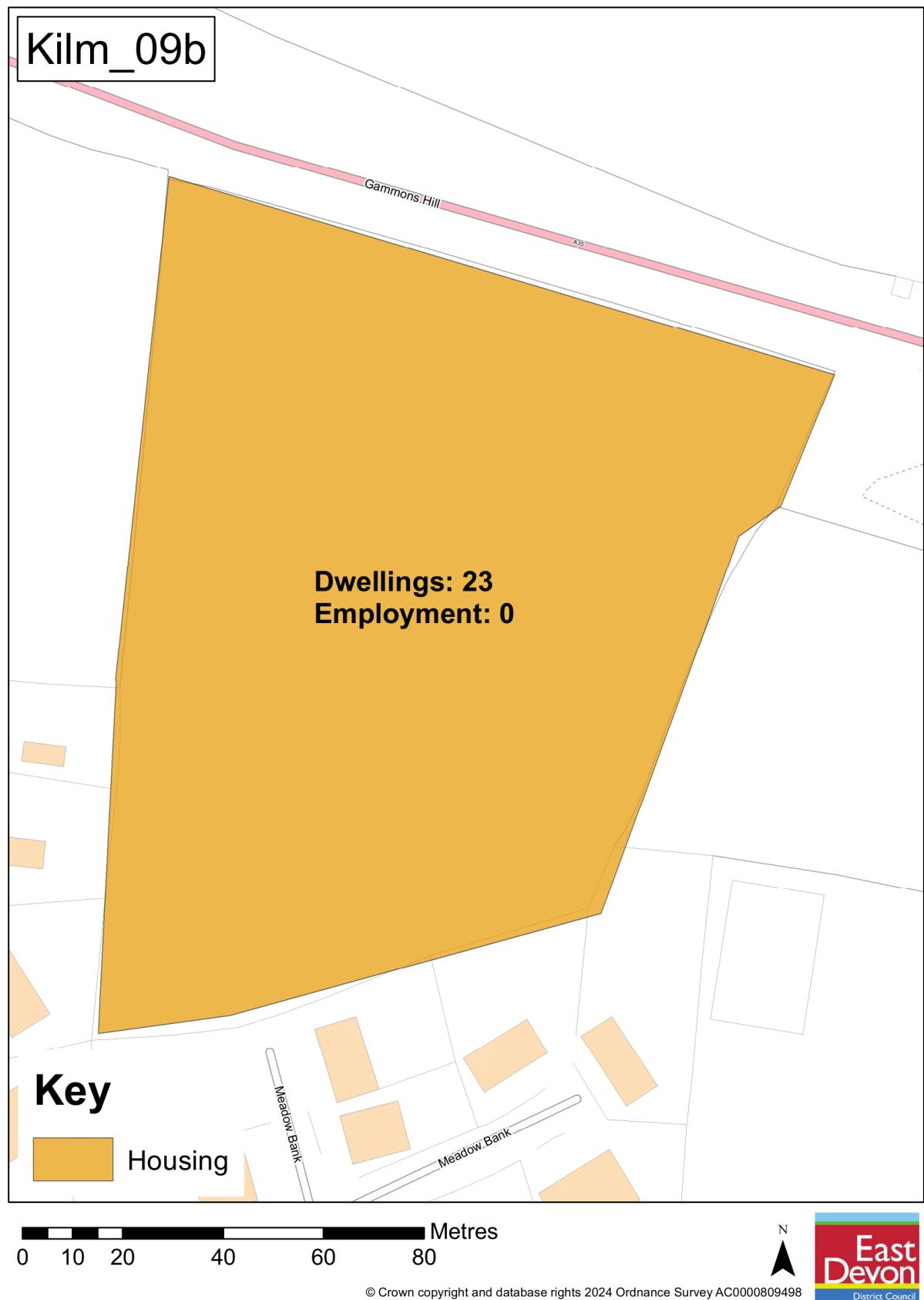


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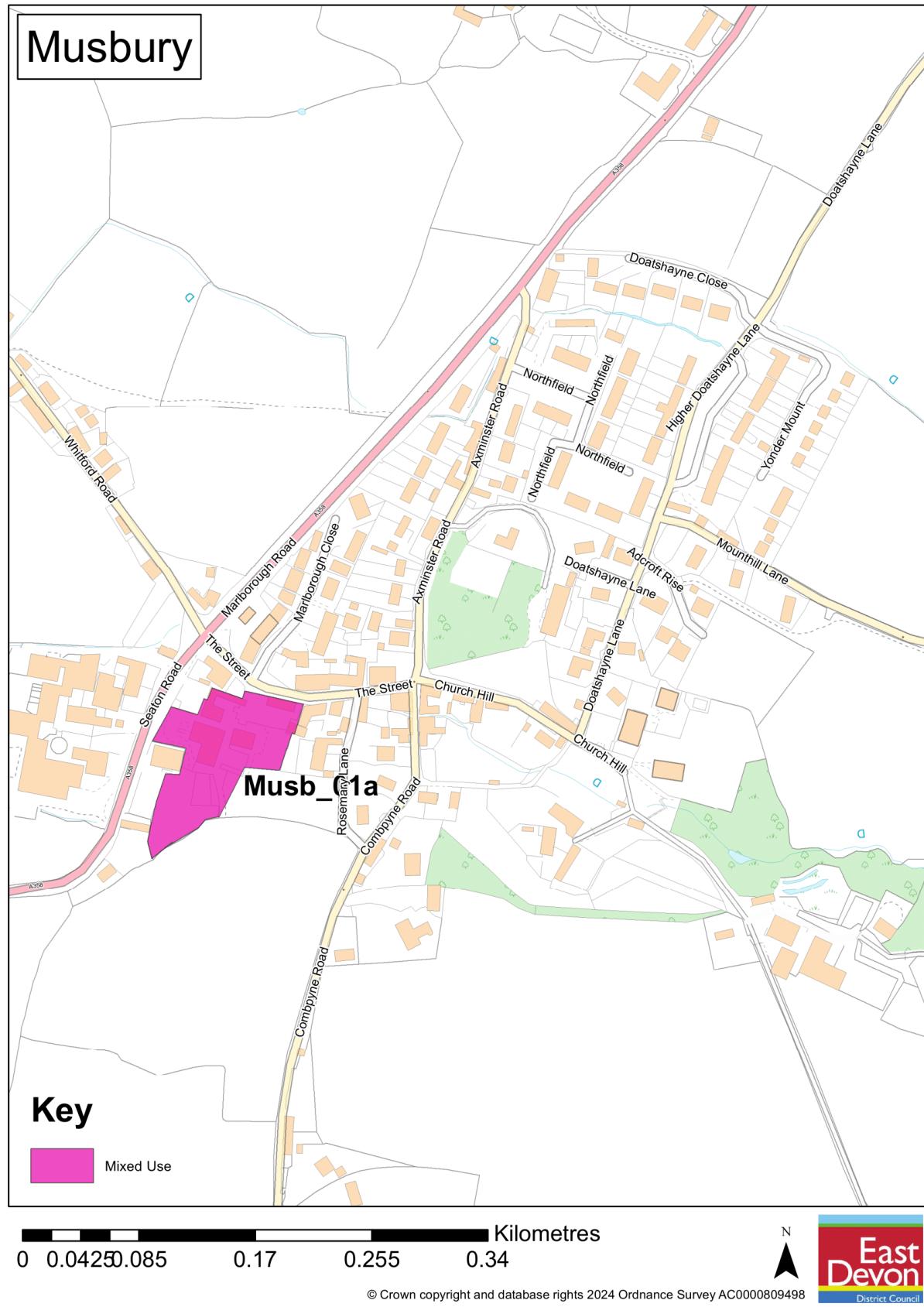
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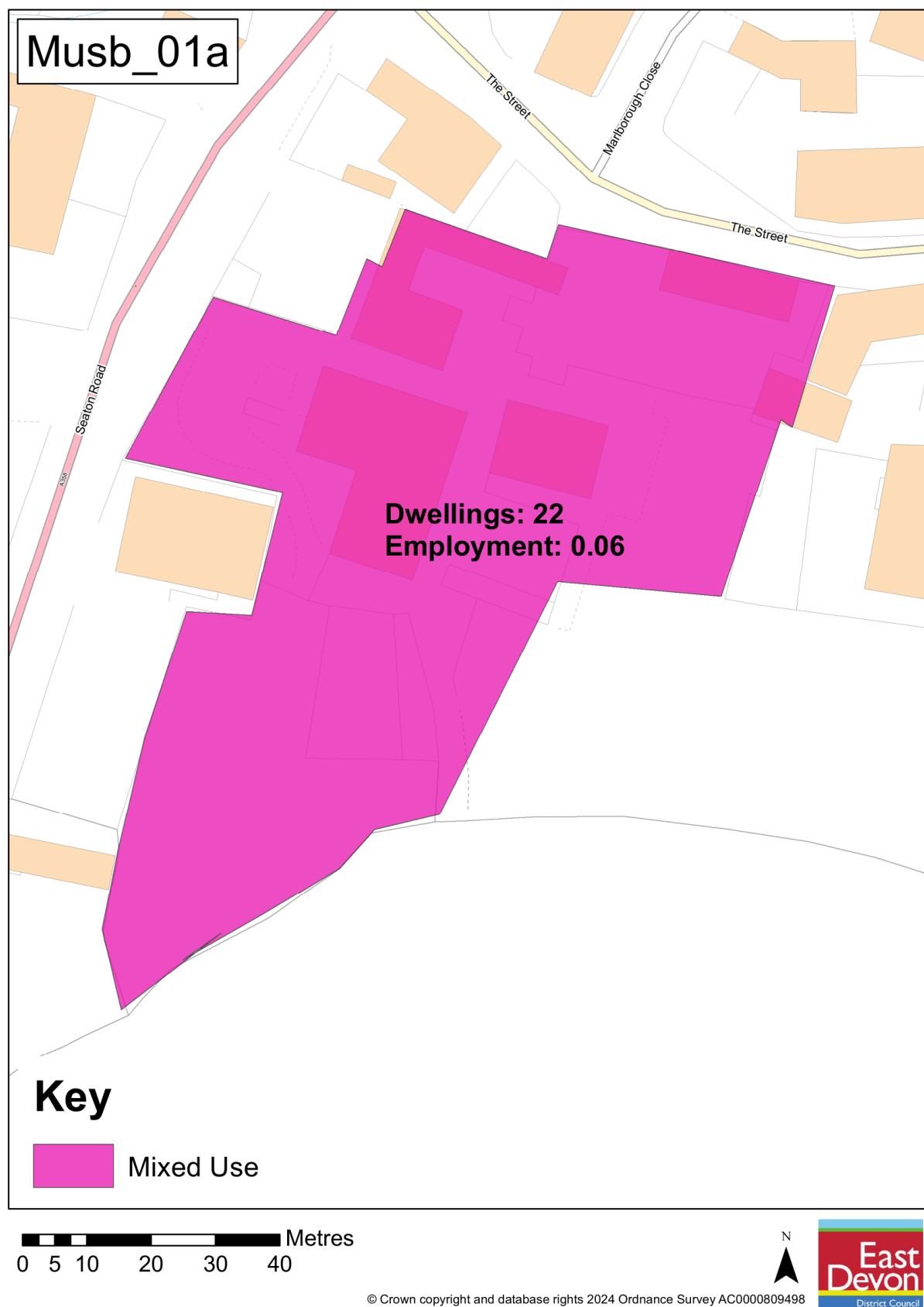
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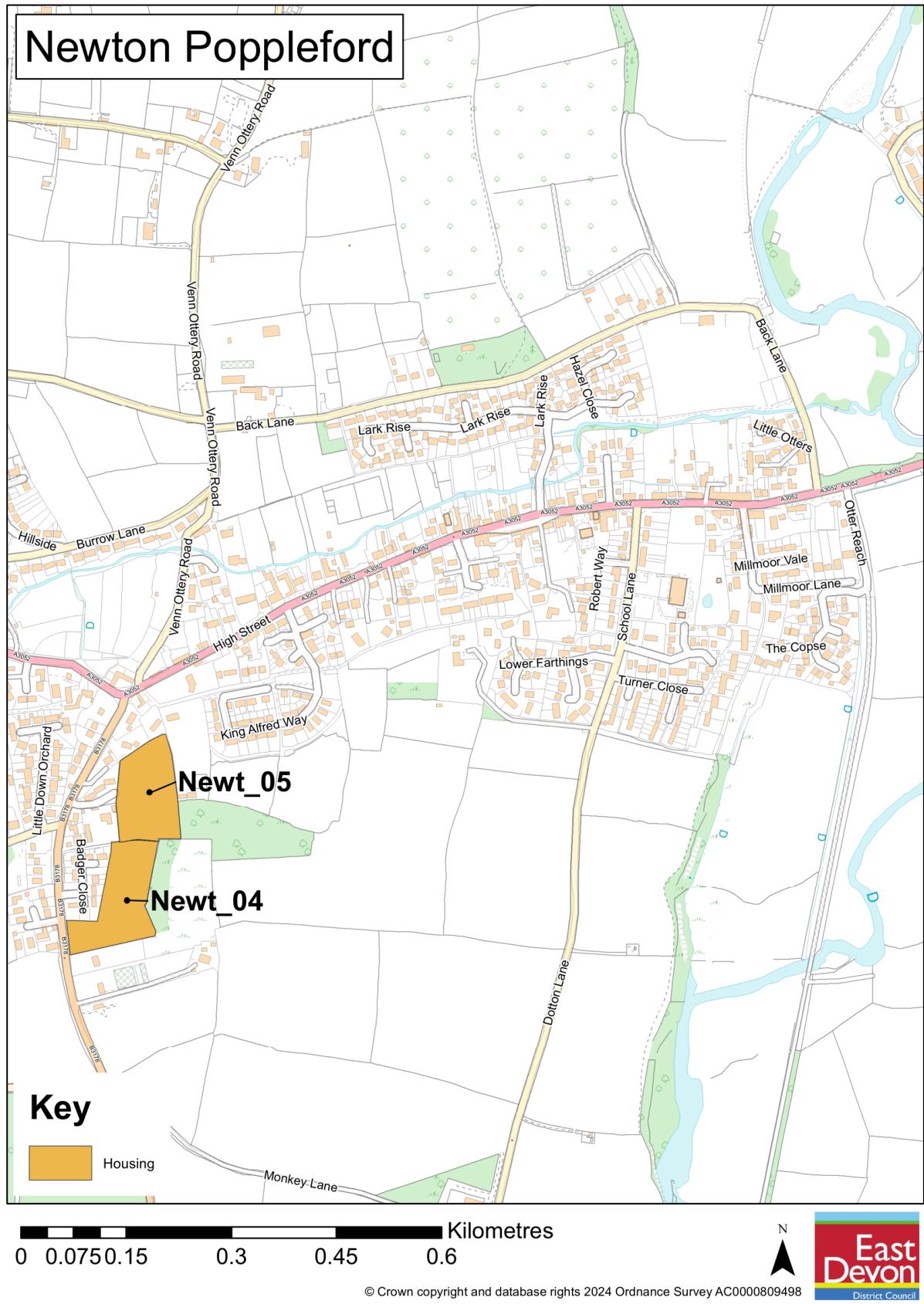
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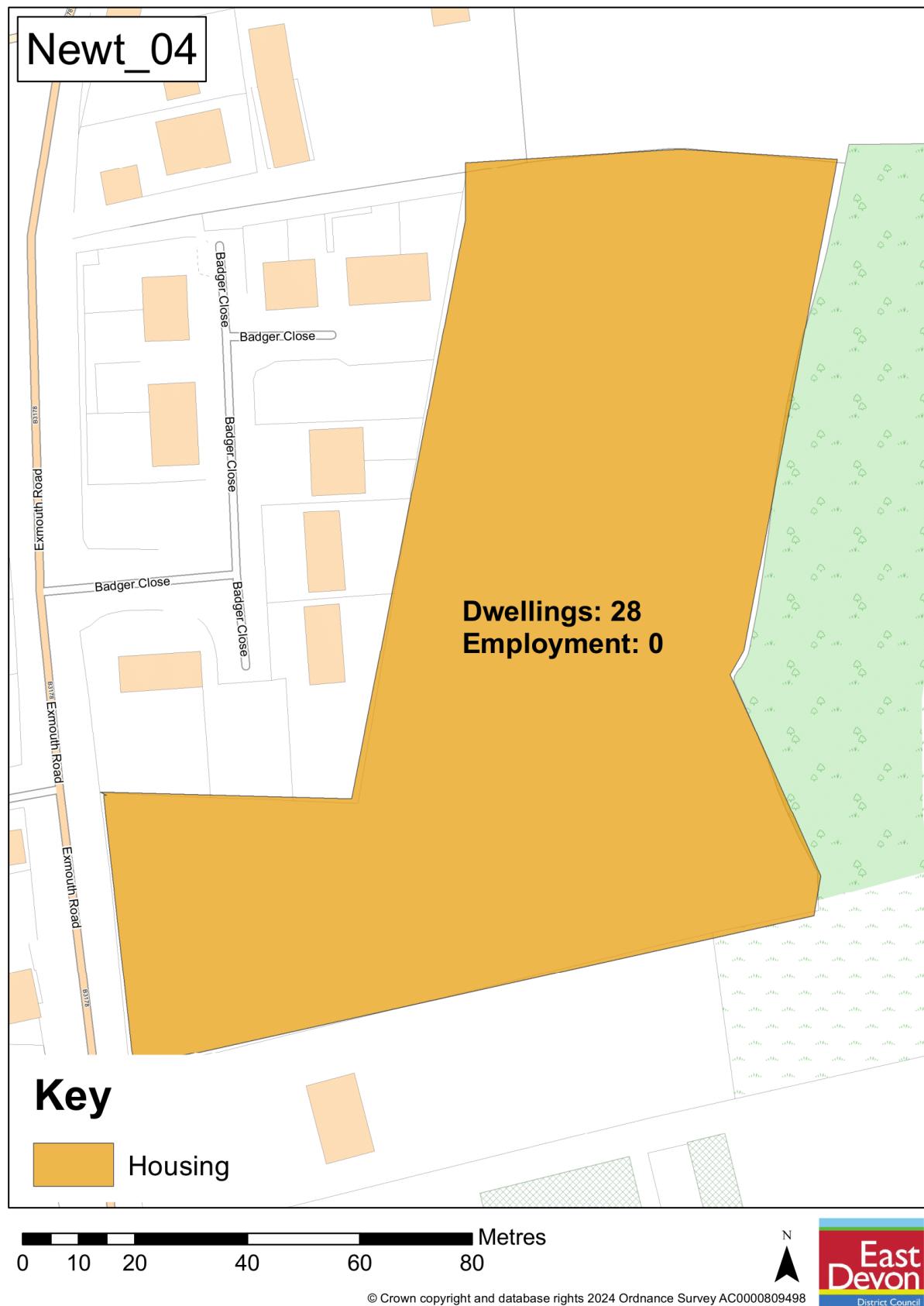
Musb_01a



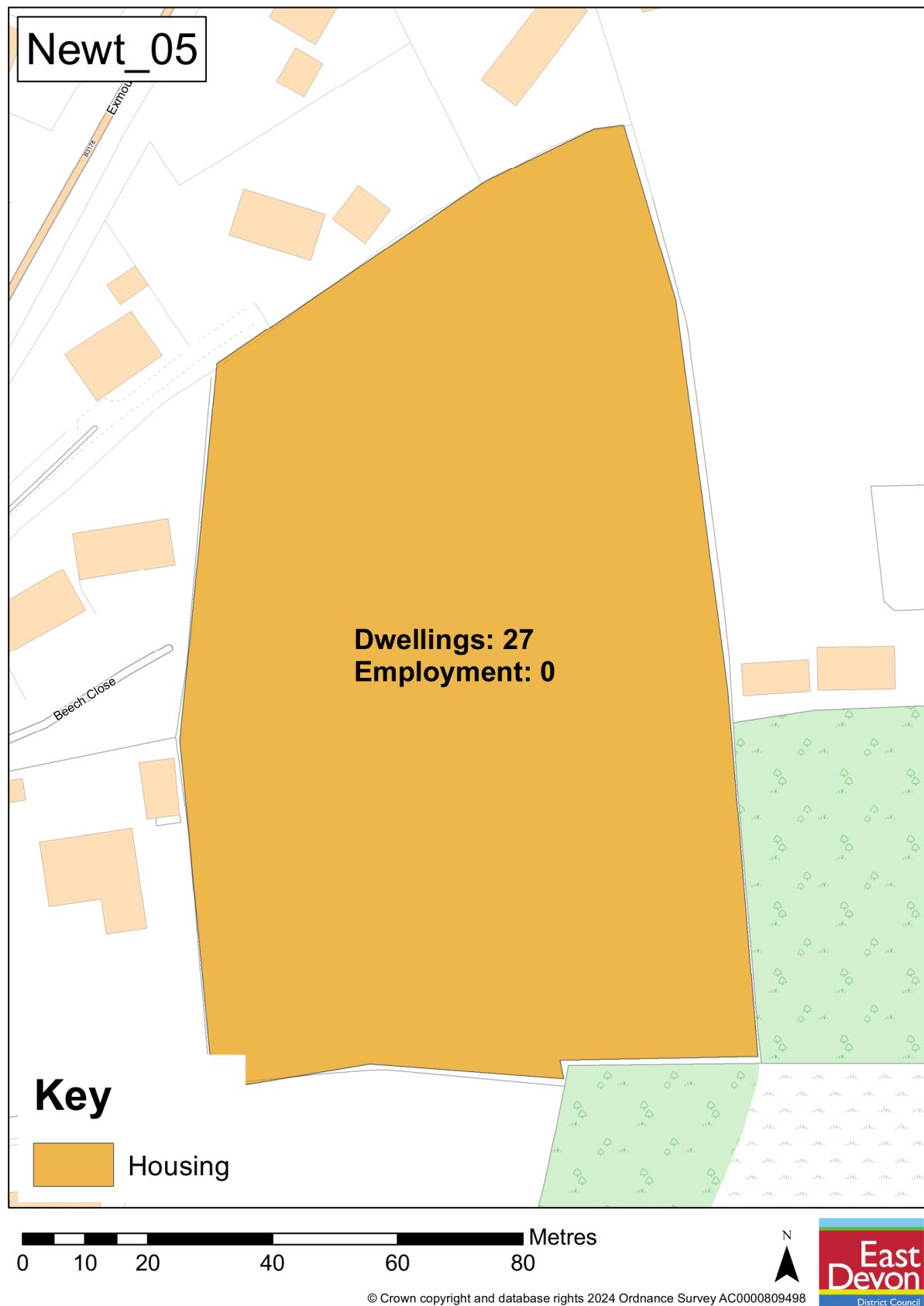
Newton Poppleford



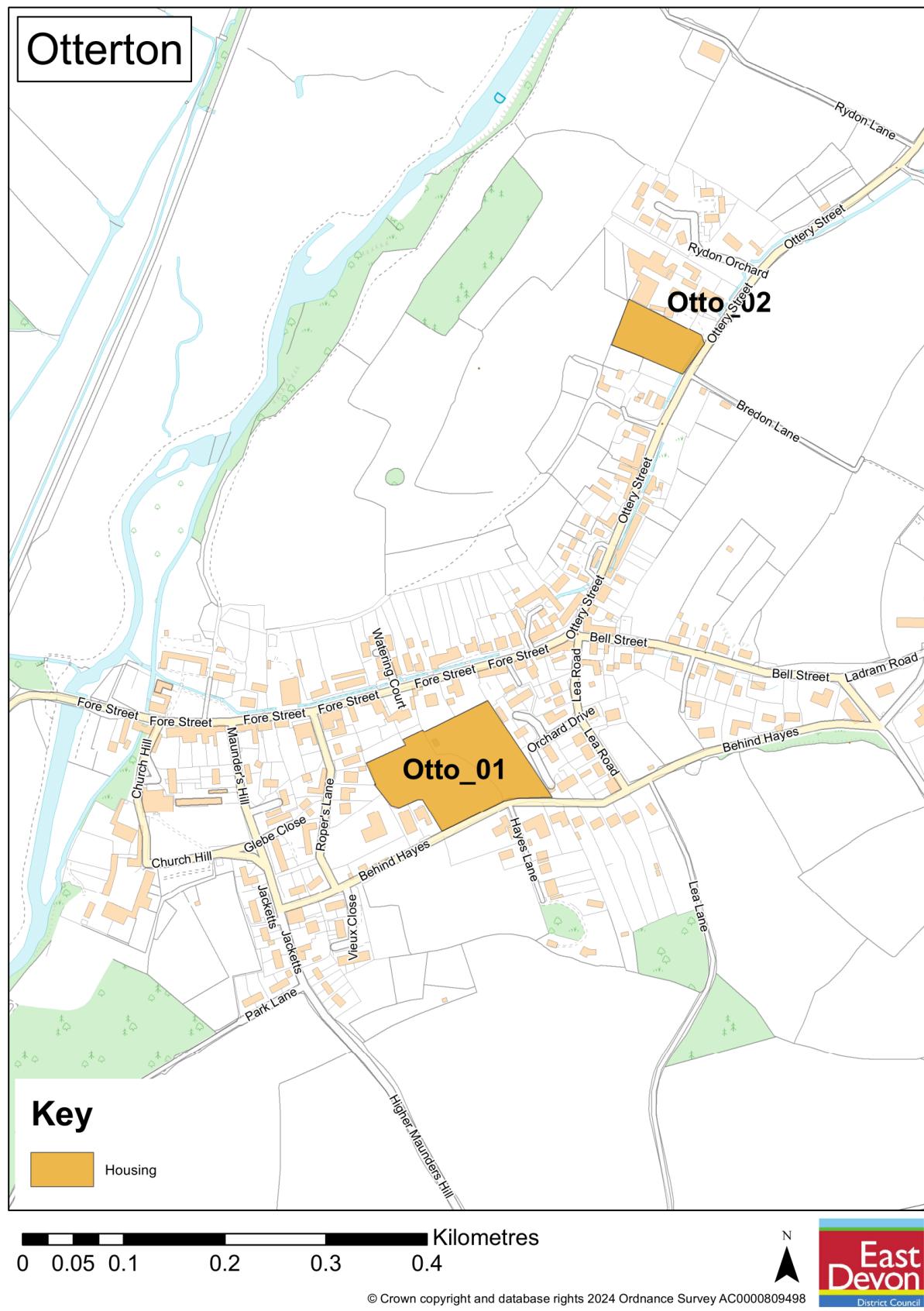
Newt_04



Newt_05



Otterton



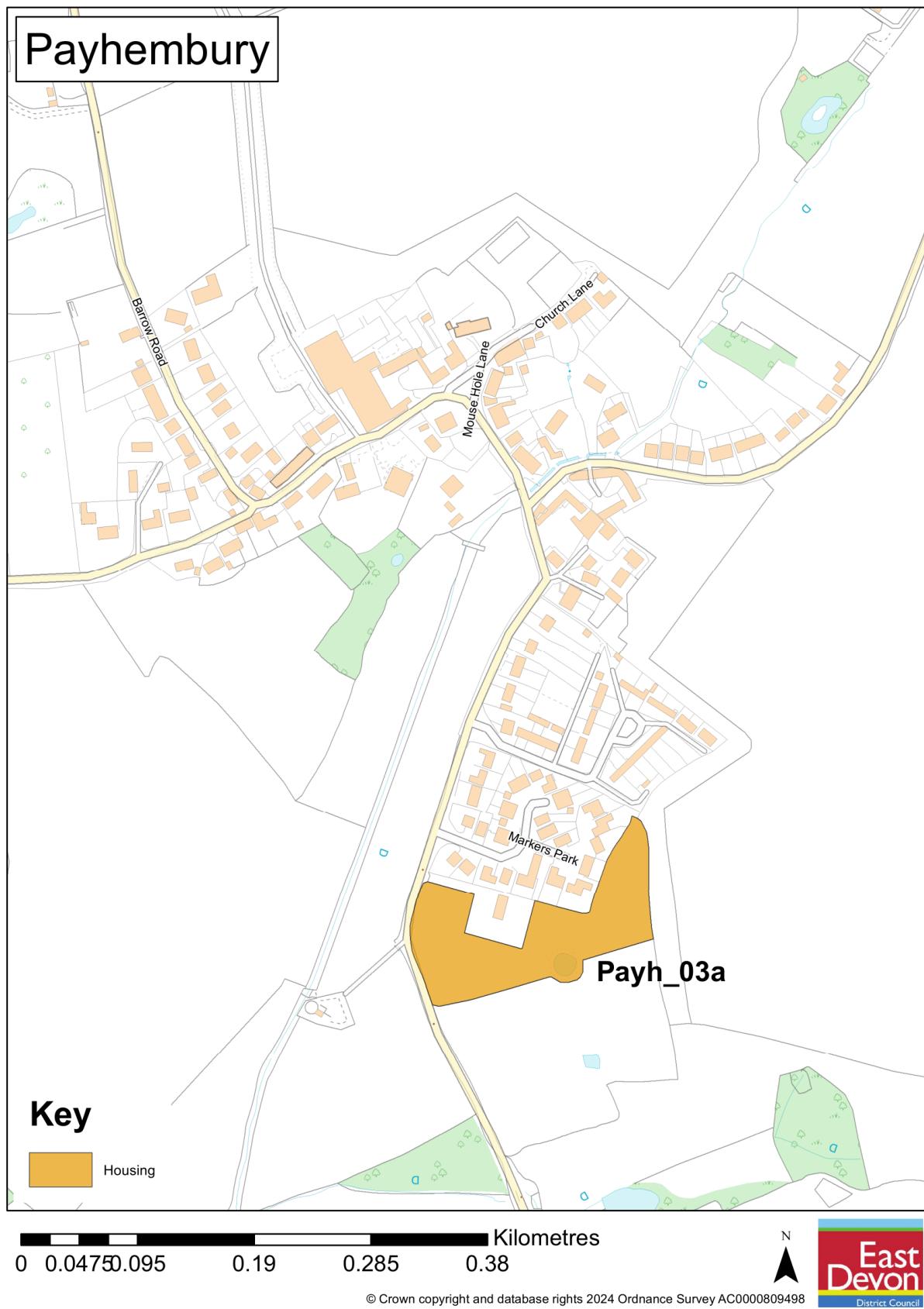
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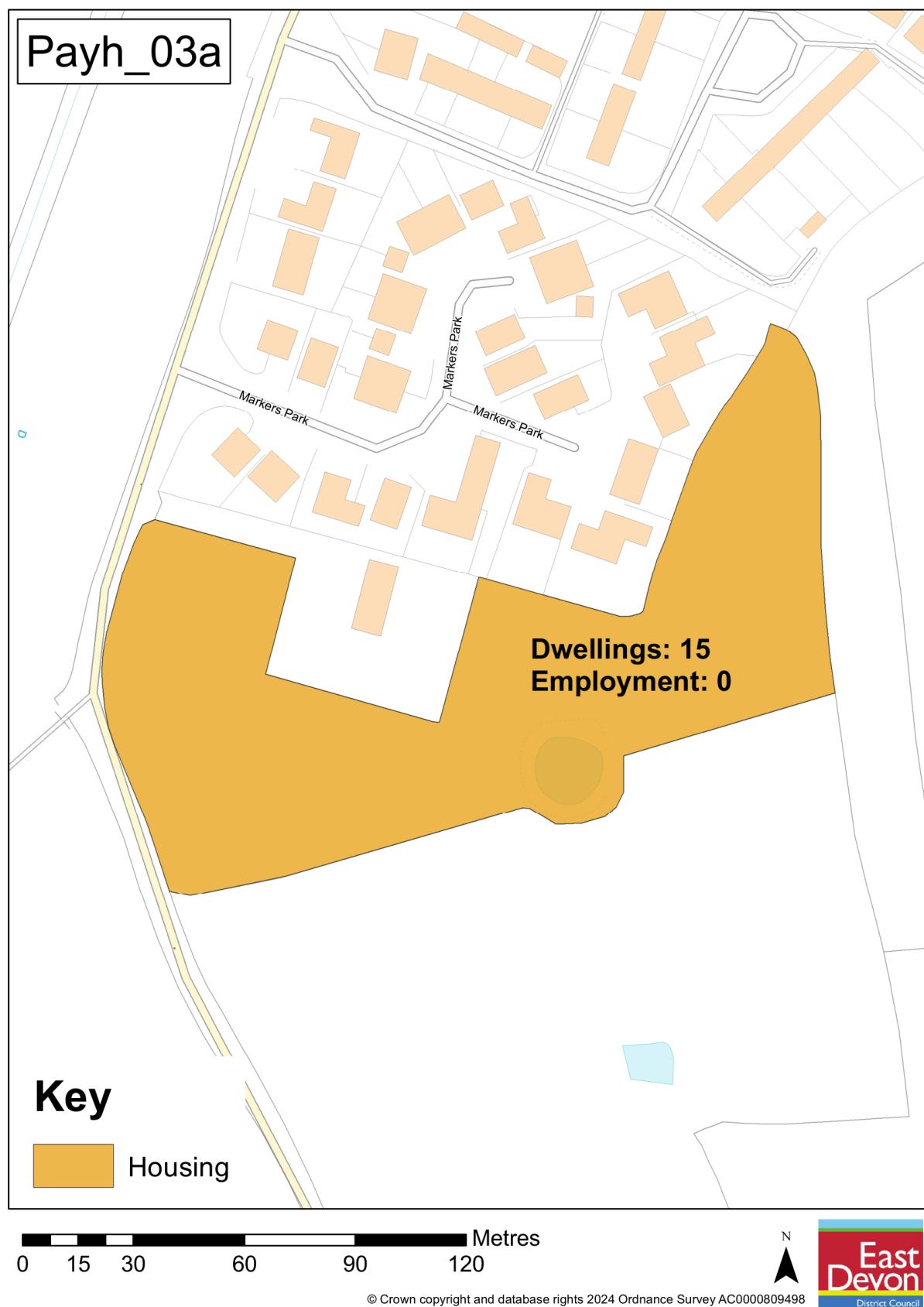
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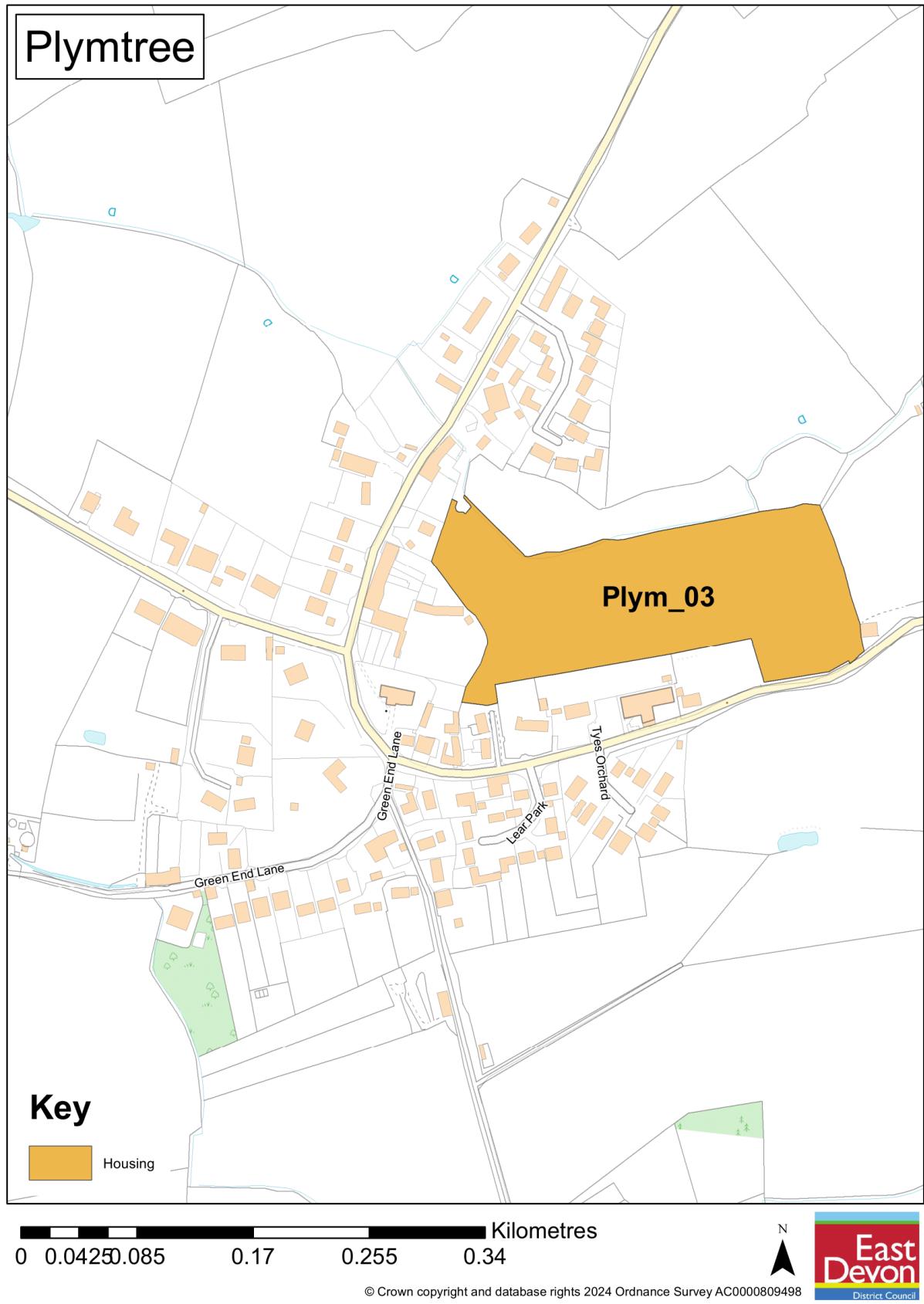
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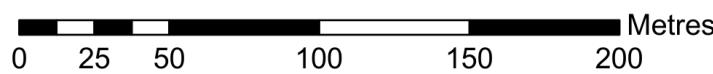
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Plymtree



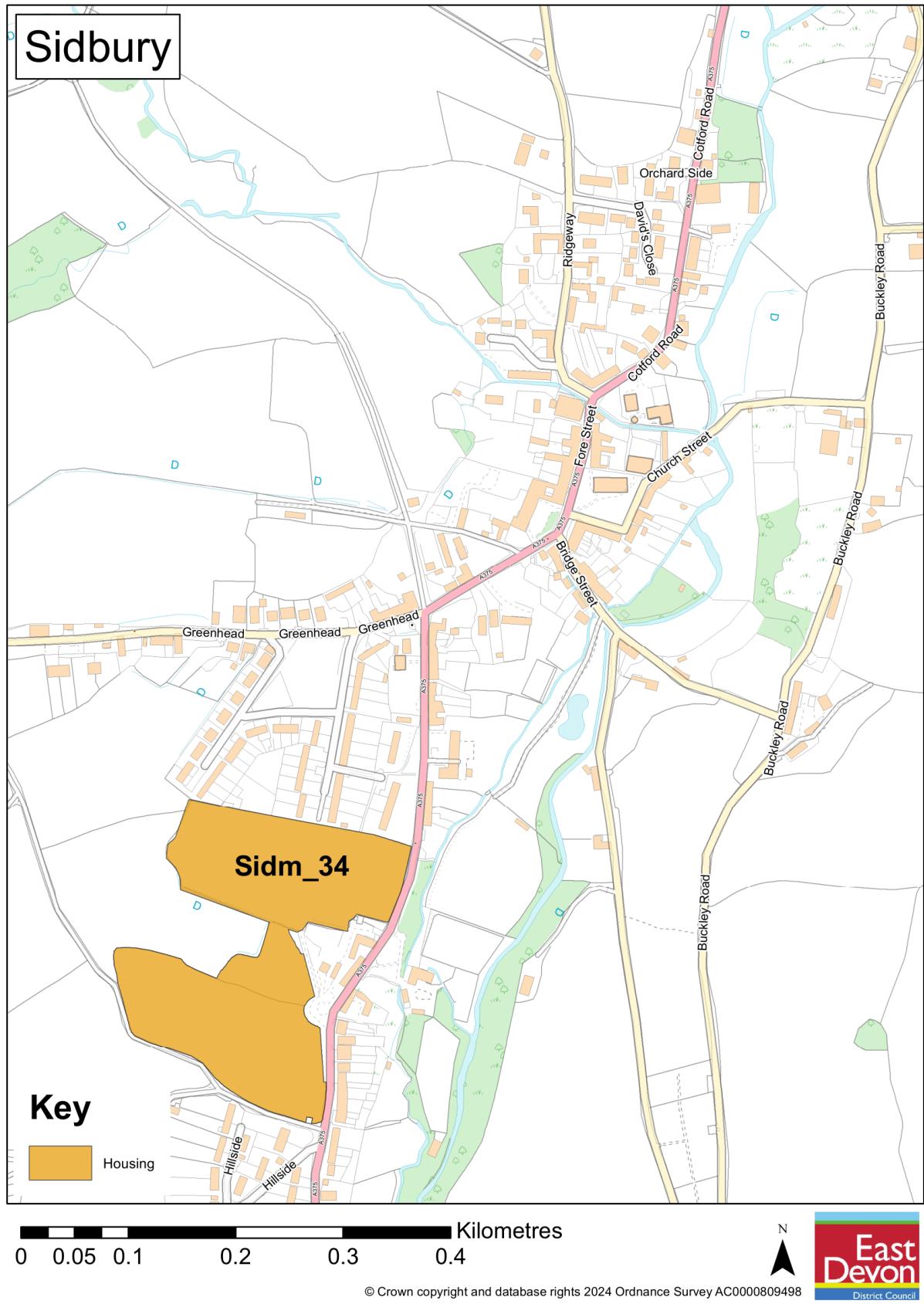
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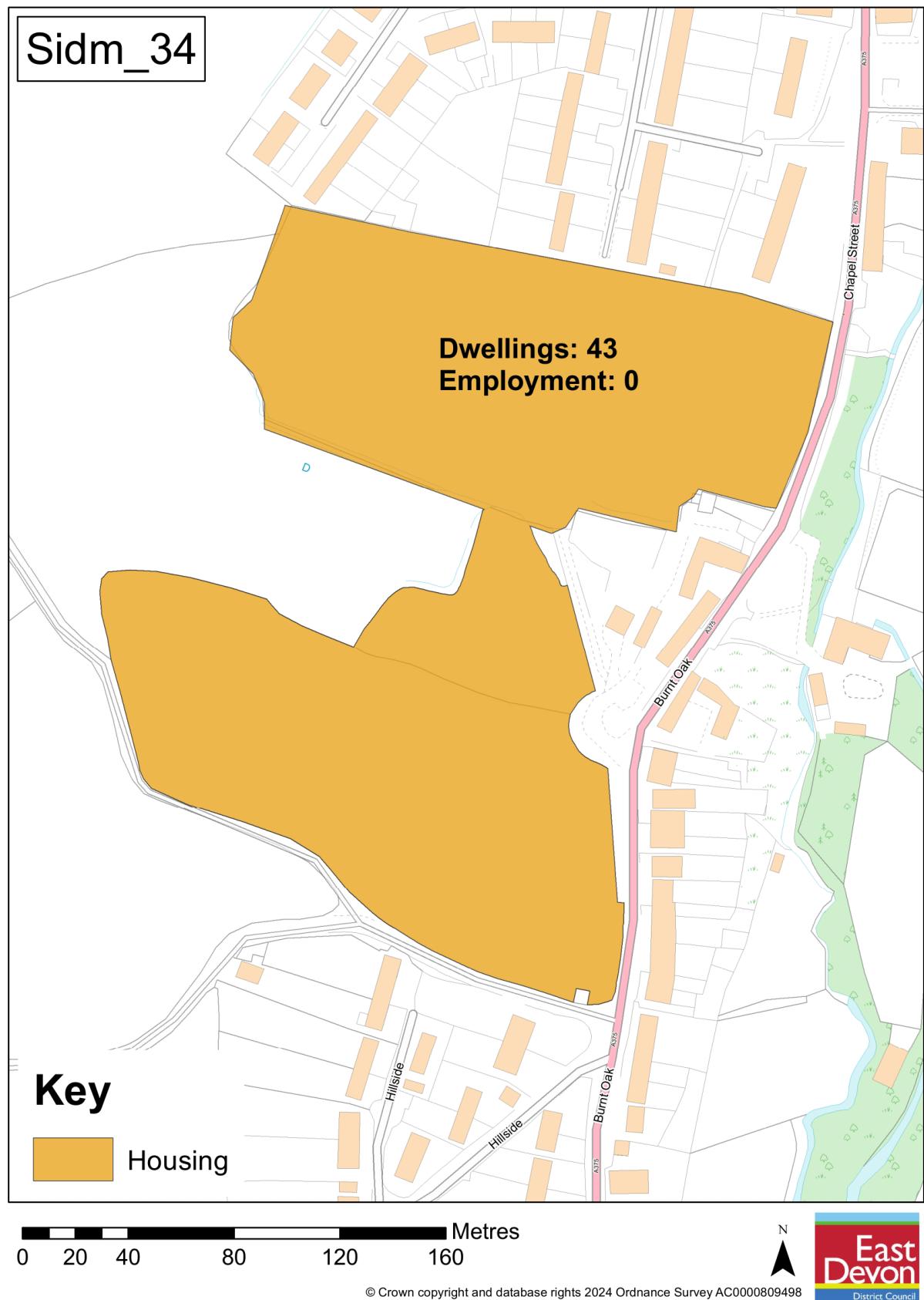
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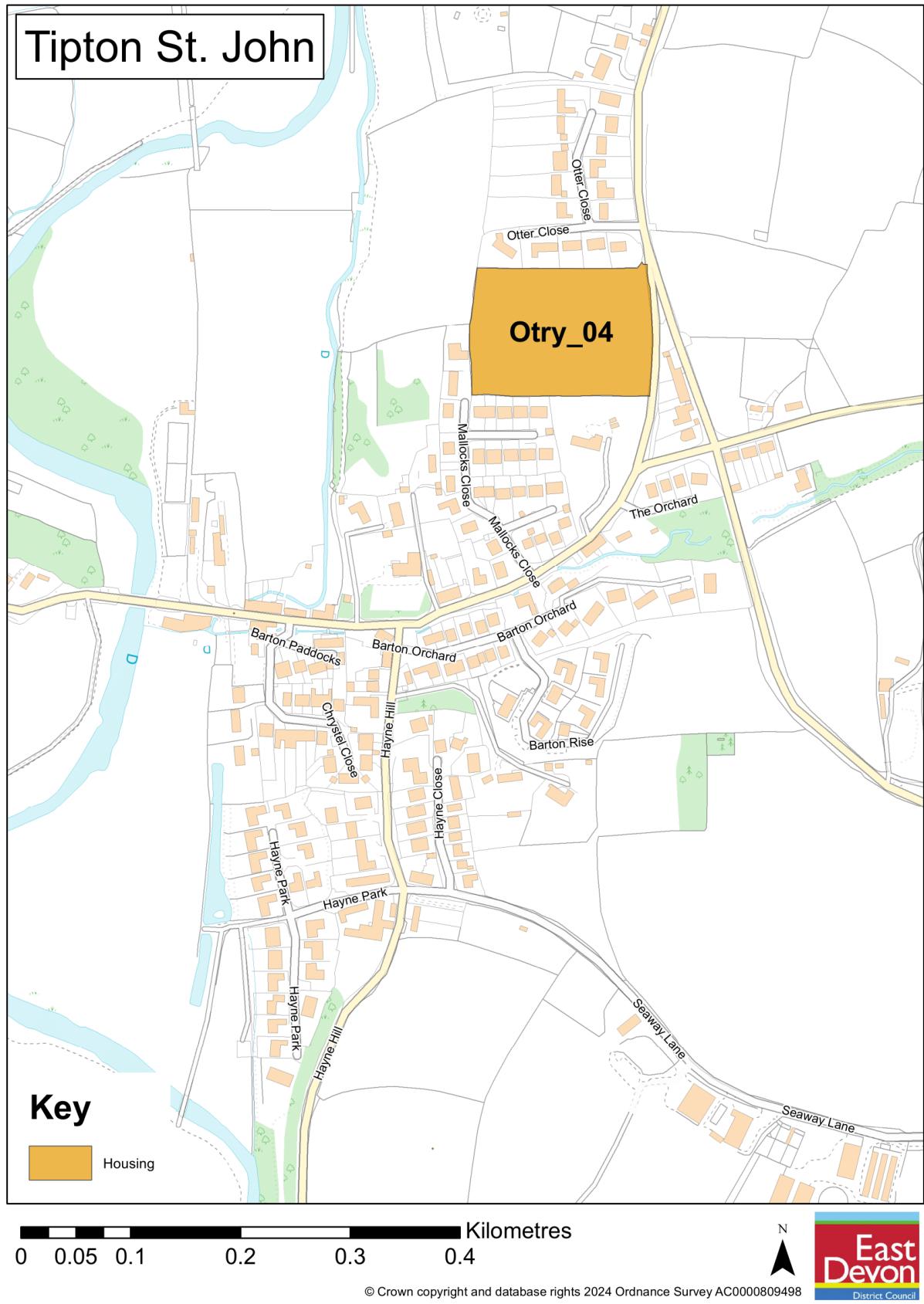
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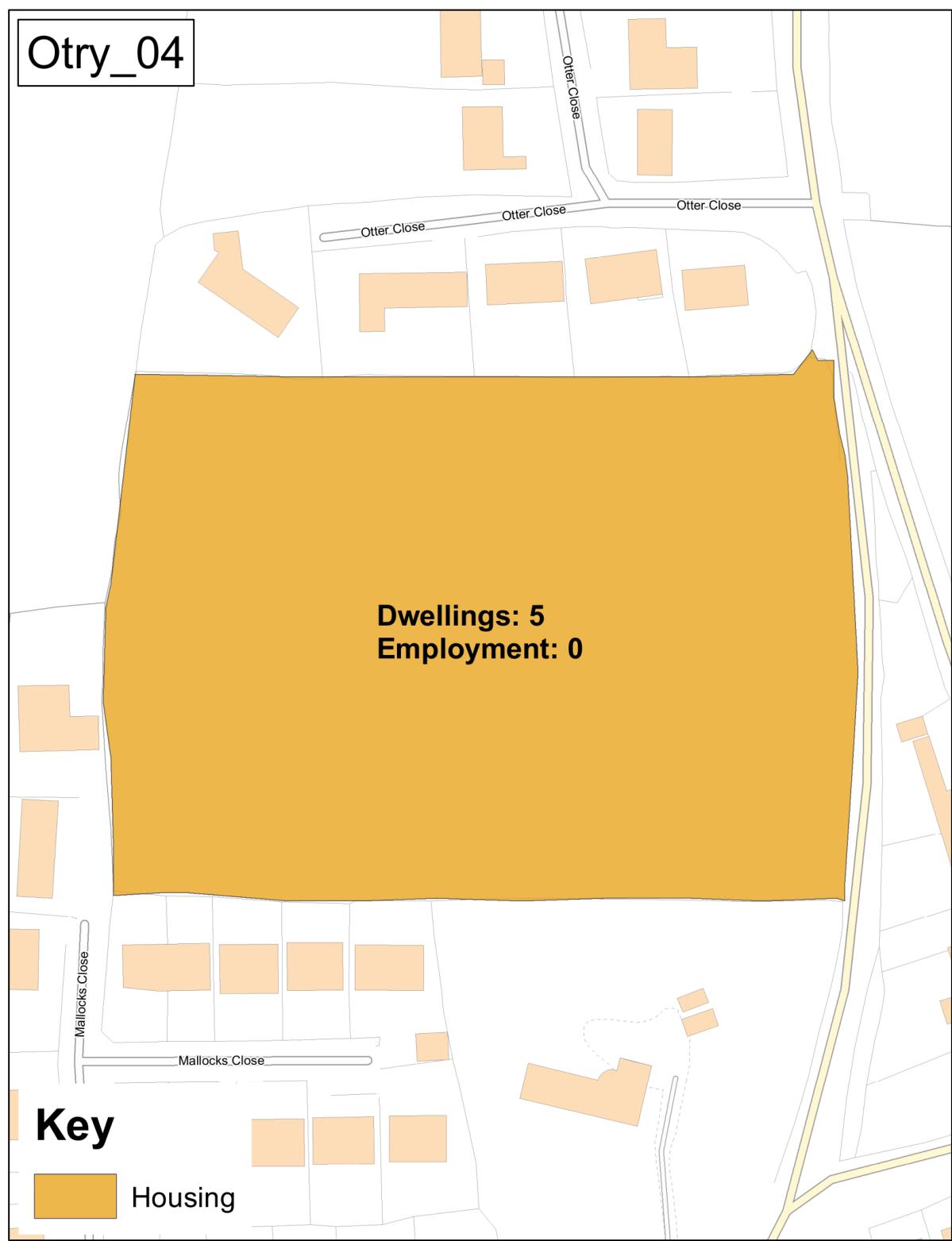
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Tipton St John



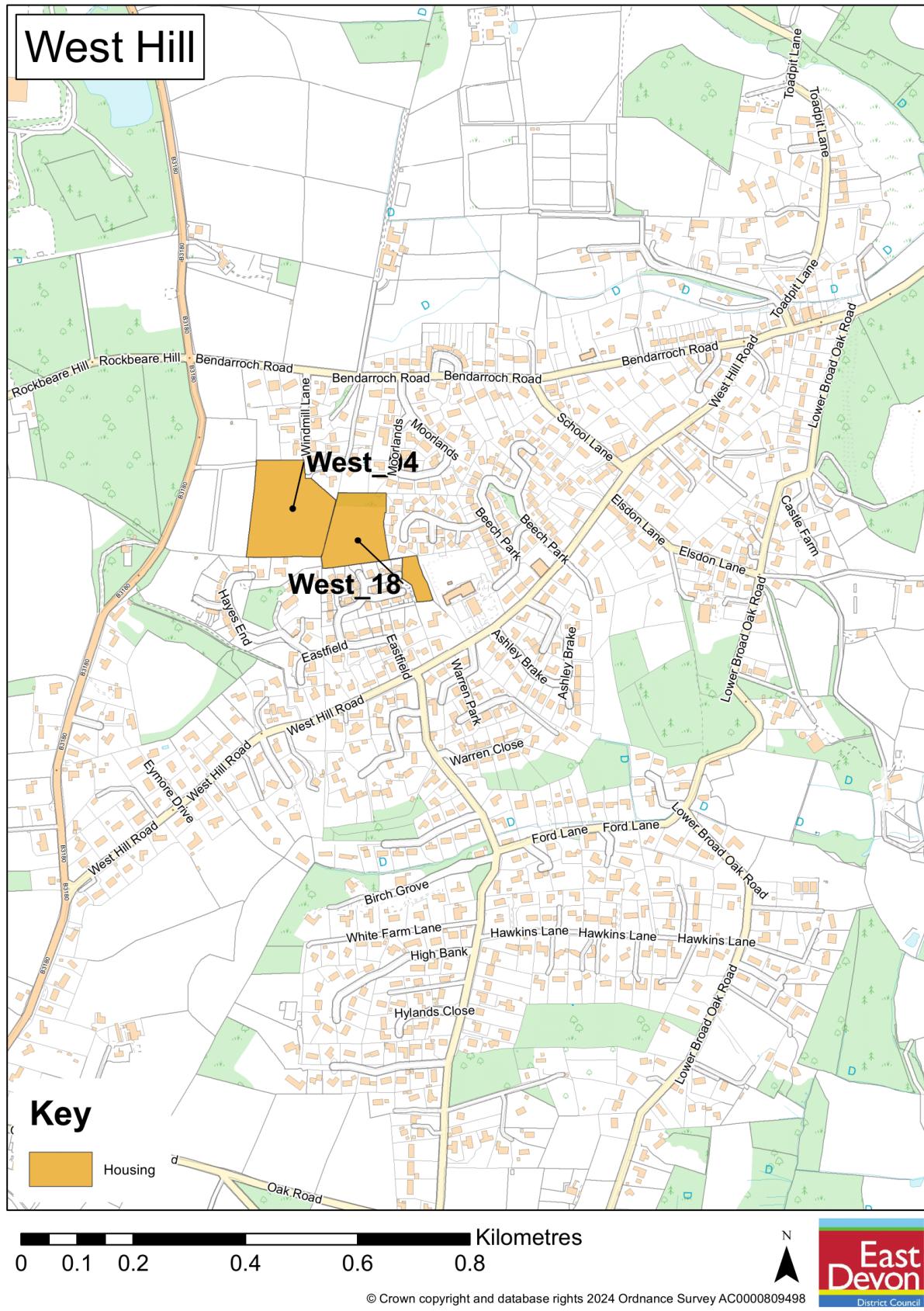
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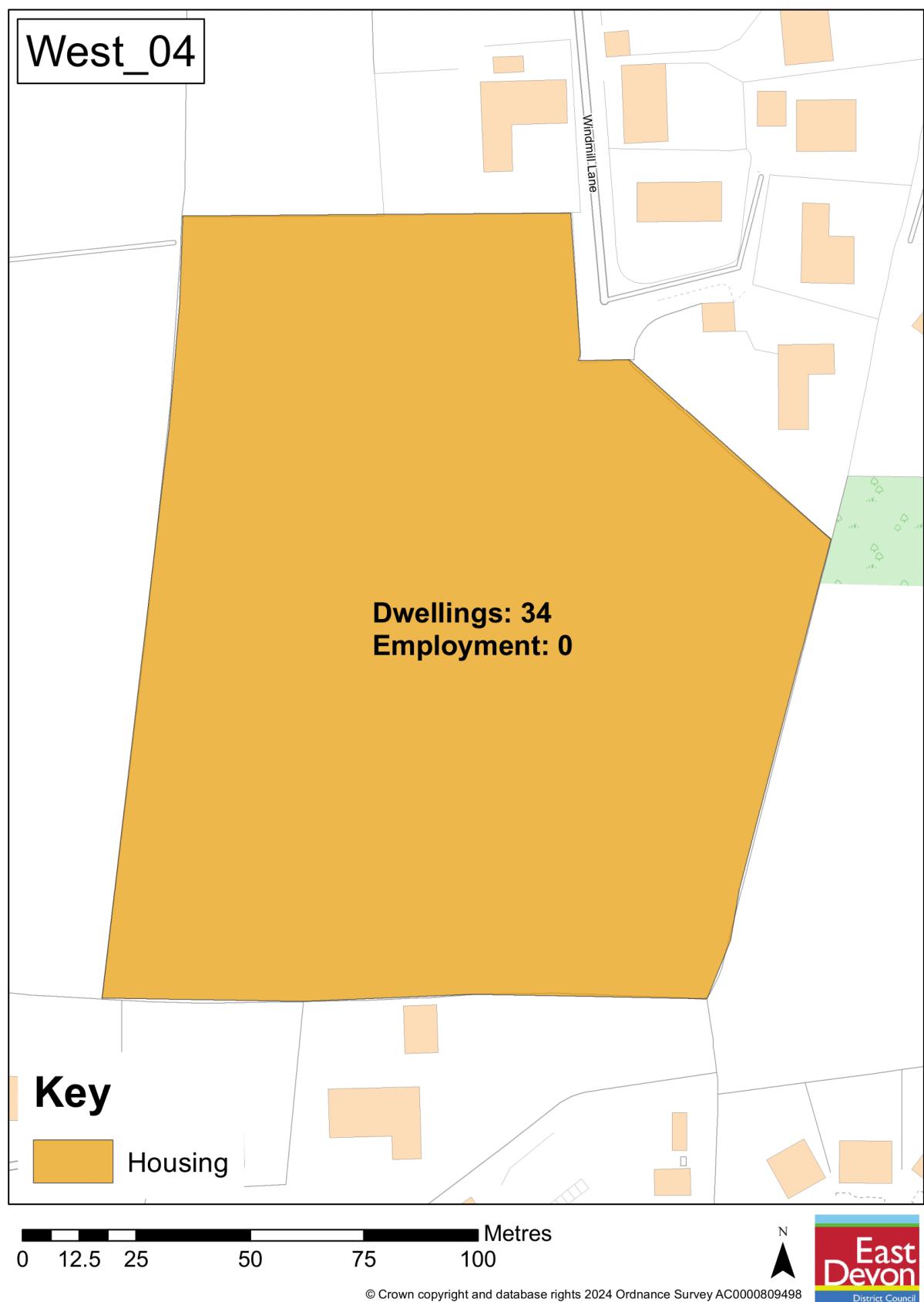
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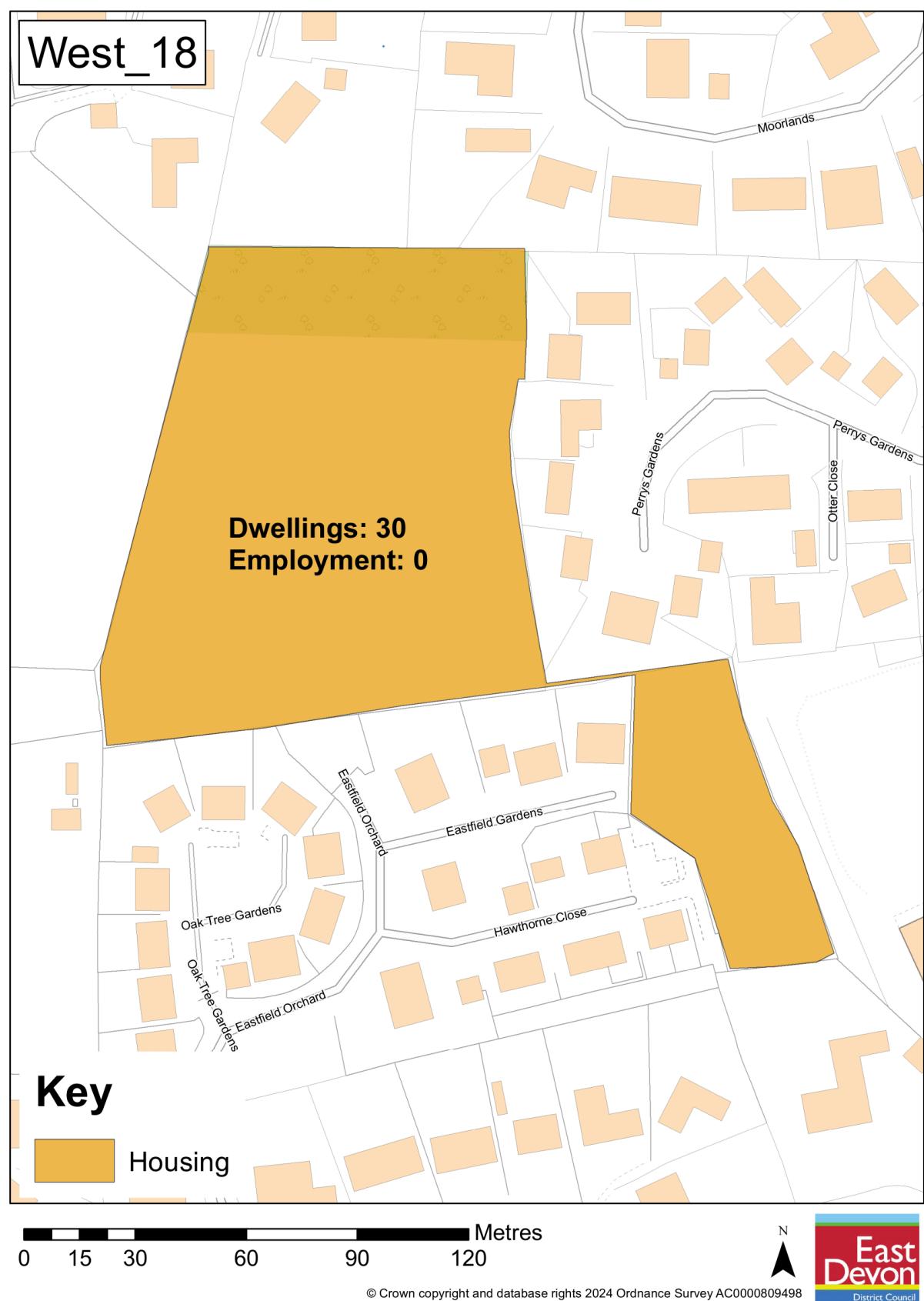
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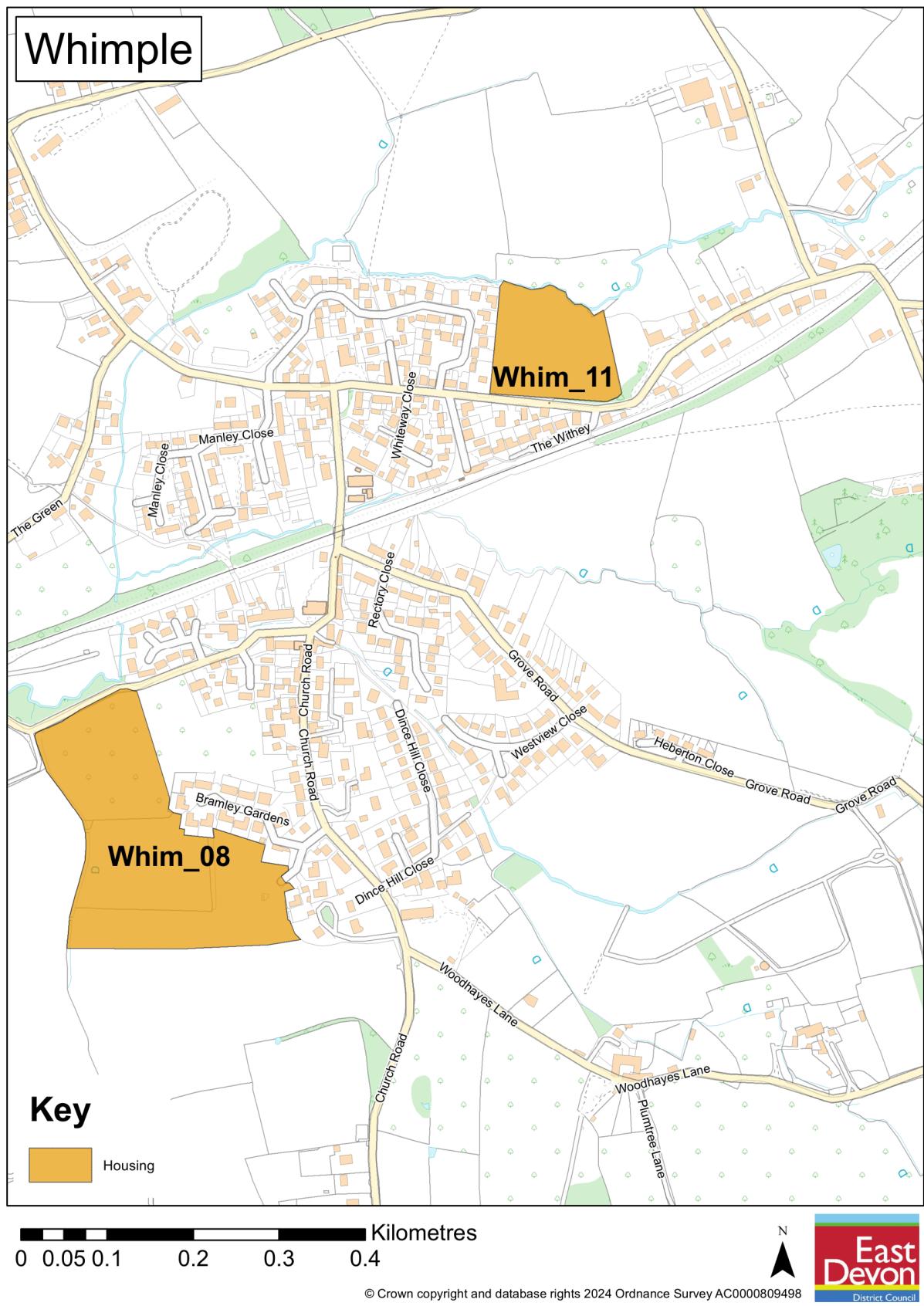
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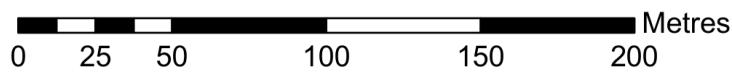
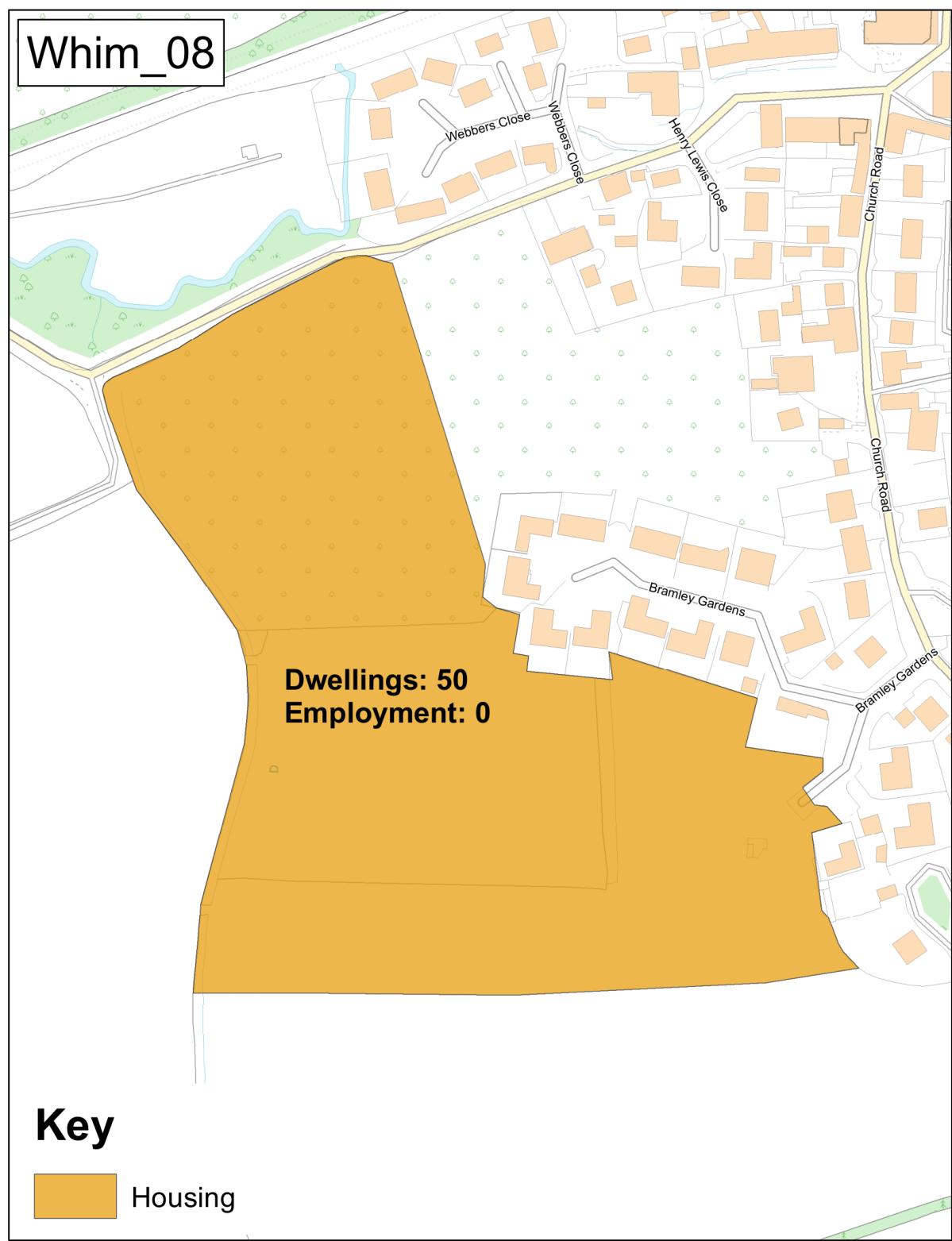
West_18



Whimble



Whim_08



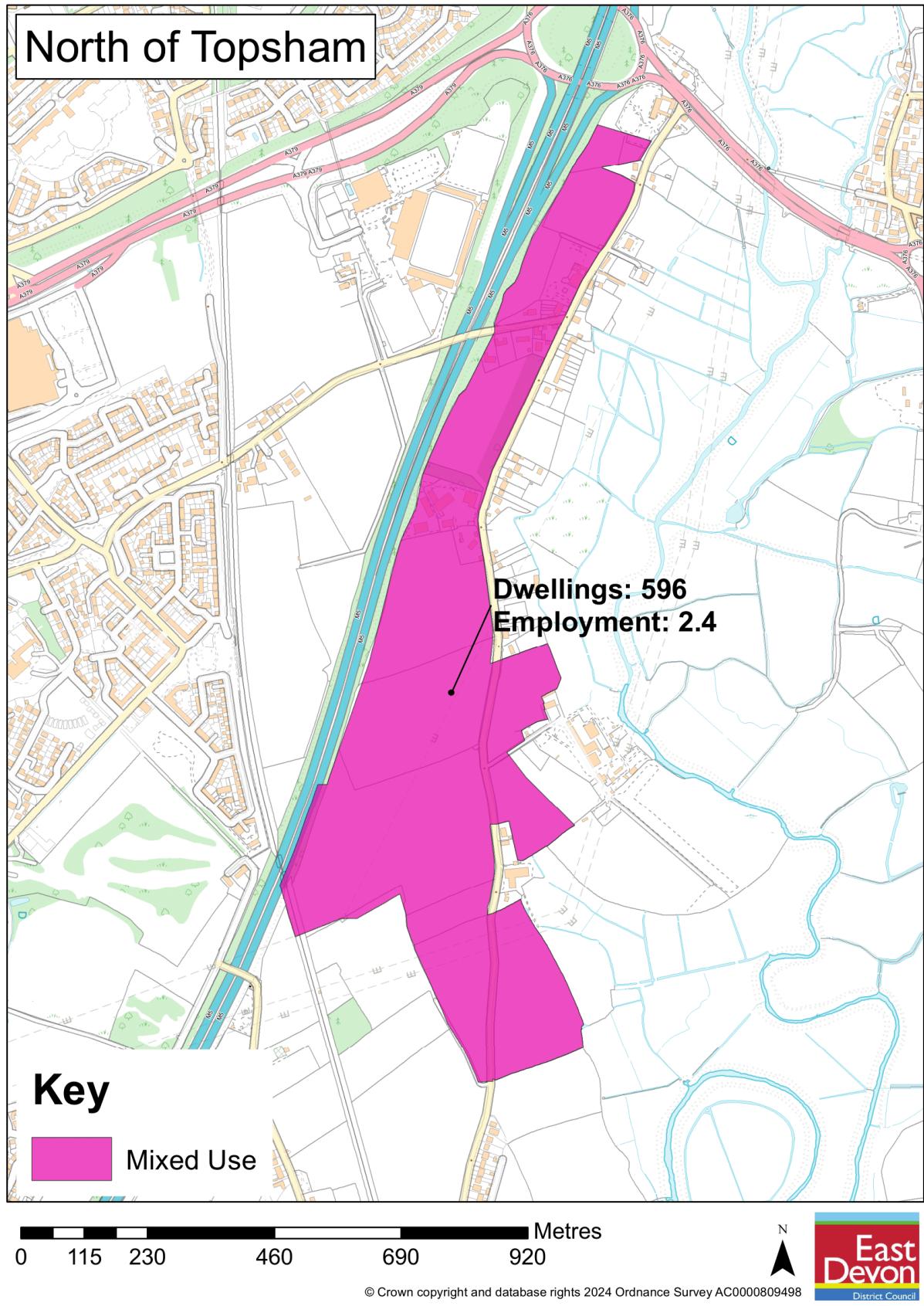
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Whim_11



North of Topsham



Date of Meeting: 22 November 2024

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

East Devon Local Plan – viability assessment – initial findings

Report summary:

Local plans need to be supported by viability assessment to show that the policies within can be implemented in a financially sound and robust manner. In simplified terms we need to show that in typical cases the costs that would fall to a development scheme can be borne by the financial returns the developer can be expected to secure. The assessment work, which we have commissioned consultants – Three Dragons - to undertake majors on housing development and the cost impacts that various policies have. The work undertaken has taken all policies with cost impacts as a given and then looked specifically at impacts on affordable housing percentages that we may seek to ask for or require.

Findings show that in higher value housing areas a 35% affordable housing percentage figure could typically be sustained but this figure would be lower in other parts of the district. At Cranbrook we have existing policy that sets out percentage levels which are comparatively low, but this reflects the broader financial costs of building at the new town. The same considerations may well apply at the second new town, but it will be subject to separate bespoke modelling work.

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

- 1 That Strategic Planning Committee note the viability assessment work that has been undertaken and endorse the headline findings for inclusion in local plan policy.

Reason for recommendation:

To ensure the Council has percentage affordable housing figures in the local plan and to ensure that these are supported by robust evidence.

Officer: Ed Freeman – Assistant Director, Planning Strategy and Development Management, e-mail – efreeman@eastdevon.gov.uk, Tel 01395 517519

Portfolio(s) (check which apply):

- Climate Action and Emergency Response
- Coast, Country and Environment
- Council and Corporate Co-ordination
- Democracy, Transparency and Communications
- Economy and Assets
- Finance
- Strategic Planning
- Sustainable Homes and Communities
- Tourism, Sports, Leisure and Culture

Equalities impact Low Impact

Climate change Low Impact

Risk: Low Risk; The direct risk is low, but we can expect percentage figures to be challenged by the development industry through plan examination.

Links to background information

Links to background documents are contained in the body of this report.

Link to Council Plan

Priorities (check which apply)

- Better homes and communities for all
- A greener East Devon
- A resilient economy

1. Introduction

- 1.1 The consultants - Three Dragons – that were appointed to undertake the local plan viability assessment have issued their draft findings.
- 1.2 Appendix 1, attached, forms a succinct summary on the process the consultants have followed and sets out key findings. It should be noted that a full report will be produced and this will form part of the evidence base for the Council at plan examination. Appendix 2 is a presentation that says more about the work and tasks undertaken. Both appendices are in summary form, but hopefully forms a good starting point to generate debate and outline some of the steps the work has taken. Also in this covering report we have drawn out extracts from Appendix 2.
- 1.3 It should be noted that this work inevitably majors on housing development, there are comparatively limited commercial returns on most other forms of development and therefore distinct limitations on policy asks that we can seek from them. Where developments other than housing, potentially such as supermarkets, may generate higher level returns we would envisage addressing these through bespoke assessment and review at planning application stage, rather than seeking explicit policy coverage. Though noting, for example, that applications for new

supermarkets are rare and inevitably there will be site specific concerns that are at play on any given site.

1.4 Should members wish to see higher affordable housing percentages than those produced in the work then there may be some limited scope to 'flex' other policy asks downward. For example a lowering of policy on 20% biodiversity net gain to 10% would 'free-up' some extra monies. But such money impacts, in some cases, will be marginal and have minimal or close to nil impacts on being able to seek more affordable housing. Extracted from Appendix 2 is information on key cost assumptions made in the work.

 Policy costs <ul style="list-style-type: none"> Future Homes <ul style="list-style-type: none"> • c£6,000 house • c£4,500 flat Accessibility <ul style="list-style-type: none"> • M4(2) - £1,400/unit • M4(3) - c£12,000/unit 	 Affordable housing <ul style="list-style-type: none"> Initial assumptions... Scenario 1 <ul style="list-style-type: none"> • 35% AH • 65% social rent & 35% s/o Scenario 2 <ul style="list-style-type: none"> • 35% AH • 65% affordable rent & 35% s/o 	 CIL / s.106 <ul style="list-style-type: none"> Sidmouth/Budleigh <ul style="list-style-type: none"> • £229/sqm Rest of East Devon <ul style="list-style-type: none"> • £172/sqm Strategic sites <ul style="list-style-type: none"> • £114/sqm General s.106 <ul style="list-style-type: none"> • £4,000/unit 	 Environment costs <ul style="list-style-type: none"> BNG <ul style="list-style-type: none"> • BF £321/unit or GF £1,188/unit Exe/Pebblebeds habitats <ul style="list-style-type: none"> • £400/unit Axe Valley nutrients <ul style="list-style-type: none"> • £2,500/unit (sensitivity)
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1.5 In this committee report we do not seek to dissect these costs or provide further explanation around and behind them. But we would advise that they have been fully considered by the consultants, they have drawn on experience from elsewhere and information we have supplied them, and they have fed into their overall modelling work.

2 Headline findings from the assessment

2.1 The consultants work generates the following outputs in respect of policy levels for affordable housing.

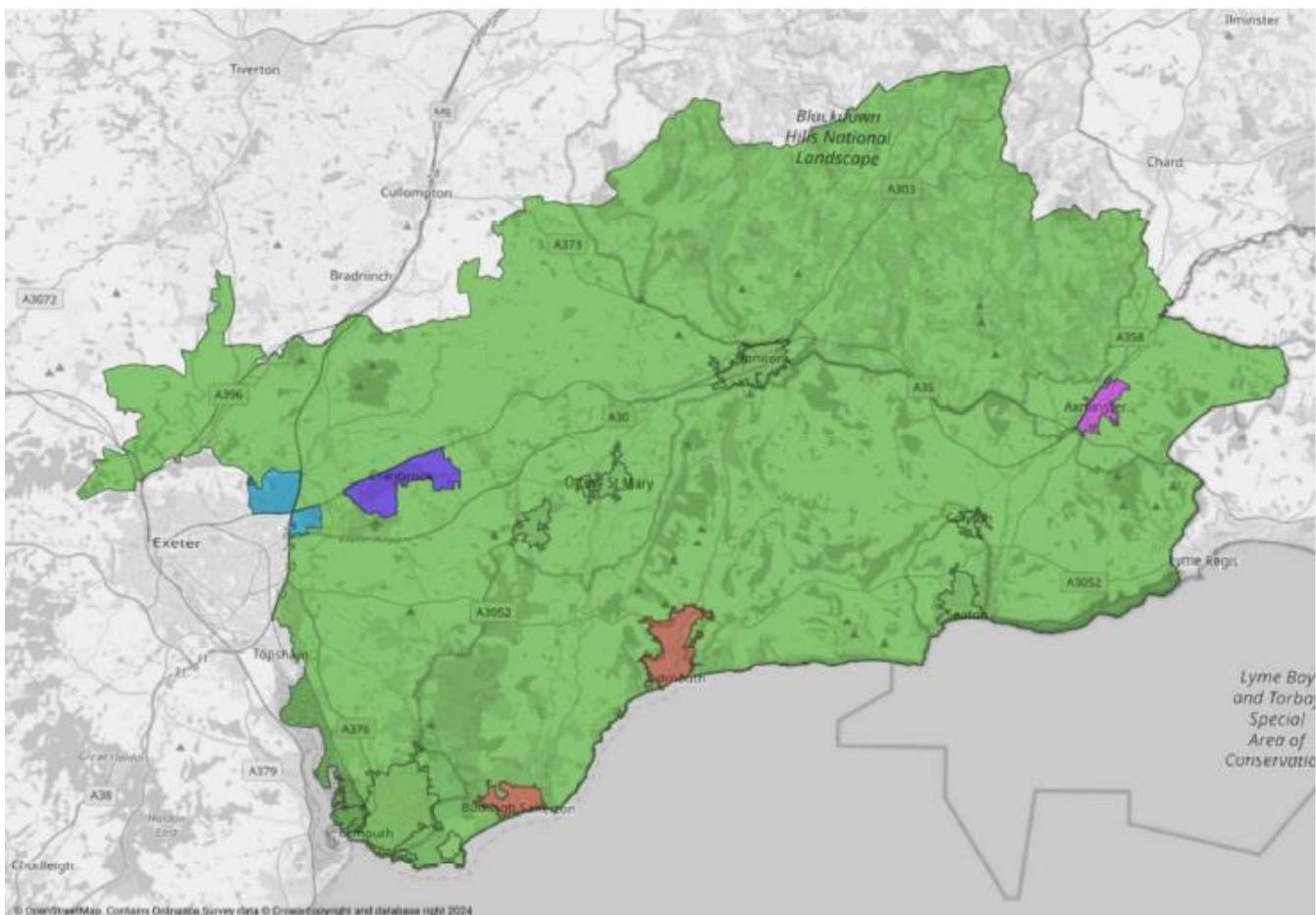
- The proposed pan East Devon rate in the draft plan of 35% is a large increase from the predominant current requirement of 25% and could be challenging on allocations with higher development costs, thus risk delivery of the plan
- Therefore, it is recommended that where allocations are proposed:
 - In edge of Exeter, Sidmouth and Budleigh the **35%** affordable housing rate is retained (65% being social rent)
 - In all other areas (apart from Axminster) the rate is **30%** affordable housing (65% social rent)

- For Axminster allocations **25%** affordable housing is required, with flexibility about tenure and how this is delivered on brownfield and smaller greenfield allocations
- **Outside any allocations** ('windfalls') across East Devon include a **35%** requirement for any sites that come forward
- Across all areas flexibility should be inbuilt into policy that allows affordable rent or a reduced affordable housing proportion for flats.

2.2 It should be noted that the consultants do not comment on rates at Cranbrook, these are set through the Cranbrook Plan nor at the second new town as these will be subject to separate bespoke modelling. **It is stressed that the assessment work undertaken does not look at each proposed allocation or other specific sites individually to arrive at conclusions, rather it applies general principles to differing site types to build up a composite picture.** The approach taken allows for policy targets to be established but there will be cases where individual sites are subject to bespoke testing at planning application stage. Amongst other matters this will include cases where there may be abnormal or non-typical development costs or challenges associated with development.

3 Commentary around the conclusions reached

3.1 A major determinant of levels of affordable housing that can be sought through plan policy are the prices/values that properties will sell for. In Appendix 2 there is a map that shows/is headed 'Market sales values'. This map shows comparatively higher and lower sale value areas for East Devon. The map is reproduced below/over the page, along with sales value data.



Value area	Overall £/sqm (£/semi)
VA1 Budleigh Salterton & Sidmouth/Sidford	£4,207 (£353,000)
VA2 Exeter NE & Tithebarn	£4,056 (£340,000)
VA3 Colyton, Exmouth, Honiton, Ottery, Seaton, West Hill & rural	£3,892 (£327,000)
VA4 Cranbrook (for information)	£3,706 (£311,000)
VA5 Axminster	£3,336 (£280,000)

3.2 It is stressed that for statistical accuracy there is need for a certain minimum number of data sets (property sales) to feed into the analysis and this is why a large expanse of rural East Devon is and needs to be considered as a whole. There have not been enough sales at smaller scale geographical levels of new homes to be able to sub-divide this area up (even though it would be reasonable to assume

there would, data dependent, be some comparatively higher value areas, e.g. along much of the coastal strip and some lower value areas).

- 3.3 Comparatively small looking variations in overall sale values, e.g. comparing Axminster to Budleigh Salterton/Sidmouth, lead to some quite marked variations in the affordable housing percentages that can be reasonably asked.
- 3.4 The consultants advise that the percentages advised on are erring to the higher end of reasonable levels. Modelling shows they are most readily achievable on smaller sites, though noting that smaller sites can fall below thresholds at which affordable housing can be sought, and they are also achieved on larger sites. On larger sites economies of scale can typically be expected.
- 3.5 At Axminster a 25% affordable housing percentage is recommended. This reflects the lower market values that have been achieved in the town in the past. The recommendation also proposes greater flexibility on the mix of social rent versus other forms of affordable housing – the former may be seen as more desirable, but the latter has less financial draw on development monies (it costs less to provide). With a number of larger sites at Axminster the 25% figure is robust, on these, though on smaller sites and brownfield sites there will need to be some flexibility in policy for final outcomes that may be achieved.
- 3.6 Although a lower proportion of affordable housing being required through planning policy in Axminster compared to elsewhere is unfortunate, the 25% proposed requirement is the same level as required in the current local plan. It is also worth noting that through grant funding there has been significant uplift in affordable housing provision in Axminster beyond policy requirements with providers keen to deliver affordable units in the town. Grant funding is only available where betterment above policy requirements can be secured. If this trend were to continue and grant continues to be available then the actual proportions of affordable housing being delivered in the town may still mirror that of the rest of the district over the plan period.
- 3.7 It should be noted that for flats (and for higher density housing more generally) there is typically less development value and as such percentages or the final mix that can be achieved may need to vary. Of course there will be exceptions, for example new flats on the Sidmouth seafront could, for example, be expected to attract a significant price premium.
- 3.8 In arriving at their conclusions, the consultants tested a range of differing new build property sizes/types and whether built on Greenfield or Brownfield. A slide in Appendix 2 tabulates those tested. An output from the testing generated the graph shown below/over the page.

Proposed draft policy - 1-9 dwellings 0% AH, 10+ 35% AH (65% SR & 35% S/O)



3.9 In this covering report we do not seek to explain the assessment process that has been undertaken to generate the bars in the graph. Details will be set out in the final consultant's report. But what the graphs show is the headroom monies ('positive surplus' or 'negative surplus') that are generated by differing types/sizes of development in differing locations when taking into account application of 35% affordable housing and the other costs sought through application of local plan policy. It is stressed and reiterated that these are modelled outputs based on typical development costs and values with standardised assumptions built in. On real sites there may be many variables that would come into play and these may be reflected in site specific bespoke modelling.

3.10 Where a bar in the graph is above the £0 horizontal line there is 'positive surplus' money in the development. A developer would be expected to need to have a surplus in order to warrant going ahead with a scheme. Where the bar is below the £0 horizontal line there is a deficit and as such this would cause developer concerns – frequently they would not predict sufficient returns from development to warrant going ahead with development and as bars increase in length going downward the development would get into increasing loss-making territory.

3.11 The Resi1a through to Resi6a categories on the graph set out site sizes, from 3 units up to 150 units, with the a) category being Greenfield and the b) category being Brownfield. The different graph colours represent the differing values areas – see the key at the top of the graph. What the graph indicates is that at 35% affordable housing there are positive outcomes for all developments types on all site sizes and for all locations except for at Axminster and for all development types except for flats and apartments. The flats and apartments outputs for all locations are significantly below the £0 line when applying 35% affordable housing, they are modelled as showing value deficits. This highlights an important concern that whilst there maybe policy aspirations to build at higher densities, and this will often mean building flats, the expectation is that in doing so lower percentage levels of affordable housing will be achieved (and/or the mix will need to move away from social rented to other tenures).

3.12 The graph illustrates that the white bars, representing Budleigh Salterton and Sidmouth generate the greatest positive headroom outputs. Some way below these are the red bars for Edge of Exeter and below these, but for most development types still positive, though very close to zero, are the green bars for Exmouth, Honiton, Ottery St Mary and rural areas. The White bars establish where the 35% affordable housing percentage is most robustly justified. The red and green bar areas show more fragility in seeking this scale of affordable housing, though clearly this fragility is more pronounced for medium size developments (testing for 15 to 30 dwellings). For these red and green areas the assessment leads to a 30% figure recommended. Taken overall there is not seen to be sufficient value in development to seek more.

3.13 The blue bars show Axminster as the outlier with negative value outputs when tested at 35% affordable housing. It is because of this that a lower affordable

housing percentage is recommended for Axminster, a figure of 25%. A later graph in Appendix 2, not shown in this actual committee report, but following the same logic as the above graph, tests Axminster developments at 25% affordable housing. What the graph shows is that at this percentage smaller sites may well struggle to secure 25% affordable housing but for larger sites, 30 dwellings and over, positive viability outcomes are achieved, though levels of positive value are dependent on the mix and nature of affordable housing that is modelled. For Axminster most houses are allocated on larger Greenfield sites and as such most market houses built can be expected to provide, through application of plan policy, for affordable housing delivery at a 25% level.

Financial implications:

The work undertaken and highlighted in this report has been completed within existing budgets. There are no other specific financial implications impacting the council in this report.

Legal implications:

There are no specific legal implications requiring comment within this report (002533/22 November 2024/DH).

Viability Assessment initial results summary



November 2024

1. Three Dragons was commissioned by East Devon District Council to undertake a viability assessment of the new Local Plan. There are a number of policies in the new Local Plan that have viability implications, including the provision of affordable housing, higher future building standards, design standards, provision of self-build and custom housing, exception sites, biodiversity and habitats mitigation.
2. Values and costs used in the viability assessment have been based upon publicly available information and refined through consultation with the development industry and separate consultation with housing associations active in the district.
3. The testing has used a generic typologies approach with a variety of residential typologies of different sizes and existing land uses. The residential typologies include some below the affordable housing threshold as well as some larger typologies of 75 and 150 dwellings. However, the testing has not included specific allocations which may be subject to higher infrastructure or policy costs, and therefore some caution is advised in setting affordable housing or CIL rates which may also affect specific allocations. The testing has not included Cranbrook (VA4) as that has previously been considered, nor has it sought to test viability at the proposed new community as this work is being undertaken elsewhere. Based on an analysis of values, East Devon has been split into 5 value areas (VA1-VA5) and separate testing has been undertaken for these except for VA4 (Cranbrook).
4. The draft Reg18 policy of 35% affordable housing with 65% social rent and 35% intermediate (shared owner ownership) has been tested and where provision has been found to be unviable at that level, alternative percentages, tenures and approaches have also been reviewed. Other specific policies tested include building standards, accessible and adaptable homes, self build & custom housing, design & NDSS, green & blue infrastructure and open space, habitat, BNG and monitoring. The current relevant CIL rates have also been included within the testing.
5. The testing has shown 35% affordable housing with 65% social rent and 35% shared ownership is broadly deliverable in VA1 Budleigh Salterton & Sidmouth/Sidford and VA2 Exeter North East and Tithebarn.
6. In VA3 35% affordable housing is more marginal in terms of viability, but 30% affordable housing with 65% social rent and 35% shared ownership is viable.
7. In VA5 Axminster, affordable housing requirements will need to be lower. At 25% affordable housing with 65% social rent and 35% shared ownership development is viable on larger greenfield sites. On smaller greenfield sites and all brownfield sites to maintain 25% affordable housing will require a tenure change, switching social rent to affordable rent and/or a change in the provision from developer built affordable housing to the provision of equivalent (serviced) land for a registered provider to build their own affordable housing. Also of note is that benchmark land values in VA5 would have to be at a minimum in terms of premium over the existing use.
8. Across all value areas higher density schemes (that include flats) are less viable the houses.
9. It is therefore recommended that where allocations are proposed:
 - At the edge of Exeter, Sidmouth/Sidford and Budleigh Salterton the 35% affordable housing rate is retained (65% social rent and 35% intermediate)
 - In all other areas (apart from Axminster) the rate is 30% affordable housing (65% social rent and 35% intermediate)

- In Axminster 25% affordable housing is required, with flexibility about tenure and how this is delivered on brownfield and smaller greenfield allocations

10. It is recommended that outside any allocations ('windfalls'), policy could include a 35% affordable housing requirement, with 65% social rent and 35% intermediate tenures, for any sites that come forward; and that across all areas flexibility should be inbuilt into policy that allows affordable rent or a reduced affordable housing proportion for flats.



East Devon District Council

Local Plan Viability Assessment - briefing

28th October 2024



Discussion points

- Testing overview
- Draft policies
- Key assumptions
- Initial results
- Next steps and timetable

Testing overview

- NPPF & PPG requires LPA to demonstrate that their proposed policies do not undermine delivery of the plan
- In practice this means setting of realistic requirements for policy asks such as (for example) affordable housing or meeting the climate challenge
- We need to test 'viability' looking at the types of sites that may come forward with the policy requirements you would like and balancing those with general build costs, national requirements and the likely values to be achieved in different areas within East Devon
- Lots of factors in play that can affect viability all with differing scales of impact - those with the biggest impact are:
 - Values
 - Base build costs
 - Affordable housing percentage and tenure



Viability testing

Guidance and regulations

page 295



NPPF & PPG



Harman



RICS

principles



Residual value is what is left to pay for the land (in theory)



Viable – benchmark land value is less than the residual value



Not viable – benchmark land value is more than the residual value

Key considerations

- Current East Devon Local Plan affordable housing requirements:
 - 25% in Axminster, Exmouth, Honiton, Ottery, Seaton, West End
 - 15% Cranbrook
 - 50% elsewhere
- House prices and build costs:
 - Whilst prices have gone up and down, they have broadly balanced out so have in effect been fairly static
 - However, build costs were rising at a much higher rate (than house prices) until earlier this year but whilst the rate of rises has slowed, they are still going up
 - Schemes with flats have been affected by these changes more than houses
 - Build costs also risen following introduction of Part F. L. O. S. of the building regulations (heating, fabric, ventilation, shading etc and EV charging)
 - Because of affordability and limits on benefits system the need for rented affordable housing is continuing to rise, especially demand for social rent
 - Registered providers have less purchasing power and/or less competition to purchase affordable housing units from developers - so affordable housing values have reduced as a proportion of the full market rate
- Other local and government level changes
 - Habitat and environmental mitigation and BNG costs
 - Future homes

Actual s106 affordable housing delivery 2018-23 has averaged 22% (although additional grant funded delivery takes delivery to 32% overall)...

CLG live table data

Draft proposed policies (that may influence viability)



Strategic policies

- Infrastructure delivery
- Enterprise zone
- Clyst Regional Park
- Climate emergency & net zero
- Flood risk

Development policies

- Affordable housing - 35% (65% SR, 35% intermediate)
- Older persons - 50+ 10% specialist older person dwg
- Accessible & adaptable (100% M4(2), 5% AH M4(3))
- Self build & custom 20+ 5% SBC
- Design and NDSS
- Green & Blue infrastructure and open space/recreation
- Transport & parking
- Habitats, BNG (20%) & environment
- Monitoring

Typologies & supply

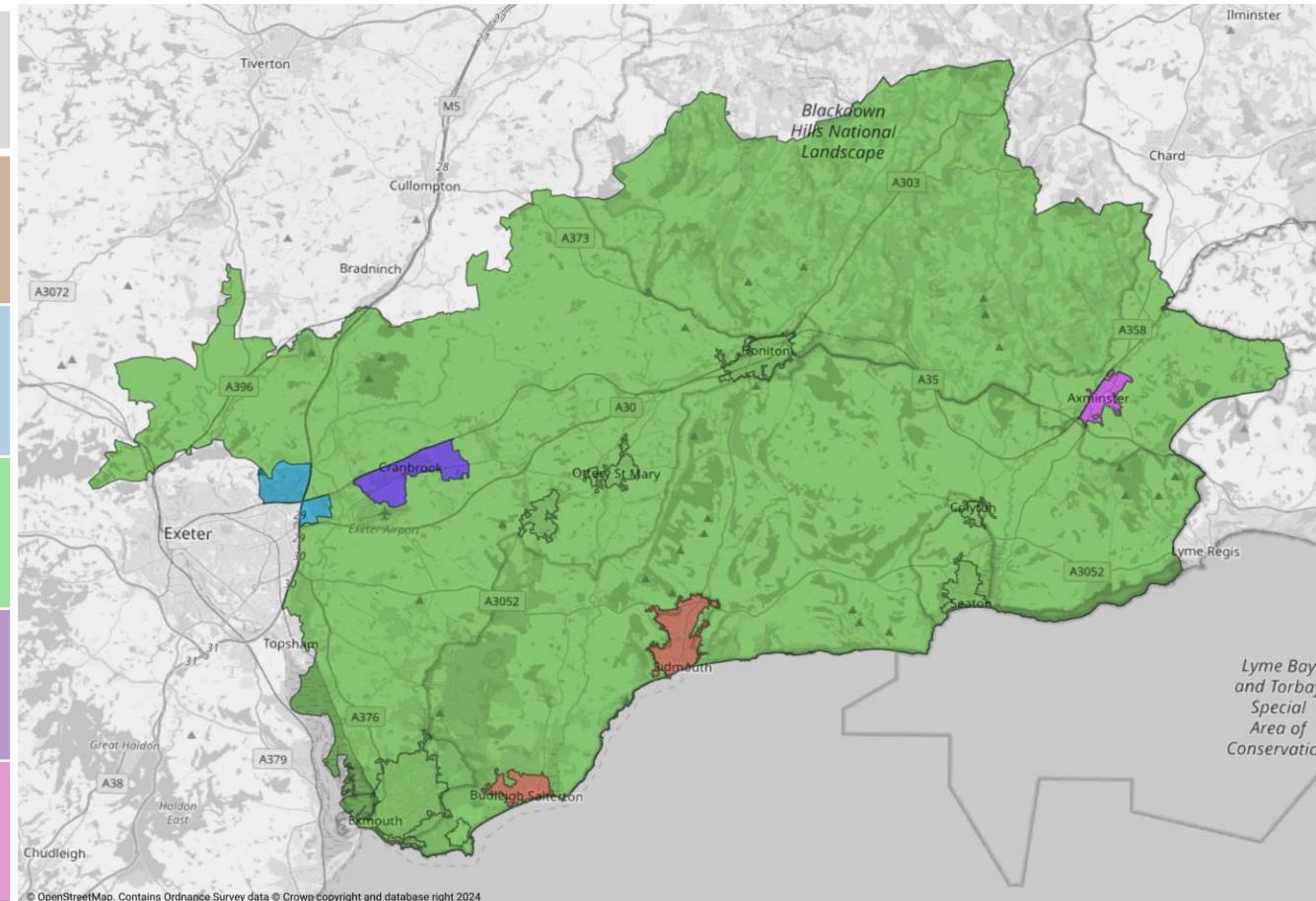
Reference	Units	Type Greenfield GF Brownfield BF	Gross ha	Net ha	Dwellings per net ha	Storey height
Res1a	3	GF - houses	0.13	0.13	23	2
Res1b	3	BF - houses	0.13	0.13	23	2
Res2a	8	GF - houses	0.34	0.34	24	2
Res2b	8	BF - houses	0.34	0.34	24	2
Res3a	15	GF - houses	0.53	0.43	35	2
Res3b	15	BF - houses	0.53	0.43	35	2
Res3c	15	BF - apartments	0.1	0.1	150	4
Res3d	15	BF - mixed	0.34	0.30	50	2-4
Res4a	30	GF - houses	1.13	0.86	35	2
Res4c	30	BF - apartments	0.2	0.2	150	4
Res4d	30	BF - mixed	0.7	0.6	50	2-4
Res5a	75	GF - mixed	3	2.12	35	2
Res6a	150	GF - mixed	5.55	3.72	40	5

- Test a range of development types & areas
- Reflects proposed future housing supply in East Devon
- Larger 'strategic sites' maybe considered separately
- New community being considered separately
- Not proposing any further testing for Cranbrook

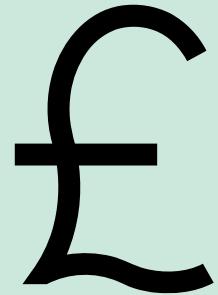
Market sales values

- Reviewed individual large settlements and rural area (c2,000 new build records across East Devon)
- Grouped similar values into 5 value areas in East Devon
- Over half of the future supply (excluding current allocations/permissions and the new community) are in Value Area 3

Value area	Overall £/sqm (£/semi)
VA1 Budleigh Salterton & Sidmouth/Sidford	£4,207 (£353,000)
VA2 Exeter NE & Tithebarn	£4,056 (£340,000)
VA3 Colyton, Exmouth, Honiton, Ottery, Seaton, West Hill & rural	£3,892 (£327,000)
VA4 Cranbrook (for information)	£3,706 (£311,000)
VA5 Axminster	£3,336 (£280,000)



Key assumptions



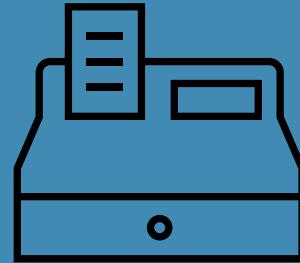
Policy costs

- Future Homes
 - c£6,000 house
 - c£4,500 flat
- Accessibility
 - M4(2) - £1,400/unit
 - M4(3) - c£12,000/unit



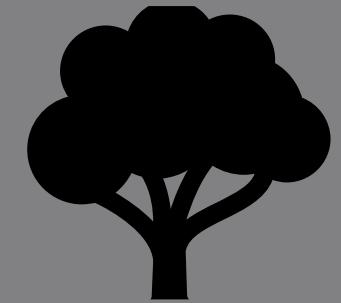
Affordable housing

- Initial assumptions...
- Scenario 1
 - 35% AH
 - 65% social rent & 35% s/o
- Scenario 2
 - 35% AH
 - 65% affordable rent & 35% s/o



CIL / s.106

- Sidmouth/Budleigh
 - £229/sqm
- Rest of East Devon
 - £172/sqm
- Strategic sites
 - £114/sqm
- General s.106
 - £4,000/unit



Environment costs

- BNG
 - BF £321/unit or GF £1,188/unit
- Exe/Pebblebeds habitats
 - £400/unit
- Axe Valley nutrients
 - £2,500/unit (sensitivity)

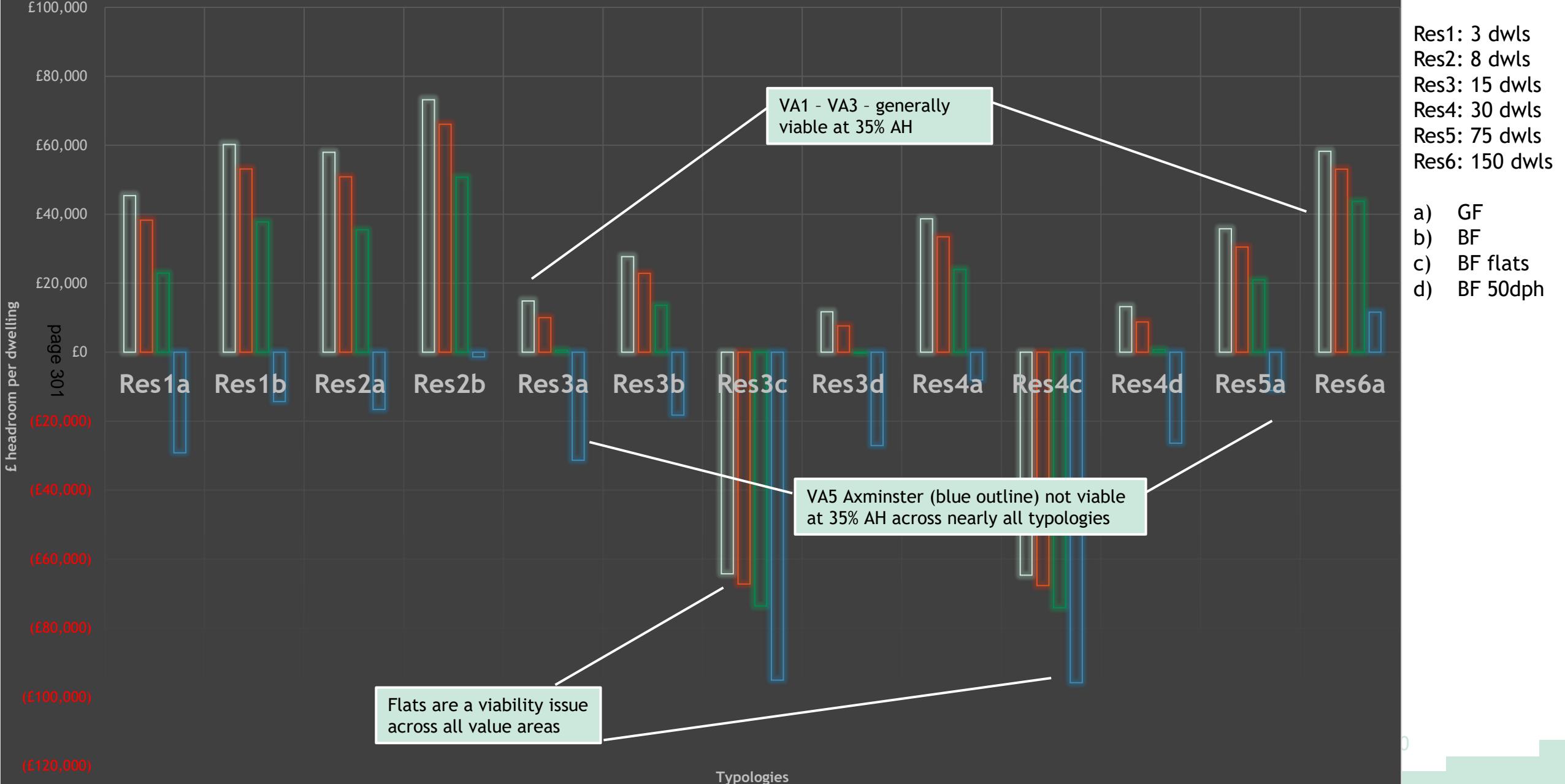
Proposed draft policy - 1-9 dwellings 0% AH, 10+ 35% AH (65% SR & 35% S/O)

Value Area 1 Budleigh/Sidmouth

Value Area 2 - Edge of Exeter

Value Area 3 - Exmouth, Honiton, Ottery, Rural

Value Area 5 Axminster

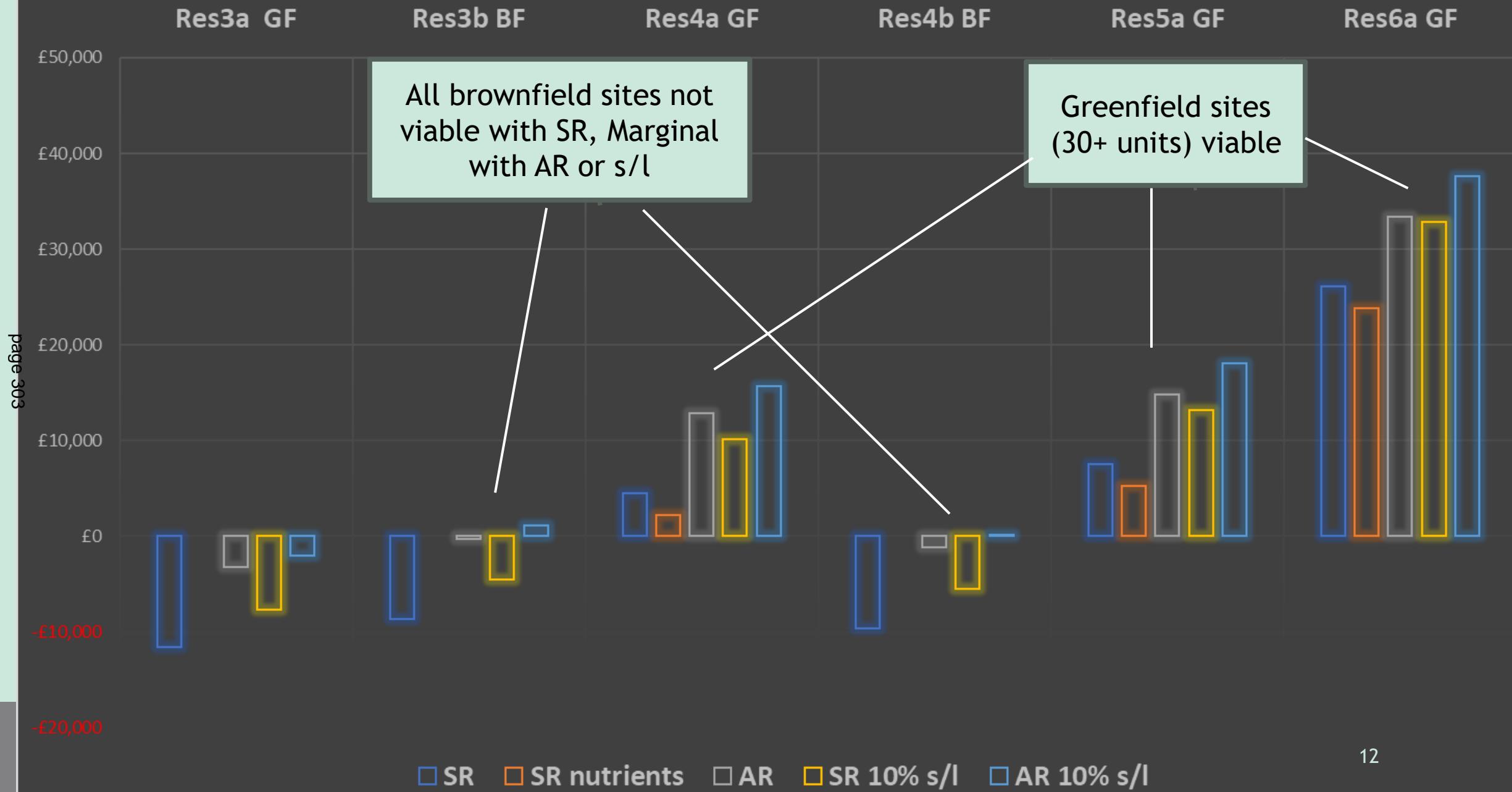


Typologies & Axminster allocations

Reference	Units	Type Greenfield GF Brownfield BF	Typologies	Total number of units covered by typology
Res2a – no AH	8	GF - houses	Axmi12	9
Res2b – no AH	8	BF - houses	Axmi10, Axmi18	11
Res3a	15	GF - houses	Axmi17	19
Res3b	15	BF - houses	Axmi23	10
Res4a	30	GF - houses	Axmi11c, AMxi24	79
Res4b	30	BF - houses	Axmi07	50
Res5a	75	GF - mixed	Axmi22	100
Res6a	150	GF - mixed	Axmi 02, 08 & 09; GH/ED/80, 83	803

- **Total allocated dwellings 1,081**
- **Majority of dwellings and 5 of the 14 allocations are covered by the largest 150 dwg typology**
- **Tested at lower benchmark land value and 25% affordable housing with different tenure mixes**
- **Where serviced land included this is 10% with 15% as standard AH tenure mix (65% SR or AR, 35% s/o)**
- **Nutrients @£2k/dwg tested on larger GF typologies**

Axminster at 25% AH with alternative tenures



The viability issues:

1. Flats do not work in any value areas with 35% affordable housing and a tenure mix of 65% social rent and 35% shared ownership
2. In VA3 (where most development will come forward) some greenfield (15 dwellings) and brownfield higher density (50dph) is marginal or not viable
3. In VA1 & VA2 the brownfield higher density is also more marginal than other typologies
4. In VA5, Axminster 35% affordable housing and a tenure mix of 65% social rent and 35% shared ownership is not viable
5. In VA5 nutrient neutrality @£2k/dwg reduces viability

Further testing undertaken:



Flats have been tested with no affordable housing and still do not work - potentially the removal of CIL will result in a viable scheme, but affordable housing still not possible



In VA3 if tenure is switched from 65% social rent to 65% affordable rent, then those typologies that were unviable or marginal will be more viable



In VA1 & VA2 by switch tenure from 65% social rent to 65% affordable rent then those sites marginal become more viable



In VA5, Axminster affordable housing across most typologies must be reduced to a maximum of 25% to become marginal or viable - if tenure is also switched from 65% social rent to 65% affordable rent and/or some AH provision as serviced land then viability is improved further

Policy choices

What the initial testing suggests:

- 35% AH with social rent broadly deliverable in VA2 & VA1 on the basis of the typologies tested
- In VA3 35% is more marginal and 30% would be appropriate
- 25% AH with social rent broadly deliverable in VA5 (Axminster) on larger greenfield sites but smaller or brownfield sites would need tenure change and/or serviced land to maintain 25% (on the basis of typologies tested and lower benchmark land value)
- Across all value areas higher density schemes (that include flats) less viable

Suggested policy response:

- The proposed pan East Devon rate in the draft plan of 35% is a large increase from the predominant current requirement of 25% and could be challenging on allocations with higher development costs, thus risk delivery of the plan
- Therefore, it is recommended that where allocations are proposed:
 - In edge of Exeter, Sidmouth and Budleigh the 35% AH rate is retained (65% SR)
 - In all other areas (apart from Axminster) the rate is 30% AH (65% SR)
 - In Axminster 25% AH is required, with flexibility about tenure and how this is delivered on brownfield and smaller greenfield allocations
- Outside any allocations ('windfalls') include a 35% requirement for any sites that come forward
- Across all areas flexibility should be inbuilt into policy that allows affordable rent or a reduced affordable housing proportion for flats

Report to: Strategic Planning Committee



Date of Meeting: 22 November 2024

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

New planning policy – Local Development Scheme and local plan Regulation 19 consultation

Report summary:

The Local Development Scheme (LDS) sets out a programme and timetable for production of future planning policy documents. The previous LDS dates from 2023 and requires an update. This report introduces the proposed new LDS, summarises key content and provides more information on plan production considerations.

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

That Strategic Planning Committee:

- 1 Recommend to Council that the proposed new Local Development Scheme, as appended to this report as Appendix 1, should be endorsed and take effect immediately following approval.
- 2 Endorse the proposal for two rounds of Regulation 19 consultation as set out and proposed in this committee report.
- 3 Endorse the proposed communications strategy appended to this report as Appendix 2.

Reason for recommendation:

To ensure the Council has an up-to-date Local Development Scheme.

Officer: Ed Freeman – Assistant Director, Planning Strategy and Development Management, e-mail – efreeman@eastdevon.gov.uk, Tel 01395 517519

Portfolio(s) (check which apply):

- Climate Action and Emergency Response
- Coast, Country and Environment
- Council and Corporate Co-ordination
- Democracy, Transparency and Communications
- Economy and Assets

- Finance
- Strategic Planning
- Sustainable Homes and Communities
- Tourism, Sports, Leisure and Culture

Equalities impact Low Impact

Climate change Low Impact

Risk: Low Risk; The direct risk is low. But a new LDS related to the issue of local plan production for which there are wider substantive risks.

Links to background information

Links to background documents are contained in the body of this report.

Link to Council Plan

Priorities (check which apply)

- Better homes and communities for all
- A greener East Devon
- A resilient economy

1. Introduction

- 1.1 There is a requirement for planning authorities to have an up-to-date Local Development Scheme (LDS). The LDS is a planning document setting out timetables for plan making work.
- 1.2 The new proposed LDS forms a future work programme for the Planning Policy team at the Council and is appended to this committee report. The new LDS lists key policy documents that are proposed to be produced by the Planning Policy team or in which the policy team is partnering in production. The LDS also provides an overview of and advises on relevant planning policy work undertaken by outside partners, to include Devon County Council, in respect of waste and minerals plans and local communities in respect of Neighbourhood Plan making.

2 Development Plan Documents

- 2.1 The appended LDS advises of and sets out more detail on production of one Development Plan Documents (DPD). This is: A new East Devon Local Plan – and is planned to be an overarching new plan covering all policy matters that typically come up for consideration in determination of planning applications by East Devon District Council. It will sit and work alongside the Cranbrook Plan.
- 2.2 The new local plan will supersede, on adoption, the existing local plan and also the existing villages plan. The new local plan and the Cranbrook Plan, along with made Neighbourhood Plans and adopted waste and minerals plans (produced by Devon County Council to whom responsibility falls) will constitute the 'Development Plan' for East Devon.

3 Timetable update for local plan production

- 3.1 The current LDS ([lds-december-2023.pdf \(eastdevon.gov.uk\)](https://eastdevon.gov.uk/lds-december-2023.pdf)) advises of the Regulation 19 stage of local plan consultation starting in December 2024 and Submission being in Spring (taken to be May) 2025. The spring date was defined in order to meet a then Government deadline, from around a year ago, for plans to be submitted for Examination before the end of June 2025, after this date plans would need to have gone into (according to the previous Government) a new plan making regime.
- 3.2 The Government elected in July 2024, however, advised of changes to plan making requirements and deadlines. Though it only did so in consultation draft material, specifically including a draft NPPF. In the consultation, under transitional arrangements, the Government advised that plans would need to be at the Regulation 19 stage of plan making (i.e. for us at the next stage of consultation) within one month of the publication date of the new/next NPPF. We do not know when the NPPF will be published, though some informed commentators have suggested towards the end of December (perhaps Friday 20 December 2024).
- 3.3 Working on the basis of a mid or late December publication, and assuming the one month 'window' remains, it is proposed that consultation on the plan is pushed to the other side of Christmas/new year and the consultation starts in January 2025. It is generally seen as good practice to avoid running consultation over the festive period and so a January start makes good sense. It also gives scope for more time for minor tidying up of the plan and other preparation work following the Committees consideration of the plan in December and before consultation starts.
- 3.4 We would though wish to keep the consultation start date under review depending on when and if national guidance is issued and what it may say. Should it allow a longer than one month window, or set a definitive deadline, there may be a good case for reviewing the Regulation 19 consultation arrangements. As things stand, according to the Government consultation, submission of the plan for Examination would need to be by the end of 2025, i.e. six months later than the previous Governments deadline.

4 Regulation 19 consultation

- 4.1 Because of complexities in planning for the new town it is proposed that we run two stages of Regulation 19 consultation. Work on a masterplan and business case for an appropriate delivery vehicle for the new town are underway but will not be prepared in time to meet the deadlines anticipated in the new NPPF. Further evidence is also being prepared particularly a transport study that will also not be completed in time. Work is also underway in terms of understanding how proposals can align with the Governments emerging new towns programme which has an expectation of proposals reaching a minimum size threshold of 10,000 new homes. Under this programme there is the potential for substantial support in planning work, financial and other, so being part of it could be very desirable.

- 4.2 The first proposed Regulation 19 consultation would focus on the Local Plan itself. It would cover all content of the plan with the exception of detailed Master planning work (and hence final end policy wording) for the new community and also detailed transport work and modelling that will also inform policy.
- 4.3 The extra new community work streams are underway but will not be completed until Spring 2025 and they are seen as essential to inform final local plan policy coverage for the new town. For this reason the second round of Regulation 19 consultation is seen as essential. We would not plan for other aspects of the plan to be subject to further consultation unless the first round generates issues or concerns that warrant plan changes and these changes are appropriate for consultation before plan Submission. The second round does, therefore, introduce some possible further additional flexibility.
- 4.4 We would highlight that we will keep timing matters under review and if, for example, the one month to get to Regulation 19 stage is amended and becomes say six months from date of publication of the new NPPF we may consider it to be desirable to defer the initial Regulation 19 consultation to a later date, for example to coincide with when the second stage might have otherwise been expected to start. Under this scenario there would be just a single combined consultation.
- 4.5 It is important to note that the Regulation 19 consultation stage is markedly different from previous stages of Local Plan consultation carried out under Regulation 18. At Regulation 18 stage we were presenting options and draft proposals and actively seeking feedback to inform decision making and final plan production. The Regulation 19 plan is essentially a final draft and should be presented as the councils intended local plan for examination and subsequent adoption. The presentation is therefore of the completed plan and communications should therefore focus on explaining the work that has fed into the plans production including how the evidence and previous consultation responses have been considered and informed its production. It would then be for respondents to formally object to the plan, if they wish, so that their concerns can be formally considered through the examination process.

5 A consultation strategy for the Publication consultation

- 5.1 On assumption that we move swiftly to the Regulation 19 consultation the Communications team of the Council have produced a Communications Strategy to inform how plan engagement and specifically the 'journey to get this far' has progressed, what the next stages are and how people can make representations on the plan to be considered by the appointed planning inspector at the Examination of the plan.

The communications plan is appended to this committee report and members feedback on the proposed approach is welcomed.

6 Supplementary Planning Documents and other strategy and policy documents

- 6.1 In addition to DPD production the intent is that the Planning Policy team will produce, or partner in production of, a series of additional Supplementary Planning

Documents (or superseding documents in title if amended under Government planning reforms) and other strategy and policy documents. Those proposed for production are set out in the appended LDS report. However, it should be noted with a specific focus on local plan work the scope to undertake other tasks is significantly reduced at the present time.

7 Implications for Neighbourhood Planning

7.1 Many communities are waiting until greater certainty about plan of the local plan or until its adoption to trigger the production or review of a neighbourhood plan, and those that are progressing an emerging plan in this transitional period are dealing with an extra layer of complexity, needing to both demonstrate conformity with the adopted Local Plan whilst considering the relationship with the new emerging one. Maintaining and publishing an up-to-date timetable for the new LP is therefore critical for our neighbourhood planning communities

Financial implications:

There are no specific financial implications impacting the council in this report.

Legal implications:

There are no legal implications other than as set out in this report (002533/22 November 2024/DH).

East Devon Local Development Scheme – December 2024

The work programme for planning policy production in East Devon



East Devon – an outstanding place

Contact details

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<http://eastdevon.gov.uk/planning/planning-policy/>

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alternative format or language
please phone 01395 516551 or
email csc@eastdevon.gov.uk

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1 Introduction

- 1.1 This East Devon District Council Local Development Scheme (LDS) sets out a programme and timetable for production of future planning policy documents by the Council.
- 1.2 East Devon District Council has resolved that this new LDS should take effect from **date to be inserted once confirmed**. This LDS covers the time period from December 2024 through to the end of 2026, it is envisaged however that it will be revised and superseded before this end date.

2 The stages in Development Plan Document preparation

- 2.1 Development Plan Documents (DPDs) sit at the top of the hierarchy of District Council planning policy documents, on adoption they form part of what is defined as the Development Plan. The term 'local plan' is often used interchangeably with DPD and the Council has an adopted plan (which is a DPD) called the 'East Devon Local Plan'.
- 2.2 DPDs are of fundamental importance in respect of informing prospective developers of the types of development and locations for development that are likely to be appropriate and they are the key policy documents used in determining planning applications. DPDs also inform communities, infrastructure and service providers and other council and wider service providers of development proposals. There are specific legally defined procedural steps that need to be complied with by the Council in order to produce a DPD, some of these are referred to in this LDS, however for a more complete picture see: The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), noting that future changes may be made: <http://www.legislation.gov.uk/uksi/2012/767/contents>
- 2.3 In this LDS we set out dates for undertaking key stages in production of DPD. The stages we report on are summarised below:
 - Issues Consultation – this is the starting point where comments on general issues and plan scope are sought. At this stage of plan making potential options and alternatives for development may be identified.
 - Draft plan – this is where a draft version of the plan or some other consultation document or documents are produced and feedback is sought.
 - Publication – this is the plan that the Council intend to submit for examination. The plan is made available and formal objections and other responses are sought from at this stage. Anyone can comment.

- Submission – the publication plan, the evidence supporting the plan and the formal responses to the plan are submitted to the government who appoint an independent inspector to consider the soundness of the plan. The examination of a plan, carried out by a Planning Inspector, starts at plan submission.
- Inspector's Hearings – as part of the examination process there will typically be hearing sessions at which the Inspector will lead discussion on the contents of the plan, this helps the Inspector prepare their report.
- Adoption – the Council receive a report from the inspector and can then, assuming earlier tasks do not need to be revisited, adopt the plan.

2.4 It is stressed that the above stages are a much-simplified version of what happens in plan making, however they give an overview of plan preparation timelines. Government plan making regulations and legislation (and other guidance) should be reviewed for a complete picture of legislative processes that have to be followed.

3 The adopted East Devon Local Plan, the Villages Plan and the Cranbrook Plan

3.1 There are three existing current East Devon District Council adopted DPDs:

- The existing East Devon Local Plan, covering most policy matters across the district, was adopted on the 28 January 2016.
- An East Devon Villages Plan, adopted on 26 July 2018, has a much more narrowly defined remit of defining Built-up Area Boundaries around selected village settlements and it defines retail policy for Beer and Colyton.
- The Cranbrook Plan covers development matters at the new town and was adopted on 19 October 2022.

3.2 It should be noted that policies in local plans should be reviewed at least every five years to assess whether they need updating, and the reasons for decision should be published. A formal review of the adopted East Devon Local Plan was undertaken in 2020.

4 Future Development Plan Documents in East Devon

4.1 This LDS sets out that, from 2023 to 2026, there will be one further DPD that will be produced by the Council, summary details with dates set against key stages, are set out below. It should be noted that the dates (year and months or season/part of year) provided are based on what we currently know or best estimates, changes over time are, however, possible.

4.2 Future East Devon Local Plan – the expectation is that this plan will address all Development Plan matters, other than at Cranbrook, that fall to the responsibility of East Devon District Council. The following forms the timetable for production:

- Issues Consultation – completed in January 2021.
- Draft plan – the first consultation was completed in January 2023 and there was further consultation in summer 2024.
- Publication – Regulation 19 consultation:
 - First round - projected to start January 2025.
 - Second round – projected to start in Spring 2025.
- Submission – Autumn 2025.
- Inspector's Hearings – 2025/2026.
- Adoption – Late 2026.

4.3 The above timetable sets out two stages of Publication consultation. The first will be for the full local plan, all content, bar selected elements applicable to the development of and policy for the new town proposals (a second new town over and above Cranbrook). There is, in late 2024, and going into 2025, ongoing master planning work for the new town and there is also a cross-local authority transport study that is being carried out, this is focussed on assessment of transport impacts and mitigation options at and around Exeter and its hinterland. These two streams of evidence will be instrumental in informing and justifying local plan policy at and for the new town. Though as they will not be concluded until Spring 2025 it is deemed appropriate to run a second round of Publication consultation in Spring 2025, specifically and majoring on new town matters.

4.4 The overall plan making timetable will be kept under review in the light of possible changes that may be made by Government to plan rules. These are expected to include transitional arrangements to allow existing plans to progress under existing arrangements and the timetable set out above is written in response to Government consultation proposals (but final Government regulations are yet to be determined (they may appear in late 2024 or potential 2025). Timetabling matters will be kept under review in response to potential changes from Government and particular timing and deadline rules they set out.

4.5 It should be noted that the intent is that the new local plan will supersede and replace in its entirety the existing local plan and also the villages Plan. The Cranbrook Plan will remain part of the Development Plan though some parts, a limited number of policies within it, will be superseded by new local plan policies.

5 Other policy documents identified for production

- 5.1 In addition to DPDs the Council also produce a number of additional policy documents. Of greatest importance in respect of determining planning applications are Supplementary Planning Documents (SPDs). SPDs (or documents of a similar nature that under reforms to the plan making regime that may come into existence) are intended to provide more detail on the use and implementation on policies in DPDs. Procedures for producing SPDs are set out in legislation and regulations and the Council has a protocol for SPD production, see: <https://eastdevon.gov.uk/media/2443645/spd-protocol-adopted-by-spc-20-march-18.pdf>
- 5.2 SPDs need to go through two stages of consultation but they are not subject to examination and therefore their preparation is shorter and simpler than DPDs; but they do not carry the same weight in decision making.
- 5.3 The Planning Policy team of the Council may also produce further guidance and advice to support and promote development and promote wider social and environmental objectives. Such guidance will not have the formal status of an SPD but we will often look to follow similar processes in production.

6 Community Infrastructure Levy - Charging Schedule

- 6.1 In East Devon a financial charge, called a Community Infrastructure Levy (CIL), is placed on certain types of new development (most notably new housing) and monies raised are used to help pay for infrastructure that is needed to support development.
- 6.2 In order to be able to charge CIL the Council had to produce a charging schedule that is supported by financial viability assessment evidence, undertake consultation and take the work to Examination by an independent examiner. In this respect production of the CIL charging schedule follows a similar path to that for DPDs (but under separate legislation). The current charging schedule was approved in 2020 and applied from 1 February 2021. A timetable for production of a new CIL charging regime is to be established. Work is projected to start in 2025.

7 Neighbourhood Plans

- 7.1 Neighbourhood Plan are produced by local communities and in East Devon they are typically produced at the parish level. Neighbourhood Plans set out policies and proposal for development and in this respect they are similar to DPDs and they follow reasonably similar stages in production (but under separate legislation). Once adopted (the technical term is that they are made) they also form part of the Development Plan for the District and are used

alongside DPDs, SPDs and other policy documents in the determination of planning applications.

7.2 For more information on Neighbourhood Plans see:
<https://eastdevon.gov.uk/planning/planning-policy/neighbourhood-and-community-plans/>

8 Waste and minerals planning and Devon County Council work

8.1 The responsibility for waste planning and minerals planning in East Devon rests with Devon County Council; they have legal responsibility for producing plans and determining planning applications for these two matters. The County Council adopted a new Devon waste plan in 2014 and adopted a new minerals plan in 2017. For more information see:
<https://www.devon.gov.uk/planning/planning-policies/minerals-and-waste-policy>

8.2 The adopted waste plan and adopted minerals plan are also part of the Development Plan for East Devon.

Strategic Communications Plan:

Local Plan Reg 19a consultation

Project Name	Local Plan Reg19a consultation
Objective(s) of project	<ul style="list-style-type: none"> Engage residents and stakeholders with this stage of Local Plan Explain how the Local Plan has evolved – the process Explain this Local Plan is reaching final stages - the last chance for you to review it before xx date Explain how allocations were considered and accepted or rejected
Project Lead (name & title)	Ed Freeman / Matt Dickins
Comms lead	Anne Mountjoy/Beth Sharp/Patrick Lowe
Date	7.11.24

Project Background

Background

The evolution of the Local Plan has been taking place since 2020. As this work reaches its final stage, residents and local stakeholders are given an opportunity to challenge or comment on the latest proposals in the Local Plan. This builds on the series of Strategic Planning Committee meetings focussing on each town/parish allocations, where residents were invited to participate.

Subject to new Government guidance and timeframes on National Planning Policy Framework, the timeline for the Regulation 19 consultation of the Local Plan is as follows:

3 Dec 24 - reports for Strategic Planning Committee to be published, including Local Plan

11 Dec 24 - Strategic Planning Committee reviews Local Plan proposals

Jan 25 - Reg 19a consultation begins

Feb/March 25 - Reg 19a consultation closes

May – June 25 - Reg 19b (new town) consultation

Campaign/Project Objectives and Strategy

Overall project/campaign objectives

- Engage as many residents and businesses as possible using appropriate comms channels to reach a wide demographic
- Create a 'theme-based' campaign plan, highlighting different aspects of the Local Plan. The campaign plan will create an 'action plan' for comms using a wide range of channels, eg newsletters, press releases, social media, video, imagery
- Ensure understanding about the 'final stage' is clearly communicated

- Use plain English to achieve maximum understanding

Key messages

1. The Local Plan helps guide and inform decisions on where new housing and employment development will take place in East Devon and how we will protect our outstanding coast, countryside and heritage assets.
2. The need for new housing is greater than ever, so the need to ensure the right sort of homes are built in the right places is equally great.
3. Housing numbers are set by central government and there is little we can do about them – but we can decide where these new houses will be.
4. New development can bring many benefits, including:
 - Affordable housing;
 - Community facilities and amenities;
 - More and better paid jobs;
 - Creating vibrant and active communities.
5. We understand the impact that new development has on infrastructure and the need for this to be addressed. An Infrastructure Delivery Plan will support the new Local Plan to help ensure development occurs in a co-ordinated manner and happens in the right places at the right time.
6. We have:
 - Identified land for development for a broad range of uses;
 - Identified areas that should be conserved or enhanced – and where future development should be carefully managed;
 - Set out clear policies that guide decisions on planning applications;
 - Indicated how the plan will be delivered and how progress will be monitored.
7. Over the last couple of years, we've asked for your views on the next plan – which covers the period up until 2042 – over two consultations. These consultations were at what is known as 'Regulation 18', which is the *preparation* stage of the plan. We received thousands of responses – whether in person at one of our engagement events, by email, online through our Commonplace web site or in the post.
8. We've listened to what you've had to say and adjusted our policies accordingly. We are now at 'Regulation 19' – or the *publication* stage. The Regulation 19 stage is not a repeat of earlier consultations that have helped to shape the Local Plan but a final opportunity for you to say what you think.
9. This is the last chance to have your say before the plan is submitted, along with any comments you or anyone else makes, for examination. This will be conducted by a government appointed Planning Inspector or inspectors. So, have your say and help shape East Devon's future! Visit www.eastdevon.gov.uk/local-plan

Report to: Strategic Planning Committee



Date of Meeting 22nd November 2024

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

River Axe SAC Local Nutrient Mitigation Fund Round 2 award

Report summary:

The water quality of the River Axe Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) has been a concern for a long time. The River Axe SAC is in unfavourable and declining status owing to nutrient enrichment and sediment pollution. A condition assessment and evidence report by Natural England in June 2024 on the River Axe SAC stated that “recent water quality measurements for the River Axe within the SAC show phosphorous concentrations to be exceeding the targets for all units.” East Devon District Council, as the Competent Authority under the Habitat Regulations 2017, is required to consider the implications of these matters on the River Axe SAC before permitting any further development which has the potential to result in additional phosphate loads entering the catchment. This applies to all development of any scale and for any purpose if it potentially increases phosphate loading.

The practical impacts of this requirement are that applications cannot be approved for any development of any scale if it creates new sources of phosphate pollution. This means that housing (including affordable or specialist and supported housing) cannot be built.

The only way development that is not nutrient neutral can be approved, is to demonstrate that the increase in phosphate from the development is mitigated on site, or by an equivalent credit from some other intervention in the catchment. The existing housing allocations have been captured in the report and there is no existing mitigation.

An Expression of Interest (EOI) outlining a proposal for £4 million was made by East Devon DC as lead authority in collaboration with both Dorset and Somerset Councils (who have parts of the River Axe SAC catchment within their boundaries) in April 2024 to Round 2 of the Government’s Local Nutrient Mitigation Fund. However, due to the 2024 General Election decisions on Round 2 bids were put on hold for all those competent authorities who had made an EOI. The recent Budget on the 30th October unexpectedly announced and included £4.09 million allocated to East Devon DC and the River Axe catchment as one of the seven successful EOIs that were made in England. We were also awarded an additional £192,494 in capacity support funding along with a further £100,000 through the Nutrient Support Fund.

Not all developers have practical capacity to mitigate phosphates on site or the means to negotiate off-site mitigations directly. To unlock this position, it is therefore necessary for the Council to facilitate a scheme to fund schemes that create mitigation credits, which it can then allocate to facilitate development.

The proposed approach is focussed on three mitigation categories:

1. Nature Based Solutions such as constructed wetlands;
2. Upgrading of packaged treatment works and septic tanks;
3. Water saving measures on council house stock connected to permitted Waste water Treatment Works (470 units).

It is anticipated that the scheme programme that has been approved and the funding allocation that has been provided will need to be completed by 2030. The programme will be delivered in partnership with Dorset Council, Somerset Council and also the Westcountry Rivers Trust. Therefore there is both a time pressure and a significant amount of work to set up the programme and put in place complex arrangements to ensure that the mitigation measures that have been identified can be delivered to help bring back the River Axe SAC into favourable condition.

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

That Strategic Planning Committee welcome the outcome of the bid and recommend that Cabinet:

1. Endorses the Council acting as the Accountable Body for the funds
2. Endorses the establishment of a Programme Board to provide oversight and advise on the deployment of the funds to include representatives of Somerset and Dorset Councils
3. Receives a further report setting out the Terms of Reference for the Programme Board and associated scheme of delegation necessary to operationalise the Mitigation Fund
4. Endorses the recruitment of the Programme Manager, Project Manager and administration support roles to be funded through the award and to be hosted by the Council.

Reason for recommendation:

To be able to deliver the River Axe SAC Local Nutrient Mitigation Fund scheme as detailed in the report and put in place the necessary legal, financial and reporting processes to enable the delivery of the £4.09 million that has been allocated by the Ministry of Housing, Communities & Local Government to the scheme programme.

Officer: Will Dommett, District Ecologist, WDommett@eastdevon.gov.uk; Charlie Plowden, Assistant Director – Countryside & Leisure, CPlowden@eastdevon.gov.uk

Portfolio(s) (check which apply):

- Climate Action and Emergency Response
- Coast, Country and Environment
- Council and Corporate Co-ordination
- Communications and Democracy
- Economy
- Finance and Assets
- Strategic Planning
- Sustainable Homes and Communities
- Culture, Leisure, Sport and Tourism

Equalities impact Low Impact

Climate change Low Impact

Risk: High Risk; To not deliver the strategic mitigation of the scheme would continue the risk of developments and affordable led schemes within the catchment continuing to be stalled.

Links to background information Click here to enter links to background information; appendices online; and previous reports. These must link to an electronic document. Do not include any confidential or exempt information.

Link to Council Plan

Priorities (check which apply)

- A supported and engaged community
- Carbon neutrality and ecological recovery
- Resilient economy that supports local business
- Financially secure and improving quality of services

Report in full

1. Nutrient Neutrality

1.1 In March 2022, East Devon District Council, Dorset Council, Somerset West & Taunton and South Somerset District Councils (now Somerset Council – a Unitary Authority) received an advice note from Natural England regarding development proposals and the unacceptable levels of nutrients (phosphorus) affecting the qualifying features of the River Axe Special Area of Conservation (SAC).

1.2 The advice note was an extension to the application of 'Nutrient Neutrality' already covering other catchments from 2022 affected by excessive nutrient pollution.

1.3 As a result of a European court judgment known as 'Dutch N', Natural England advised that, in light of the unfavourable condition of the River Axe SAC, before determining a planning application that may give rise to additional phosphates within the catchment, competent authorities are required to undertake a Habitats Regulations Assessment (HRA) proceeding to an Appropriate Assessment. The Appropriate Assessment must rule out any reasonable doubt as to the likelihood of an adverse impact of the proposed development, either alone or in combination with other plans and projects, on the site.

1.4 In summary, this applies to the following work development types in the catchment:

- New residential units including holiday and tourist accommodation, gypsy sites/pitches, agricultural workers dwelling;
- Commercial development – where overnight accommodation is provided;
- Agricultural development – additional barns, slurry stores etc, where it is likely to lead to an increase in herd size;
- Anaerobic Digesters;
- Reserved matters applications for residential development

1.5 An updated condition assessment of the River Axe in 2024 has confirmed the site is still within an 'Unfavourable Declining' status and Nutrient Neutrality still applies.

1.6 In response to the application of Nutrient Neutrality to the River Axe catchment East Devon DC commissioned a Phosphates Mitigation Solution report by Royal HaskoningDHV supported by a bespoke nutrient budget calculator to support the delivery of the new East Devon Local Plan 2020-2042.

1.7 The Phosphates Mitigation Solution report considers a range of mitigation measures including nature-based solutions, wastewater, and demand management systems. It considers short, medium, and, long term solutions, as well as temporary and permanent solutions.

1.8 The residential housing budget projections within the Phosphates Mitigation Solution include 1,324 dwellings affected by Nutrient Neutrality to be delivered within the next local plan period until 2039. This figure was calculated based on what was known at the time the bid was made. Strategic Planning Committee has subsequently agreed allocations amounting to just over 1,000 homes in Axminster itself but mitigation will also be needed for homes coming forward in the wider catchment area as well as windfall sites not allocated in the Local Plan itself. It should also be noted that the Local Plan will now run to 2042. There is therefore a risk that the projected number at the time of the bid may be exceeded and further mitigation required in future.

1.9 The Phosphates Mitigation Solution estimates the total phosphorus loading mitigation required in East Devon up to 2039 is 127.30 kg/yr. In the period 2023-2029, the total phosphates mitigation required is 12.70 kg/yr for each year. Between 2030-2039, following the upgrade of wastewater treatment works required under Levelling Up and Regeneration Act 2023, the mitigation requirement is 3.84 kg/yr.

1.10 The above figures do not include Somerset, Dorset, or include other use types such as overnight accommodation, campsites etc.

2. Local Nutrient mitigation Fund

2.1 In March 2024 the Local Nutrient Mitigation Fund (LNMF) Round 2 was launched to provide grant funding to local authorities on behalf of affected nutrient neutrality catchments. It is intended to support high quality proposals to boost the supply of mitigation available to enable housing delivery and sustainable development.

2.2 The LNMF required the submission of an expression of interest (EOI) from local planning authorities affected by nutrient neutrality advice to submit a completed template for costed expressions of interest for programmes or strategies to deliver nutrient mitigation. The aim is to unlock housing delivery in catchments of Habitats Sites affected by nutrient pollution.

2.3 It requested capital bids of up to £10 million (from a single catchment or area where 2 catchments overlap). Funding as part of this scheme is in the form of a grant, paid directly from the Ministry of Housing, Communities & Local Government (MHCLG) (formally Department for Levelling Up, Housing and Communities (DLUHC) to a lead local planning authority for catchment-level working.

2.4 East Devon DC are designated as the lead for the group of Local Planning Authorities (LPAs) affected by Nutrient Neutrality in the River Axe catchment, which includes Somerset and Dorset. An EOI was submitted in April 2024 following collaboration with the adjacent LPAs, the Planning Advice Service and Westcountry Rivers Trust who have helped informed the proposed mitigation measures and method for proceeding in the submitted EOI.

2.5 The assessment of the EOI was delayed in part to the general election. However, following the announcement in the autumn budget on 30th October 2024 of £45 million to bring forward nutrient mitigation schemes and to progress stalled housing development East Devon District Council has been informed it was successful in their bid.

2.6 The successful bid includes £4.09 million allocated to East Devon DC and the River Axe catchment. East Devon DC are also awarded and addition £192,494 in capacity support funding, and a further £100,000 through the Nutrient Support Fund.

3. River Axe SAC Local Nutrient Mitigation Fund bid

3.1 The bid includes both bridging and permanent solutions to deliver phosphate mitigation. Bridging or temporary measures are short term measures, such as seasonal land use change. There is a requirement for water companies, to upgrade a number of wastewater treatment works by 2030 which will reduce the amount of total phosphate mitigation required through a reduction in nutrient permit levels.

3.2 The submitted bid included the following mitigation measures:

- Upgrading of package treatment plants and septic tanks
- Nature Based solutions:
 - that includes Riparian buffers, cover crops, and restoration of wetlands as bridging measures until the upgrade of wastewater treatment works and until permanent mitigation measures are available
 - and Constructed wetlands linked to unpermitted wastewater treatment works.
- Water Saving Measures on council house stock connected to permitted waste water treatment works.

3.3 The bid included a program of measures as outlined above. The capital budget may move between the proposed mitigation measures as this would provide maximum flexibility of delivery. For example, if unforeseen barriers were causing some measures to stall, and there were other opportunities to deliver more efficient measures, such as a suitable wetland site with high levels of nutrient removal, and willing landowners, then this would make the most sense to pursue. Any changes in allocation would be documented with clear audit trail to demonstrate the best value/use of funds for the proposed measures.

3.4 To be able to progress the oversight and delivery of the programme a dedicated resource in the form of a full-time Nutrient Mitigation Programme Manager, Nutrient Mitigation Project Officer, and administration support is envisioned to action meaningful change, in combination with delivery partners.

3.5 The bid includes £557,975.04 revenue funding to cover the salary of a FT East Devon DC Programme Officer, Project Officer, and administrator for a 6-year period. The cost for these posts is reduced when considering match funding from proposed delivery partners Westcountry Rivers Trust has committed £200,000 and the East Devon National Landscape Partnership has committed £51,000 from East Devon National Landscape as part of the EOI in April 2024. These will now need confirming. Also, there is an existing allocation of £100,000 from the Nutrient Support Fund. However, due to the time period between producing the bid and the award of the bid, the match funding element from other partners will need to be confirmed.

3.6 Costs were included for the Westcountry Rivers Trust as a key delivery partner, a budget allocation of £390,000 for a 3-year term are also included in the bridging measures costs. Westcountry Rivers Trust are specialists in the field, currently progressing nutrient mitigation schemes in the River Camel SAC catchment for Cornwall Council. They also have trusted relationships with landowners in the River Axe SAC catchment to enable the delivery of the proposed land use change measures. Costs will also need confirming due to elapsed time scales.

3.7 To enable the delivery and success of the project and to comply with procurement legislation and cross boundary mitigation delivery, corporate governance arrangement and spending agreements would be prioritised. This would be followed by an assessment of programmes to proceed with an engagement with delivery partners.

Financial implications:

The report outlines the funding to be received and areas of spend planned which will be met from the external funding without an additional budget requirement from the Council.

Legal implications:

There are no substantive legal issues to be added to this report (Legal/002545/ALW)

Report to: Strategic Planning Committee

Date of Meeting 22nd Nov

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

Housing Monitoring Update to year ending 31 March 2024

Report summary:

This report provides a summary of house building monitoring information to the year ending 31 March 2024. The report confirms that, looking forward, we have a 4.15 years Housing Land Supply.

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

That Strategic Planning Committee:

- 1). Note the residential dwellings completion data, future projections for the district and the 5 year housing land supply position that results;
- 2). Agree that the Housing Monitoring Update is published on the Council's website and used to inform decision making.

Reason for recommendation:

To keep members informed of housing completions and forward projections.

Officer: Ed Freeman – Service Lead - Planning Strategy and Development Management (Tel: 01395 517519; e-mail: efreeman@eastdevon.gov.uk)

Officer: Joseph Dunnett – Technical Support & Monitoring Officer - Planning Policy (email: Joseph.Dunnett@eastdevon.gov.uk)

Click here to enter report writer, including contact e-mail address and direct dial number.

Portfolio(s) (check which apply):

- Climate Action and Emergency Response
- Coast, Country and Environment
- Council and Corporate Co-ordination
- Communications and Democracy
- Economy
- Finance and Assets
- Strategic Planning
- Sustainable Homes and Communities

Culture, Leisure, Sport and Tourism

Equalities impact Low impact;

Climate change Low Impact;

Risk: Low Risk;

Links to background information <https://eastdevon.gov.uk/planning/planning-policy/monitoring>

Link to Council Plan

Priorities (check which apply)

- Better homes and communities for all
- A greener East Devon
- A resilient economy

1. Introduction

- 1.1 Through the Planning Policy team East Devon District Council (EDDC) produces an annual Housing Monitoring Update (HMU), the latest version of which is attached. This report to Committee forms the monitoring report for the year ending 31 March 2024. This document largely focuses on whether the Council can demonstrate a five year housing land supply for the purposes of NPPF paragraph 74, detailed below.
- 1.2 It is explicitly drawn to committee attention that this paper is drafted on the basis of, and in respect of, housing requirement figures set out by the previous Government. The previous Government housing requirements remain in place and formally applicable until they may be formally replaced with new numbers. The new Government that came into power in July 2024 issued a consultation on revised numbers in the summer of 2024, these would see an increase in housing requirements in East Devon. A final Government decision on new numbers has not yet been issued, it may be in late 2024 or early 2025. For the time being it is appropriate to use and apply the formally relevant numbers, but should revisions be published an early review of five-year land supply may be appropriate. If requirements from Government do go up then the five-year land supply figure that we report will go down. Furthermore, rules around being able to base determination of planning applications on a four-year land supply, rather than five years, may change and therefore avoidance of application of the so called 'tilted-balance' may well change in the near future.

2. Housing Need and Supply in East Devon

- 2.1 The East Devon Local Plan, specifically in respect of housing supply and monitoring purposes, covers the 18 years from 01 April 2013 to 31 March 2031 (however it is relevant to note that the new plan, currently in draft form, will supersede the current plan long before this end date). For this 18 year period the plan establishes an objectively assessed need for 17,100 new homes to be created in East Devon. This averages out at 950 homes per year. However, as the current plan was now adopted more than five years ago, we now need to use the latest Government guidance to calculate our baseline figure, which is 893 homes per year. Note that in consultation that started in summer 2025 the Government proposed changes, an increase, in housing numbers but the outcomes of the consultation

are yet to be published. At the current time the consultation numbers are not used, rather we rely on formally published levels.

2.2 The table below breaks down the net completions recorded in the ten years running from 2013 to 2024.

Table 1: Net Total Completions 2013 to 2024

Year	Apr 13 to Mar 14	Apr 14 to Mar 15	Apr 15 to Mar 16	Apr 16 to Mar 17	Apr 17 to Mar 18	Apr 18 to Mar 19	Apr 19 to Mar 20	Apr 20 to Mar 21	Apr 21 to Mar 22	Apr 22 to Mar 23	Apr 23 to Mar 24
Annual TOTAL	830	1,029	1,027	724	866	929	1,065	872 Revised to <u>867</u> after taking the net loss of 9 care home bedrooms into account	1,047 Revised to <u>1,039</u> after taking the net loss of 15 care home bedrooms into account	961 Expected to be revised to <u>998</u> after taking the net gain of 67 care home bedrooms into account	634 Expected to be revised to <u>623</u> after taking the net loss of 20 care home bedrooms into account

* The Housing Delivery Test measurement results published by Government is the source for confirming the revised figures (taking into account care home moderations), The 2022 HDT measurement was published in January 2023. However, the 2023 HDT measurement is still awaited at the time of preparing this document. See also 4.1 to 4.9.

2.4 There were **9,984** net total dwelling completions in East Devon (including dwelling equivalents from care home accommodation) from 1 April 2013 to 31 March 2024, **634** were in the 2023/24 monitoring year.

2.5 Including the 2023/24 figures, the average level of completions over the last five years is now **918**, which is below the adopted local plan housing requirement of 950.

2.6 The annual average since the start of the plan period is **907.6** dwelling completions which is below the annualised requirement of 950. The increased delivery rate in the last five years has not yet mitigated the slower delivery rate in the first five years. It has not been sufficient to result in a surplus or “oversupply” at the 2024 Monitoring Point.

3. Windfalls

3.1 At the time of reporting the previous housing monitoring update at Members meeting of the 3rd October 2023 Members raised concerns that the number of windfalls was being underestimated and sought a further report on this issue. On the 9th January a report was brought covering the issues related to housing windfall sites which included options for how the baseline windfall allowance was calculated which at that time was 138 dwellings per year calculated as an average of the previous 5 years supply. Members deferred endorsement of this approach so that Members could better understand the approach.

3.2 In this monitoring report the baseline windfall allowance has dropped to 120 dwellings per year as the average number of windfalls delivered over the preceding 5 years has reduced. The agreed HELAA methodology excludes windfall completions on sites of 20 or more dwellings as these larger sites generally come forward when a local plan is out of date and a 5-year housing land supply position cannot be demonstrated. This should be a short-term position and cannot be relied on in the future and many of these sites are future allocations and so won't be windfalls at the time of their delivery. Windfall sites of 1-9 dwellings are also excluded as there is concern as to whether these provide a reliable source of supply as evidence is limited and the cumulative impact on the density and character of local areas if these continue to come forward. The methodology also subtracts windfall plots that are known about and included in the projected completions in order to avoid double counting. The result of all of this is that the calculated windfall is a relatively low figure of **386 homes**, but this is all that can be counted based on the evidence available and the agreed methodology.

3.3 The report in January set out options for increasing the windfall allowance. The only realistic option included was to include garden land windfall sites of 1 to 9 dwellings provided these could be relied on as a reliable source. At the time this would have increased the allowance rate by 39 dwellings/year. Members resolved to include these to inform the council's plan making because as part of the new Local Plan it was agreed to draw settlement boundaries more loosely which would facilitate more windfall sites and these could therefore be relied on more readily as a source of supply. Once the local plan is adopted and this approach is in effect, the approach could be adopted in the housing monitoring update but until then it is proposed to maintain the current approach.

4. Five Year Housing Land Supply Assessment

4.1 The Council is required to examine its five year housing land supply annually. This is an assessment of whether the projected levels of future house building, taking into account what has been built in the past, is sufficient to meet the levels of housing required by the local plan for the next five years.

4.2 The equations below, with associated explanation, establish the calculated housing land supply in East Devon at a base position of 1 April 2024.

Table 2: Five year requirement plus buffer calculations

East Devon housing requirement and buffer for 01 April 2024 to 31 March 2029			
	Calculation	No. of dwellings	Item
A		893	Basic annual requirement *
B	Ax5	4,465	Basic five year requirement (excluding buffer)
C	B/5	893	Annual target

Table 3: Five year supply calculations

Supply sources at 31 March 2024 with realistic prospects of delivering dwellings 1st April 2024 to 31st March 2029			
	Calculation	No. of dwellings	Supply sources
D		2,720	Extant permissions
E		600	Cranbrook Plan DPD expansion zones (allocations) – unconsented **
F		386	Future additional windfalls
G	D+E+F	3,706	Total five years deliverable supply
H	B-G	759	Five year Supply - Shortfall
Five year housing land supply position at 2024 Monitoring Point			
I	G/C	4.15	Years of land supply

* Annual requirement based on Local Housing Need (standard method)

** Planning applications on 3 of the 4 Cranbrook expansion areas received Planning Committee ‘Resolution to grant approval’ after the 2023 Monitoring Point and stands for the 2024 Monitoring Point.

Five year land supply position conclusion

3.4 At 31 March 2024, East Devon District Council can demonstrate (under rules and housing requirements that apply at the point of drafting this report) a **4.15** year housing land supply position against the Local Housing Need of 893 dwellings. The total number of dwellings deemed deliverable in the 5-year period being 3,706 dwellings. Comparing the 3,706 forecast 5 year supply (including dwelling equivalents from care homes) to the 4,465 net dwellings five year requirement indicates a district supply shortfall of **759** dwellings.

3.5 Therefore, EDDC cannot demonstrate a five year supply of deliverable sites at 31 March 2024. However, not being able to demonstrate a 5YHLS is, at time of publishing, only relevant to plan adoption.

3.6 EDDC is in a transitional period between local plans meaning it satisfies the conditions set out in the currently approved paragraph 226 of the NPPF:

Paragraph 226 sets out criteria where, for a period of two years from the date of publication of the National Planning Policy Framework published on 19 December, an authority only needs, for the purposes of decision-making, 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) against either its housing requirement figure or LHN as appropriate.

3.7 Meeting the conditions of paragraph 226, above, results in the council being required to demonstrate a 4 year housing land supply, this is described in paragraph 55:
Where authorities meet the requirements of paragraph 226 of the National Planning Policy Framework, they only need to demonstrate a 4 year housing land supply (for decision making
 page 331

purposes only). References in this guidance to 5 year housing land supply in relation to decision-making will need to be read as relating to 4 year housing land supply, where appropriate. For clarity, this does not apply to the sections of the guidance concerned with Annual Position Statements.

- 3.8 Having a 4.15 housing land supply figure demonstrates the council can demonstrate four year supply of deliverable sites at 31 March 2024. In effect, acting as if a 5YHLS position was able to be demonstrated (in respect of determining planning applications) outside of a transitional period.
- 3.9 The results and conclusions in this document supersede all previous East Devon Housing Monitoring Updates reports regarding the five year housing land supply position.
- 3.10 Finally, for the avoidance of doubt, the five year housing land supply assessment does not prejudge or predetermine the rolling five year housing land supply assessment to be made in the future relating to the emerging East Devon Local Plan, including the five year land supply position at the anticipated point of plan adoption. The rolling five year housing land supply assessment for the Local Plan will need to be consistent with NPPF and PPG specifically regarding plan-making

4. Housing Delivery Test

- 4.1 Since November 2018, Councils have also had to pass the new Housing Delivery Test (HDT). Rather than simply looking at what can be achieved over the following five years, the HDT checks what *has* been achieved over the previous three, with delivery of the full amount resulting in a score of 100%.

$$\text{Housing Delivery Test (\%)} = \frac{\text{Total net homes delivered over three year period}}{\text{Total number of homes required over three year period}}$$

- 4.2 The number of net homes delivered is the national statistic for net additional dwellings over a rolling three year period, with adjustments for net student / other communal accommodation.

Net homes delivered in a year

= Net Additional Dwellings National Statistic

PLUS

net increase in bedrooms in student communal accommodation in local authority
average number of students in student only households in England

PLUS

net increase in bedrooms in other communal accommodation in local authority
average number of adults in households in England

4.3 The HDT comprises three elements:

- i) If delivery has been less than 95%, the council should prepare an Action Plan to address the reason for the shortfall;
- ii) If delivery has been less than 85%, the council should also include a 20% buffer in calculating its Five Year Land Supply (rather than 5% or 10%);
- iii) If delivery has been less than 75%, the presumption in favour of sustainable development would then apply.

4.4 The results of the Fifth HDT (covering 2019/20 to 2021/22) were released in December 2023. East Devon District Council passed the test with a score of 126%, meaning no action is required.

4.5 Previous Housing Delivery Test measurement results for East Devon were as follows:

First HDT (2015/16 to 2017/18)	149%
Second HDT (2016/17 to 2018/19)	121%
Third HDT (2017/18 to 2019/20)	122%
Fourth HDT (2018/19 to 2020/21)	123%
Fifth HDT (2019/20 to 2021/22)	126%

4.6 The result of the sixth HDT (covering 2020/21 to 2022/23) are anticipated at time of writing.

4.7 In the absence of the sixth HDT measurement being published by Government, the Council continues to use the previously published fifth Housing Delivery Test. This is consistent with NPPF paragraph 22 which states that "*Until new Housing Delivery Test results are published, the previously published result should be used.*"

4.8 East Devon passed the fifth Housing Delivery Test with a score of 126%. This means that no buffer is required in the five year housing land supply calculation for the 2024 Monitoring Point in this document.

4.9 Figures used in the calculation of the Fifth Housing Delivery Test can be found in the full 2024 HMU report.

5. Five year housing land supply by sub-area

5.2 The table below breaks down the net completions recorded in the ten years running from 2013 to 2024 in both the West End (*Cranbrook and other big strategic housing sites on the Western side of the District*) and the Rest of East Devon excluding adjustments for care homes.

Table 4: Net Total Completions 2013 to 2024

	Apr 13 to Mar 14	Apr 14 to Mar 15	Apr 15 to Mar 16	Apr 16 to Mar 17	Apr 17 to Mar 18	Apr 18 to Mar 19	Apr 19 to Mar 20	Apr 20 to Mar 21	Apr 21 to Mar 22	Apr 22 to Mar 23	Apr 23 to Mar 24
West End	486	531	403	335	326	392	560	455	568	518	358
Rest of East Devon	344	498	624	389	540	537	505	417	479	443	276

5.3 Applying the five year housing land supply calculations in Table 3 with data from Table 4, the two sub areas results in the following five year housing land supply positions:

- West End 3.90 years supply
- Rest of East Devon 4.55 years supply

5.4 The calculation shows the impact of the West End sites on supply. They are the principal reason for the council being unable to demonstrate a district five year housing land supply position for NPPF paragraph 74 purposes. However, action to rectify the sub area position has occurred, namely:

- Planning permissions have been issued in outline for the Treasbeare (1,035 homes) and Cobdens (1,435 homes) expansion areas at Cranbrook;
- There are also resolutions to grant the Bluehayes (870 homes) expansion area and Land west of Gribble Lane (180 homes).

6. Conclusion in respect of current requirements

6.1 At 31 March 2024, East Devon District Council can demonstrate a **4.15** year housing land supply against the Local Housing Need of 893 dwellings, with the total number of dwellings deemed deliverable in the 5-year period being 3,706 dwellings. The supply of 3,706 deliverable homes falls short of the five year housing requirement of 4,465 by 759 dwellings.

6.2 EDDC **can** demonstrate a 4 year housing land supply with a housing land supply of 4.15 years. however, EDDC **cannot** demonstrate a 5 year housing land supply.

6.3 The likely withdrawal of the 4 year housing land supply requirement upon publication of the new NPPF will lead to the tilted balance in favour of sustainable development being applied. It is also worth noting that if the housing land supply position is to be calculated using the new housing requirement figures set out in the consultation on the new NPPF in future then the housing land supply position would fall to 3.24 years based on current calculations. Whether this would become the position post publication of the new NPPF will depend on the final transitional arrangements set out in the NPPF when published.

7. Key considerations looking forward

7.1 This report majors on five (and four) year land supply considerations applicable at the current point in time. It applies housing numbers set out in policy of the pre-July 2024 elected Government. These figures remain Government policy until they may be formally superseded.

7.2 The clear expectation is however that the Government elected in July 2024 will change the Local Housing Requirements for East Devon. The consultation started by the Government in the summer of 2024 showed increased numbers for East Devon, alongside new numbers for across the whole of England. For most local authorities, including for East Devon, numbers were proposed to go up (for England as a whole they go up quite substantially). If higher housing numbers are established by Government for East Devon, then the housing land supply figure would go down. Furthermore if the Government, as may be expected, remove the rules allowing for application of a four-year requirement in the determination of planning applications then the Council will need to review very carefully how planning applications are determined in the absence of an appropriate qualifying number of years of housing land supply.

7.3 In the very short-term future there may be a need to attach far more weight to a likely lack of appropriate housing land supply in the determination of planning applications. Looking only slightly longer into the future the Council will need to be able to demonstrate to a planning inspector at plan examination that there will be a five-year land supply at the point of local plan adoption, this is projected to be in late 2026. To get to this position we will be on vulnerable ground if we are to seek to argue that allocated sites, without a planning permission, will rapidly gain permission and start accommodating development at a rapid rate and such make a substantive contribution to the future five-year land supply. As such there is a very real vulnerability in the ability to secure a positive report from an inspector on the local plan, allowing for plan adoption, unless we start to grant additional planning permissions for development.

7.4 To illustrate the nature of the concerns we may be facing the housing monitoring report, Table 12, shows the following housing delivery trajectory for future years.

Year	Total projections
2024/25	1,192
2025/26	759
2026/27	660
2027/28	641
2028/29	454
2029/30	813
2030/31	700

7.5 Whilst projected completions may look on the high side for next year, 2024/24, they are significantly below target figures for the six years that follow. Based just on these projections, noting that we would be building up a progressive shortfall up to plan adoption (year ending or part way into 2026/27) and a shortfall for each of the first four years of plan

adoption (2027/28 to 2030/31) it is not going to be possible to show a five-year land supply at the point of adoption without taking swift action. To get to the five-year land supply we need to see new local plan allocated sites (or other sites not proposed for allocation) that are ready to develop and with likely early start dates securing planning permission in the near future. It is vital that the Council seeks to bolster its housing supply position by granting consents for new homes where the benefits of doing so are not significantly and demonstrably outweighed by the planning harm that would result.

7.6 The issue of bolstering our housing land supply position was also raised in a report to the committee meeting of the 15th July 2024 where it was resolved:

“That Members advise Planning Committee that in considering planning applications for housing developments that would deliver homes within the next 5 years in a sustainable way, significant weight should be given to the need to bolster the council’s housing land supply position. This is to ensure that the Council has a robust housing land supply and as a result a sound Local Plan in respect of housing land supply for examination of the Local Plan.”

It is clearly important that Planning Committee act on this advise particularly as the Regulation 19 plan moves forward and starts to carry weight.

Financial implications:

There are no specific financial implications impacting the council in this report.

Legal implications:

There is a legal requirement for the Council to monitor housing completions and the impact on the ‘Five Year Housing Land Supply’ of sites for future housing. This report advises Members of the fact that a ‘Five Year Housing Land Supply’ cannot be demonstrated at present but that a ‘Four Year Housing Land Supply’ can be demonstrated in line with the transitional provisions set out within the NPPF. It also advises what actions need to be taken to address the current shortfall. Other than those set out in the report, there are no other legal implications requiring comment (002533/22 November 2024/DH).

Planning policy

Housing Monitoring Update

Up to 31 March 2024



November 2024

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1 Introduction

- 1.1. This document provides the housing monitoring update for East Devon District Council (EDDC) to a base date of **31 March 2024**. It forms part of the district's Authority Monitoring Report for monitoring development and related key indicators in the adopted East Devon Local Plan 2013 to 2031. Section 113 of the Localism Act (2011) removed the requirement for councils to submit an Annual Monitoring Report (AMR) to the Secretary of State but allowed monitoring reports to be produced covering individual indicators which must be published at least once a year. This housing monitoring update complies with that requirement.
- 1.2. One key indicator in the adopted local plan is the number of new dwellings built annually within the district. This document reports on annual completions since 2013.
- 1.3. The adopted local plan also identifies non-delivery of the five year housing land supply as a trigger for policy review and action. In accordance with the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG), this document also provides the evidence presenting the current five year housing land supply position for East Devon district as at 31 March 2024 for use in the operation of NPPF paragraph 77 for development management purposes. That housing supply position covers the five year period from 1 April 2024 to 31 March 2029. It applies from 1 April 2024.
- 1.4. The East Devon Local Plan 2013 to 2031 is not 'recently adopted' and the council does not have a previous Annual Position Statement. For these reasons, and for the avoidance of doubt, the council will not be submitting this Housing Monitoring Update 2024 as an Annual Position Statement to 'confirm' the five year housing land supply position for the purposes of NPPF Paragraph 78 (and PPG Housing supply and delivery paragraphs 12 to 18 and 60).
- 1.5. The 2024 National Planning Policy Framework can be found on-line at:

https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf

The most up to date Planning Policy Guidance, at time of publishing, which is relevant to this report can be found on-line at:

<https://www.gov.uk/guidance/housing-supply-and-delivery>

This report considers the following:

Housing completions since 1 April 2013, and in particular the completions over the last 12 month period (1 April 2023 – 31 March 2024) including:

- Total net completions district wide;
- Gross completions districtwide by parish, settlement, and Built-up Area Boundary;
- Breakdown of completions on brownfield and greenfield sites;

- Affordable housing.

Forecasts future housing completions which provide the housing trajectory from 1 April 2024 to the end of the adopted Local Plan period.

The East Devon four and five year housing land supply position as at 31 March 2024 (for the period 1 April 2024 to 31 March 2029) for NPPF paragraph 77 purposes.

Comparison of past and future forecast housing delivery to the following:

- The key monitoring indicator (17,100 dwellings in the plan period);
- The residential development trajectory illustrating the expected rate of housing delivery over the plan period, and related Appendix 2 in the adopted East Devon Local Plan 2013 to 2031.

- 1.6. At time of writing there is a consultation process active on the NPPF. The consultation period opened in the summer of 2024 and, importantly for this document, looked to change the local housing requirement figures (LHR). To allow the transition between the old and new LHF there is a period of 2 years in which councils, which meet a criteria set out in paragraph 5.6-5.7 of this document, may be judged for planning decision purposes, against a 4 year housing land supply rather than a 5 year housing land supply. This should be taken into consideration when reading this document, especially when considering the housing land supply figure calculated and explained within this HMU.
- 1.7. The latest National Planning Policy Framework (NPPF), published December 2023, requires councils to be able to demonstrate a five year supply of land for housing and depending on the results of the most recent housing delivery test, a 20% buffer requirement. Paragraph 79 of the NPPF states that local planning authorities should:

"To maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below the local planning authority's housing requirement over the previous three years, the following policy consequences should apply:

- a) *where delivery falls below 95% of the requirement over the previous three years, the authority should prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years;*
- b) *where delivery falls below 85% of the requirement over the previous three years, the authority should include a buffer of 20% to their identified supply of specific deliverable sites as set out in paragraph 77 of this framework, in addition to the requirement for an action plan.*
- c) *where delivery falls below 75% of the requirement over the previous three years, the presumption in favour of sustainable development applies, as set out in footnote 8 of this Framework, in addition to the requirements for an action plan and 20% buffer."*

- 1.7. In addition to this, paragraph 11 of the revised NPPF states:

"Plans and decisions should apply a presumption in favour of sustainable development.

*For **plan-making** this means that:*

- a) *all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;*
- b) *strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:*
 - i. *the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or*
 - ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

*For **decision-taking** this means:*

- c) *approving development proposals that accord with an up-to-date development plan without delay; or*
- d) *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date*, granting permission unless:*
 - i. *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

**This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years – see paragraphs 1.11 to 1.20 below.*

- 1.8 This report considers the extent to which extant permissions (including sites currently under construction) and future additional windfalls contribute towards meeting the five year requirement.
- 1.9 The National Planning Policy Framework (NPPF) can be found at:
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

Housing Delivery Test

1.10 Since November 2018, councils have also had to pass the new Housing Delivery Test (HDT). Rather than simply looking at what *can* be achieved over the following five years, the HDT checks what *has* been achieved over the previous three, with delivery of the full amount resulting in a score of 100%.

$$\text{Housing Delivery Test (\%)} = \frac{\text{Total net homes delivered over three year period}}{\text{Total number of homes required over three year period}}$$

1.11 The number of net homes delivered is the national statistic for net additional dwellings over a rolling three year period, with adjustments for net student / other communal accommodation.

Net homes delivered in a year

= Net Additional Dwellings National Statistic

PLUS

net increase in bedrooms in student communal accommodation in local authority
average number of students in student only households in England

PLUS

net increase in bedrooms in other communal accommodation in local authority
average number of adults in households in England

1.12 Where the latest adopted housing requirement figure is less than five years old, or has been reviewed and does not need updating, the figure used will be the lower of either the latest adopted figure or the minimum annual local housing need figure.

1.13 Where the latest adopted housing requirement figure is over five years old, unless the strategic policies have been reviewed and found not to require updating, the figure used for areas with a Local Plan will be the minimum annual local housing need figure.

1.14 For more information on the calculations, the HDT Measurement Rule Book can be found at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728523/HDT_Measurement_Rule_Book.pdf

1.15 The HDT comprises three elements:

- i) If delivery has been less than 95%, the council should prepare an Action Plan to address the reason for the shortfall;
- ii) If delivery has been less than 85%, the council should also include a 20% buffer in calculating its Five Year Land Supply (rather than 5% or 10% as previous NPPF iterations defined);
- iii) If delivery has been less than 75%, the presumption in favour of sustainable development would then apply.

1.16 The results of the fifth HDT (covering 2019/20 to 2021/22) were released in December 2023. East Devon District Council passed the test with a score of 126%, meaning no 20% buffer is required when calculating the housing land supply figure, the calculations are shown below in table 1.

<https://www.gov.uk/government/publications/housing-delivery-test-2022-measurement>

1.17 Figures used in the calculation of the Fifth Housing Delivery Test.

TABLE 1: Requirement and delivery 2019-2022

Number of homes required			Total number of homes required
2019-20	2020-21	2021-22	
824	618	918	2360
Number of homes delivered			Total number of homes delivered
2019-20	2020-21	2021-22	
1065	867	1039	2971

TABLE 2: Housing Delivery Test calculation and results 2019-2022

Total number of homes required	Total number of homes delivered	Housing Delivery Test: 2022 measurement	Housing Delivery Test: 2022 consequence
2360	2971	126%	None

1.18 Previous results, including the fifth HDT detailed above were:

First HDT (2015/16 to 2017/18)	149%
Second HDT (2016/17 to 2018/19)	121%
Third HDT (2017/18 to 2019/20)	122%
Fourth HDT (2018/19 to 2020/21)	123%
Fifth HDT (2019/20 to 2021/22)	126%

- 1.19 The result of the sixth HDT (covering 2020/21 to 2022/23) are anticipated at the point of drafting.

2 Completions 2023-24

How do we know if a house has been completed?

- 2.1 Housing completions are monitored throughout the year using the Housing Monitoring database (which uses the Microsoft Access platform), which is linked to the main EDDC Uniform database. This includes new builds, change of uses and conversions.
- 2.2 When the Basic Land and Property Unit (BLPU) state of any given dwelling's Unique Property Reference Number (UPRN) changes (to BLPU State 2 – 'In Use' and a Primary Classification of 'Residential') within Uniform (i.e. a property is Council Tax banded), this will feed through to the appropriate planning record on the Housing Monitoring database.

How is a “dwelling” defined?

- 2.3 For the purposes of housing monitoring, generally, a dwelling is defined as being a separately Council Tax banded property. As an example, this would mean that if a house that had previously been a single Council Tax banded dwelling were to be split into four flats, each being separately Council Tax banded, then there would be an assumed three net new dwellings on the site upon completion.
- 2.4 Annexes are not counted as a dwelling unless they become separately Council Tax banded, have the appropriate planning permission and are not tied conditionally to only be used as ancillary to the main dwelling.
- 2.5 In addition to this, the Housing and Economic Land Availability Assessment (HELAA) methodology for the Exeter Housing Market Area (HMA) April 2017 states that care and extra-care homes should contribute towards dwelling numbers despite units not being separately Council Tax banded. The reasoning for this is that as elderly people move into care / extra-care homes they “free up” open market dwellings for others to move into.
- 2.6 The methodology conservatively assumes that one dwelling is freed up by every two nursing or care home beds created. This is based on primary research conducted within the HMA whereby existing care homes were contacted to find out numbers of residents, the proportion that were permanent and the proportion that had previously lived alone. This research suggested that on average 50% of residents were permanent and had previously lived alone which suggests that when they permanently moved to the care home they were leaving an empty house.

n.b. New care/nursing home places in the October 2013-March 2014 monitoring period assumed 1.4:1 as a ratio, whilst from April 2014 to September 2014 1.67:1 was the assumed ratio. The Government's new Housing Delivery Test uses a ratio of 1.8:1; however, gains and losses in communal accommodation are

now reported separately to the main figures, with an assessment made on the number of bedrooms in question.

Net Total completions

2.7 A full schedule of completions and projections with planning permission by site from the start of the Local Plan period can be found in Appendix 2 to this report.

2.8 As shown in **Error! Reference source not found.** table below, net completions have fluctuated in the period 2013 to 2024. Of these, there have been five years, including the previous two, delivering above the annualised 950 dwellings per year policy requirement in the adopted local plan.

2.9 The table below breaks down the district net completions figures into two sub areas: West End and the Rest of East Devon. The West End can be defined as Cranbrook and other big strategic development sites on the Western side of the district, the area not within the West End is defined as the Rest of East Devon. These 2 sub areas are used for monitoring housing delivery.

TABLE 3: Net Total Completions 2013 to 2024 – District and sub areas

	Apr 13 to Mar 14	Apr 14 to Mar 15	Apr 15 to Mar 16	Apr 16 to Mar 17	Apr 17 to Mar 18	Apr 18 to Mar 19	Apr 19 to Mar 20	Apr 20 to Mar 21	Apr 21 to Mar 22	Apr 22 to Mar 23	Apr 23 to Mar 24
West End	486	531	403	335	326	392	560	455	568	518	358
Rest of East Devon	344	498	624	389	540	537	505	417	479	443	276
Annual TOTAL	830	1,029	1,027	724	866	929	1,065	872 Revised to 867 by the MHCLG after taking the net loss of 9 care home bedrooms into account	1,047 Revised to 1,039 by the MHCLG after taking the net loss of 15 care home bedrooms into account	961 Expected to be revised to 998 by the MHCLG after taking the net gain of 67 care home bedrooms into account	634 Expected to be revised to 623 by the MHCLG after taking the net loss of 20 care home bedrooms into account

Key monitoring indicator results

2.10 Based on the table above, there were **9,984** net total dwelling completions in East Devon (excluding dwelling equivalents from care home accommodation) from 1 April 2013 to 31

March 2024; **634** of these were in the 2023/24 monitoring year. Resulting in an average of 907.6 dwellings completed each year over the plan period.

2.11 Since the start of the plan period the average annual completions (including care homes) is **908** dwellings/dwelling equivalents per year, which is below the adopted local plan housing requirement. The average annual level of completions (including care home dwelling equivalents) has improved over the last five years and is now **918** per year, which is below the adopted local plan housing requirement of 950 per year but above the revised LHN annual target of 893. The increased delivery rate in the last five years has not yet mitigated the slower delivery rate in the first five years. It has not been sufficient to result in a surplus (“oversupply”) at the 2024 Monitoring Point.

Completions by parish

2.12 The table below shows gross completions during the 2023/24 monitoring period by parish. Parishes where there were no 2023/24 completions are not listed. Town councils are highlighted in yellow.

TABLE 4: Gross dwelling completions by parish

Parish	Total	Parish	Total
Awliscombe	2	Gittisham	43
Axminster	30	Hawkchurch	1
Axmouth	1	Honiton	24
Aylesbeare	1	Kilmington	3
Beer	4	Monkton	1
Bramford Speke	1	Newton Poppleford and Harpford	2
Broadclyst	224	Ottery St. Mary	6
Broadhembury	6	Plymtree	1
Budleigh Salterton	10	Rewe	4
Chardstock	1	Seaton	23
Clyst Honiton	1	Sheldon	1
Clyst Hydon	5	Shute	1
Colaton Raleigh	1	Sidmouth	11
Colyton	8	Southleigh	1
Cranbrook	135	Sowton	1
Dunkeswell	1	Talaton	1
East Budleigh	1	Uplyme	2
Exmouth	88	Upottery	1
Farway	1	Whimple	2
Feniton	2	Woodbury	2
		Total	654

Completions by settlement

2.13 The table below shows gross completions during the 2023/24 monitoring period by settlement. Settlements are identified in the adopted local plan and completions have been sorted into settlements using the built-up area boundaries of the settlements. Settlements where there were no 2023/24 completions are not listed.

TABLE 5: Gross dwelling completions by settlement

Settlement*	Total	Settlement*	Total
Aunk	1	North of Blackhorse	136
Axminster	29	Ottery St Mary	3
Beer	4	Pinhoe	69
Broadclyst	1	Plymtree	1
Budleigh Salterton	10	Rawridge	1
Clyst Honiton	19	Raymond's Hill	1
Colyford	2	Rousdon Estate	1
Colyton	6	Rural areas	33
Cranbrook	135	Seaton	23
East Budleigh	1	Sidmouth	11
Exmouth	87	Talaton	1
Feniton	2	Uplyme	2
Honiton	66	Whimple	1
Kilmington	2	Wilmington	1
Monkton	1	Woodbury	2
Newton Poppleford	2	Total	654
<i>*Settlements as identified in the adopted East Devon Emerging Local Plan settlement hierarchy</i>			

Completions by Built-up Area Boundary (BuAB)

2.14 The below table shows gross completions in the 2023/24 monitoring period by BuAB. The table is based on boundaries shown on the Policies Map from Development Plan Documents that were adopted or made as of 31 March 2024. Those BuABs where there were no 2023/24 completions are not listed.

TABLE 6: Gross dwelling completions by BUAB

BuAB	Total	BuAB	Total
Axminster	29	North of Blackhorse	136
Beer	4	Open Countryside	113
Budleigh Salterton	9	Ottery St Mary	3
Colyton	5	Pinhoe	69
Cranbrook	134	Seaton	23
East Budleigh	1	Sidmouth	11
Exmouth	87	Uplyme	2
Feniton	1	Whimple	1
Honiton	24	Woodbury	2
		Total	654

Completions split by Greenfield / brownfield

2.15 The table below shows the breakdown of gross completions between greenfield and brownfield sites during the 2023/24 monitoring period.

TABLE 7: Gross dwelling completions by Greenfield/Brownfield

		Dwgs	%
Greenfield	General	498	76.1%
	Agricultural / Forestry Building Conversion	20	3.1%
	Garden Sites	26	4.0%
	TOTAL	544	83.2%
Brownfield	Redevelopment	35	5.4%
	Conversions / COUs	75	11.5%
	Brownfield unclassified	0	0%
	TOTAL	110	16.8%
	GRAND TOTAL	654	100%

2.16 Greenfield describes any site on land which has not previously been developed. Brownfield therefore describes sites of previously developed land, the definition of which can be found within the glossary of the NPPF but is reproduced below for ease of reference:

“Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.”

2.17 The table above shows that just over 80% of completions in the district during the 2023/24 monitoring period were on greenfield sites, which is 5% more than during the 2022/23 monitoring period.

Affordable completions

2.18 The Housing Strategy and Enabling team report a total of 96 affordable units delivered during 2023/24, including 15 for social rent, 28 for affordable rent and 53 shared ownership.

Key facts for the year

- EDDC acquired 8 properties from the open market this year using Right to Buy receipts and LAHF (Local Authority Housing Fund) Round 2 funding to add to council stock;
- 12 affordable homes have completed at Cranbrook – Phase Six;
- 12 affordable homes completed at Exmouth – Buckingham Heights;
- 21 market units were purchased and converted to affordable with Homes England funding.

Net Windfall completions

2.19 Windfalls refer to sites built-out which are the result of planning applications on sites which have not been allocated in the Local Plan.

2.20 The table below shows that over the past 12 months 197 of the 634 net completions have been windfalls. This equates to 31.1% of net completions in the last year. However, of these 197 net windfall completions, only 42 were in the West End with the remaining 155 in the Rest of East Devon. Resulting in 21.3% being in the West End and 78.7% in the Rest of East Devon.

**TABLE 8:
windfall**

Gross site capacity	1-2 dwellings*	3-5 dwellings*	6-9 dwellings*	10-20 dwellings*	21+ dwellings*	TOTAL	Net
RoED	55	17	31	25	27	155	
West End	1	5	6	30	0	42	
TOTAL	56	22	37	55	27	197	
Percentage	28.43%	11.17%	18.78%	27.92%	13.71%	100%	

completions (excluding garden-greenfield sites)

*Dwellings (excluding garden-greenfield sites)

Net communal accommodation completions

- 2.21 Gains and losses of Use Class C2 (Residential Institutions) are reported to the Ministry of Housing, Communities & Local Government (MHCLG) through the annual Housing Flow Reconciliation Return. These figures are separate from the figures reported for gains and losses of dwellings. However, when converted to net dwelling equivalents, the change in communal accommodation is reported via the net supply figures used by Government to calculate housing supply delivery used for the Housing Delivery Test. They are reported in the Government's live tables on dwelling stock.
- 2.22 One new care home has been reported as closing in the 2023/24 monitoring year in East Devon district: Cranford Residential Home, Exmouth (20 bedrooms). It is anticipated this will result in a net loss of the equivalent of 11 dwellings once confirmed by the MHCLG.
- 2.23 No gains of care home accommodation occurred in the 2023/24 monitoring year.

3 Projections 2024-2029

3.1 This section is an assessment of forecast and projected completions for the remainder of the plan period from 1 April 2024 to 31 March 2031. The forecasts and projections can be broken down into:

- Sites with extant permissions at the 2024 Monitoring Point:
 - These are sites that already have planning permission (either detailed or outline, and including sites that are already under construction / sleeping) that are expected to be built-out.
- Windfalls:
 - These are the adjusted allowance for completions on windfall sites, with the projection based on historic windfall completions (to avoid double counting, the adjusted allowance discounts small windfall sites with extant planning permission at the 2024 Monitoring Point).
- Cranbrook expansion zones:
 - These are forecast completions on the four Cranbrook expansion areas – Treasbeare, Bluehayes, Cobdens and Grange (allocated in the Cranbrook Plan DPD adopted 19 October 2022, but without planning permission as at 31 March 2024). These include sites with recent Planning Committee resolutions to grant planning approval subject to completion of S106 agreements.

3.2 The planned housing development in the Axminster Masterplan area (including the adopted local plan allocation) is not forecast for delivery. The Council considers that due to the issues of nutrient neutrality, and the lack of funding to deliver the relief road this land is currently not deliverable. Although some areas in previous plans did not see development, it is expected that some sites still have potential and will be reallocated in the new local plan. If reallocation does not occur the site, if developed, will be a windfall.

3.3 The National Planning Policy Framework (NPPF) defines a “deliverable” site as follows:

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.*

3.4 The HELAA Methodology 2021, shown in the table below, was agreed between the four local authorities (East Devon District Council, Exeter City Council, Mid Devon District Council, and Teignbridge District Council) in 2022. It is reproduced as part of the East Devon Housing and Economic Land Availability Assessment 2022. (Appendix A is the HELAA Methodology 2021) This is available online at:

<https://eastdevon.gov.uk/media/3724867/appendix-a-helaa-methodology-may-2021.pdf>

TABLE 9: HELAA Methodology for calculating build-out rates

Size of site (no. of dwellings)	Commencement of sites			Build-out rate	
	Sites where dwellings are under construction	Sites where dwellings have planning permission	Suitable sites without planning permission	Years 1-5	Years 6+
1-15 dwellings (assumes one developer)	Commence in Year 1	Commence in Year 1	Commence in Year 3	1st year - 12 dwellings maximum. 2nd year onward - 25 dwellings per year maximum	1st year - 25 dwellings maximum. 2nd year onward - 50 dwellings per year maximum
16-500 dwellings (assumes one developer)	Commence in Year 1	Commence in Year 2	Commence in Year 3	1st year - 12 dwellings maximum. 2nd year onward - 25 dwellings per year maximum	1st year - 25 dwellings maximum. 2nd year onward - 50 dwellings per year maximum
501-1,000 dwellings (assumes two developers)	Commence in Year 1	Commence in Year 3	Commence in Year 4	1st year - 12 dwellings maximum. 2nd year onward - 50 dwellings per year maximum	1st year - 25 dwellings maximum. 2nd year onward - 100 dwellings per year maximum
1001+ dwellings (assumes three developers)	Commence in Year 1	Commence in Year 3	Commence in Year 4	1st year - 12 dwellings maximum. 2nd year onward - 75 dwellings per year	1st year - 25 dwellings maximum. 2nd year onward - 150 dwellings per year

Small site projections (1-9 Dwellings total)

3.5 Projections are based on the status of sites and extant planning permissions at 01 April 2024. Projected build-out rates for small sites (1-9 dwellings in total) generally follow the approach advocated by the Exeter Housing Market Area (HMA) Housing and Economic Land Availability Assessment (HELAA) methodology market conditions model, unless we are aware of an alternative build-out rate.

Large site projections (10+ Dwellings total)

3.6 Projected build-out rates for large sites (10+ dwellings in total) have been calculated by consulting with the relevant developer responsible for each planning permission. Each Large site developer was contacted regardless of planning permission progress under

construction to awaiting decision on an outline application. Developer consultation took place in summer 2024.

Windfall projections

3.7 As mentioned, paragraph 72 of the NPPF allows for future additional windfall completions to be taken into account so long as historic windfall delivery is considered and with the implication that sites on gardens are not counted.

3.8 The Exeter HMA HELAA methodology sets out a clear process by which windfalls will be calculated assessing delivery of windfalls (excluding gardens and sites of more than 20 gross dwellings) over the last five full years. That being the case, the assessment below shows net windfall completions (excluding gardens) over the last five full years (1 April 2019 to 31 March 2024).

3.9 Net completed windfall dwellings are split into the gross capacity of the site on which they came forward in order to be able to analyse the types of windfalls that might come through in the future:

TABLE 10: Windfall completion analysis 2019-2024

Gross site capacity	Apr 2019 to Mar 2020	Apr 2020 to Mar 2021	Apr 2021 to Mar 2022	Apr 2022 to Mar 2023	Apr 2023 to Mar 2024	Average per year
1-2 dwgs	69	50	58	43	35	51
3-5 dwgs	29	30	19	17	25	24
6-9 dwgs	17	35	3	26	14	19
10-20 dwgs	18	22	47	32	11	26
Totals	133	137	127	118	85	120

3.10 The table above identifies a basic net average windfall projection of 120 dwellings. The methodology then requires this figure to be tempered by subtracting projected windfall completions on sites with planning permission or resolution to grant permission subject to S106. The table below shows how this figure is tempered accordingly to identify the adjusted windfall projection for each forecast year:

TABLE 11: Adjusted windfall projections 2024-2029

Final projected windfall allowance	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	Total
Total windfalls with permission (A)	817	279	143	24	107	1,370
<i>Of which windfalls that are on sites of 20 or less dwellings and not on garden-greenfield land (B)</i>	413	8	0	1	85	507
Basic windfall projection (C)	120	120	120	120	120	600
<i>Total eligible net windfalls (D)</i>	120	8	0	1	85	214
Adjusted windfall projection (E) (C-D)	0	112	120	119	35	386

- 3.11 Row B in the table above shows the projected year of completion and sum total of projected completions of sites which have extant planning permission, on sites of 20 or less dwellings, not on garden-greenfield land, and also remaining incomplete as of the 31st March 2024. These sites are forecast for completion in the five year period 1st April 2024 to 31 March 2029 and total 507 dwellings.
- 3.12 Because there are more permissions (total eligible net windfalls) than the basic windfall projection (the 120 per year in row C in the table above) in 2024/25, we cannot increase our predicted number of completions in that monitoring year. Therefore, the adjusted additional windfall in 2024/25 is nil.
- 3.13 In the periods 2025/26 through to 2028/29, however, the basic windfall projection is more than the total number of permissions – so we can add the difference to these two sets of figures (the adjusted windfall projection in row E) to our predictions for these monitoring periods. This means that using the Exeter HMA HELAA methodology we can include **386** additional dwelling windfalls in the forecast of deliverable housing supply in the next five years.

4 Plan period completions and trajectory 2013-2031

Overall completion forecasts/projections and trajectory

- 4.1. Based on the various elements of future supply considered in Section 3 of this report, the tables below set out the annual forecasts of net housing completions for all housing supply for the remainder of the plan period from 1 April 2024 to 31 March 2031.
- 4.2. This is not intended to give a precise year-on-year prediction of how many new homes will be built each year, but it is the result of applying Planning Practice Guidance on identifying deliverable housing for major and non-major sites, and from applying the HELAA methodology for forecasting windfall development. This gives an overview of the potential future pattern of development.

TABLE 12: Annual projected housing completions for 2024/25 to 2030/31

Year	Extant permissions	Major / Large sites	Non-Major / Small sites	Cranbrook expansion zones projections	Exeter HMA HELAA calculated additional predicted windfalls	Total projections
2024/25	1,192	743	449	0	0	1,192
2025/26	647	647	0	0	112	759
2026/27	460	460	0	80	120	660
2027/28	287	287	0	235	119	641
2028/29	134	128	6	285	35	454
2029/30	291	181	110	402	120	813
2030/31	142	142	0	438	120	700

TABLE 13: Housing Supply – Five Year period and to March 2031

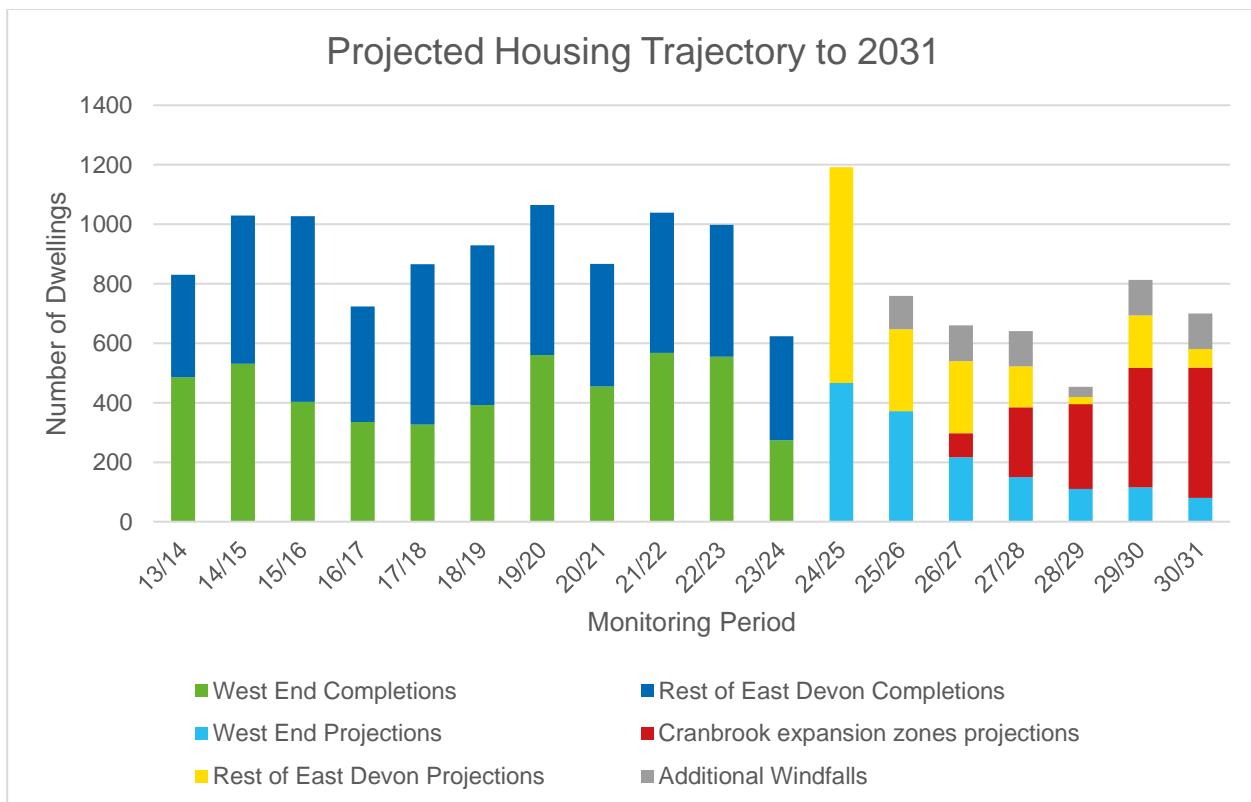
Year	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Totals	1,192	759	660	641	454	813	700
	3,706						Projected five year housing delivery for 2024/25 to 2028/29

- 4.3. The net number of deliverable dwellings in the five years from 1 April 2024 to 31 March 2029 is **3,706** as shown in above. This is the figure used to calculate the five year housing land supply position at the 2024 monitoring point (see Section 5 of this report). The average yearly deliverable dwellings in the next five years is 741.2.

Forecast/Projected East Devon district housing trajectory to 2031

4.4. The graph below shows the breakdown of different sites making up the housing trajectory projected to 2031. This is not intended to give a precise year-on-year prediction of how many new homes will be built each year, but is output from applying the methodology for calculating development and gives an overview of the potential future pattern of development.

GRAPH 1: Projected housing trajectory to 2031



4.5. The table below shows all the data used for the various components of supply and projections in the graph above.

TABLE 14: Data for overall housing trajectory graph

Period	West End Completions	Rest of East Devon Completions	West End Projections	Cranbrook expansion zones projections	Rest of East Devon Projections	Additional Windfalls	Total Comp/Pro
13/14	486	344					830
14/15	531	498					1,029
15/16	403	624					1,027
16/17	335	389					724
17/18	326	540					866
18/19	392	537					929
19/20	560	505					1,065
20/21	455	412					867*
21/22	568	471					1,039*
22/23	555	443					998*
23/24	274	349					623*
24/25			466	0	726	0	1,192
25/26			372	0	275	112	759
26/27			217	80	243	120	660
27/28			150	235	137	119	641
28/29			110	285	24	35	454
29/30			115	402	176	120	813
30/31			80	438	62	120	700

*After MHCLG adjustments for care home beds have been made

Natural England – River Axe phosphate levels

4.6 Due to Natural England advising that we should no longer grant planning permission for development that would increase the discharge of phosphates into the River Axe, several sites with outline / reserved matters planning permissions have been excluded from the forecast deliverable supply calculations. There is, however, potential for permissions to be accepted which show effective mitigation for nutrient neutrality.

4.7 The River Axe catchment area is shown below and can be seen to stretch into both Somerset and Dorset, outside of the East Devon District Council boundary.

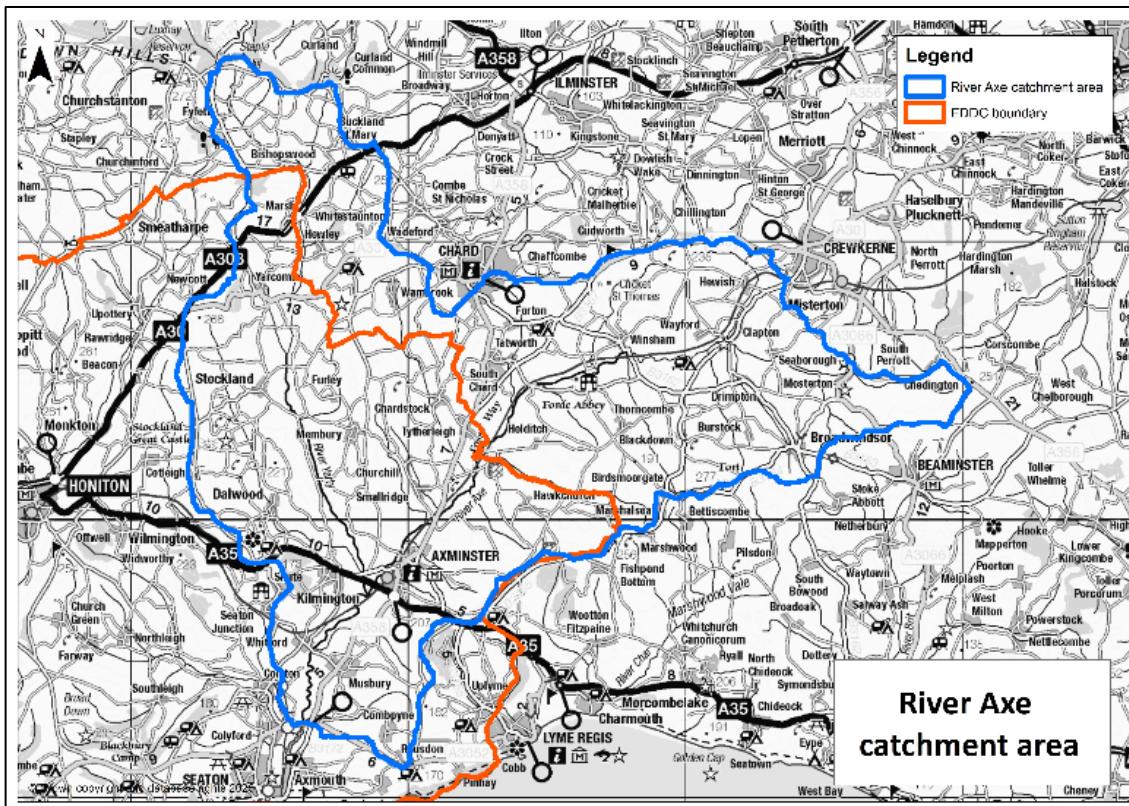


FIGURE 1: Map of River Axe catchment area

4.8 Government has signalled the potential for changes to legislation regarding nutrient neutrality and development. The Council will continue to monitor any future changes to legislation, planning policy and guidance regarding this matter.

5 District Four and Five Year Housing Land Supply Position

5.1 The aim of demonstrating a five year land supply is to prove that there is enough housing coming forward to meet requirements. On top of this, the current Government is seeking to increase housing delivery in the immediate future by requiring councils to demonstrate a minimum of 20% in places where delivery has persistently been below requirements.

5.2 This council does not have a pattern of persistently delivering below housing requirements (when measured against Local Plan targets or, more so, Government Housing Delivery Test numbers).

5.3 The adopted Local Plan has a housing requirement of 17,100 new homes for the 2013-2031 plan period, equivalent to an average of 950 dwellings per annum. However, now the plan has been adopted for more than five years, we refer to latest Government guidance. The latest guidance indicates we should be using a baseline figure of **893** dwellings per annum. If adopted, a new version of the NPPF (that was consulted on shortly after the new Government came to power in Summer 2024) would see this baseline figure rise further.

TABLE 15: Five year requirement – Split between West End and Rest of East Devon

East Devon and sub-area housing requirement for 1st April 2024 to 31st March 2029					
	Calculation	Rest of East Devon	West End	EDDC Total	Supply sources
A		341	552	893	Basic annual requirement*
B	Ax5	1,707	2,758	4,465	Five year requirement target
C	B/5	341	552	893	Annual target

TABLE 16: Five year supply – Split West End and Rest of East Devon

Supply sources at 31 March 2024 with realistic prospects of delivering dwellings 1st April 2024 to 31st March 2029					
	Calculation	Rest of East Devon	West End	EDDC Total	Supply sources
D		1,405	1,315	2,720	Extant permissions

E		0	600	600	Cranbrook Plan DPD expansion zones (allocations) - unconsented**
F		148	238	386	Future windfalls
G	D+E+F	1,553	2,153	3,706	Total five years deliverable supply
H	B-G	154	605	759	Five year shortfall or supply figure
	SHORTFALL	SHORTFALL	SHORTFALL	SHORTFALL	Shortfall or Supply
Five year housing land supply position at 2024 monitoring point					
I	G/C	4.55	3.90	4.15	Years of land supply

* Annual requirement based on Local Housing Need (standard method)

** Planning applications on 3 of the 4 Cranbrook expansion areas received Planning Committee 'Resolution to grant approval' after the 2023 Monitoring Point

Housing land supply position – EDDC Total

5.4 At 31 March 2024, East Devon District Council can demonstrate a **4.15** year housing land supply position against the Local Housing Need of 893 dwellings. The total number of dwellings deemed deliverable in the 5-year period being 3,706 dwellings. Comparing the 3,706 forecast 5 year supply (including dwelling equivalents from care homes) to the 4,465 net dwellings five year requirement indicates a district supply shortfall of **759** dwellings.

5.5 Therefore, EDDC cannot demonstrate a five year supply of deliverable sites at 31 March 2024. However, not being able to demonstrate a 5YHLS is, at time of publishing, only relevant to plan adoption.

5.6 EDDC is in a transitional period between local plans meaning it satisfies the conditions set out in paragraph 226 of the NPPF:

Paragraph 226 sets out criteria where, for a period of two years from the date of publication of the National Planning Policy Framework published on 19 December, an authority only needs, for the purposes of decision-making, 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) against either its housing requirement figure or LHN as appropriate.

5.7 Meeting the conditions of paragraph 226, above, results in the council being required to demonstrate a 4 year housing land supply, this is described in paragraph 55:

Where authorities meet the requirements of paragraph 226 of the National Planning Policy Framework, they only need to demonstrate a 4 year housing land supply (for decision making purposes only). References in this guidance to 5 year housing land supply in relation to decision-

making will need to be read as relating to 4 year housing land supply, where appropriate. For clarity, this does not apply to the sections of the guidance concerned with Annual Position Statements.

5.8 Having a 4.15 housing land supply figure demonstrates the council can demonstrate four year supply of deliverable sites at 31 March 2024. In effect, acting as if a 5YHLS position was able to be demonstrated outside of a transitional period.

5.9 Details on the housing land supply figure calculation and four and five year housing land position can be found online at:

<https://www.gov.uk/guidance/housing-supply-and-delivery>

5.10 The results and conclusions in this document supersede all previous East Devon Housing Monitoring Updates reports regarding the four and five year housing land supply position.

5.11 Finally, for the avoidance of doubt, the four or five year housing land supply assessment does not prejudge or predetermine the rolling five year housing land supply assessment to be made in the future relating to the emerging East Devon Local Plan, including the five year land supply position at the anticipated point of plan adoption. The rolling five year housing land supply assessment for the Local Plan will need to be consistent with NPPF and PPG specifically regarding plan-making.

Housing land supply position – West End and Rest of East Devon split

5.12 The adopted local plan encompasses a spatial strategy that includes two sub areas – the West End of East Devon and the Rest of East Devon. The 893 annual district basic requirement shown in above is split into the two sub areas, and a five year housing supply position is calculated for the two sub areas as follows.

- The adopted local plan requirement figure of 17,100 is split into the two sub areas:
 - 10,563 dwellings in the West End (61.77% of the total)
This is based on the 10,563 supply-side policy figure in Strategic Policy 2 in the adopted Local Plan. Note the supply forecast in Appendix 2 of the adopted local plan had a NIL windfall allowance for the West End.
 - 6,537 in the Rest of East Devon (38.23% of the total)
This is based on the residue of the district requirement figure after subtracting the West End supply policy figure. Note: The aggregated supply side policy figure of 5,830 for the Rest of East Devon in Strategic Policy 2 in the adopted Local Plan excludes the windfall allowance for the Rest of East Devon that is shown in Appendix 2 of the adopted Local plan).
- The Sub Area proportions of the district figure of 893 in the table above are therefore:

○ West End	61.77% (i.e. 552 p.a.)
○ Rest of East Devon	38.23% (i.e. 341 p.a.)

5.13 Consequently, applying the five year housing land supply calculation in 0 table above split into the two sub areas results in the following five year housing land supply positions:

• West End	3.90 years supply
• Rest of East Devon	4.55 years supply

5.14 The calculation shows the impact of the West End sites on supply. They are the principal reason for the council being unable to demonstrate a district five year housing land supply position for NPPF paragraph 77 purposes. However, action to rectify the sub area position has occurred, namely:

- The Cranbrook Plan DPD was adopted in the monitoring year 2022/23; and
- In three of the four Expansion Areas, there are recent planning applications where Planning Committee resolved to grant planning approval, subject to S106 agreements, since the 2023 Monitoring Point.

5.15 East Devon district council is in the process of adopting a new local plan. A new local plan allows for the Local housing need figure to be adjusted in line with the NPPF. Proposed reforms to the NPPF went out for consultation in September 2024 and the response to consultation is yet to be published. Although, at time of publishing, changes have not been finalised east devon is expected to see an increased local housing need figure. This new LHN figure will likely require an early review of the 5YHLS. Proposed reforms to the NPPF are available online at:

<https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system#chapter-4--a-new-standard-method-for-assessing-housing-needs>

6 Delivery compared to adopted plan trajectory

6.1. **Error! Reference source not found.** table below compares the 2024 monitoring point completions and projections with the adopted East Devon Local Plan 2013 to 2031 housing trajectory over the plan period. The difference in delivery can be seen annually and are cumulatively totalled to show the difference between the local plan trajectory, the completions, and most recent projections.

TABLE 17: Comparison of Local Plan and 2024 trajectories

Period	2024 monitoring point total annual completions and 2024 trajectory Projections	Local Plan 2013 -31 trajectory - Annual Completions / Projections	Over / Under delivery compared to local plan trajectory	Cumulative difference between Local Plan 2013 -31 trajectory and 2024 monitoring point data
13/14	830	824	6	6
14/15	1,029	1,089	-60	-54
15/16	1,027	1,191	-164	-218
16/17	724	1,261	-537	-755
17/18	866	1,455	-589	-1344
18/19	929	1,464	-535	-1879
19/20	1,065	1,287	-222	-2101
20/21	867*	1,553	-686	-2787
21/22	1,039*	1,295	-256	-3043
22/23	998*	1,092	-94	-3137
23/24	623*	1,041	-418	-3555
24/25	1192	1,012	180	-3375
25/26	759	830	-71	-3446
26/27	660	691	-31	-3477
27/28	641	566	75	-3402
28/29	454	551	-97	-3499
29/30	813	551	262	-3237
30/31	700	565	135	-3102
TOTAL	15,216	18,318		

*Assumes MHCLG adjustments for care home beds have been made

6.2 The table above clearly shows that the delivery forecasts in the Local Plan trajectory are now not expected to be achieved. Those forecasts were ambitious. They also pre-date the latest Planning Practice Guidance on Housing supply and delivery. The Covid 19 pandemic impacted on delivery in 2020/21. Furthermore, delivery on strategic allocations has been delayed, notably due to:

- the lack of funding for the Axminster relief road and now the nutrients neutrality constraint has prevented the previously forecast early delivery of the strategic allocation at Axminster (in the Rest of East Devon) between 2017/18 and 2025/26;
- the timing of the Cranbrook Plan DPD inspector's report, and subsequent plan adoption, which has led to longer forecast lead in times for applications in the Expansion Areas.

6.3 In producing the trajectory for the 2024 Housing Monitoring Update, the council is aware that work is currently in progress on the emerging East Devon Local Plan 2020 to 2042. The NPPF requires the Council to demonstrate that the emerging plan has a five year supply at the point of plan adoption.

7 APPENDIX 1 - Local housing need calculation

7.1 Government guidance on calculating local housing is set out in the Planning Practice Guide: Housing and economic needs assessment. Please see the guidance for further explanation. The Council has applied this guidance to calculate the local housing need for East Devon for use in the five year housing land supply calculation as at the 2024 monitoring point. The calculations are as follows:

TABLE 18: Average annual increase in households

EAST DEVON ONS HOUSEHOLD PROJECTIONS		
A	Projected households 2024	66,905
B	Projected households 2034	73,408
C	Projected increase in households 2024-2034 (B-A)	6,503
D	Annual projected increase in households 2024-2034 (C/10)	650.30

TABLE 19: 2023 affordability ratio

EAST DEVON ONS AFFORDABILITY RATIO		
	<i>House price to workplace-based earnings ratio (published March 2024)</i>	
E	East Devon median house prices 2023	£350,000
F	East Devon median workplace earnings 2023	£35,058
G	East Devon affordability ratio (E/F)	9.98

TABLE 20: Adjustment Factor Calculations

Calculation of Adjustment Factor (based on PPG standard method)
Adjustment factor is calculated as follows = $(((9.98 - 4) / 4) * 0.25) + 1$
$9.98 - 4 = 5.98$
$5.98 / 4 = 1.495$
$1.495 * 0.25 = 0.37375$
$0.37375 + 1 = \mathbf{1.37375}$

TABLE 21: 2024 Monitoring Point East Devon Local Housing Need

EAST DEVON LOCAL HOUSING NEED		
H	Adjustment factor (PPG method)	1.37375
I	Annual projected increase in households 2024-2034 (<i>D</i>)	650.30
J	Local Housing Need (annual) (<i>I</i> * <i>H</i>)	893

Planning policy

Housing Monitoring Update Appendix 2

Up to 31 March 2024



November 2024

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Front cover photo: West Clyst – James Coles

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2	Projections within the plan period	20

1 Gross Completions 2023-24

Planning Ref	UPRN	Address
14/2933/FUL	010096159248	APARTMENT 2, 3 THE BEACON, EXMOUTH, EX8 2AG
18/1347/FUL	010023103618	2 HIND STREET, OTTERY ST MARY, EX11 1BW
18/1585/FUL	010094724514	APARTMENT 8, PRIORY HOUSE, 10 PATERNOSTER ROW, OTTERY ST MARY, EX11 1ZL
20/0800/VAR	010096159130	THE COTTAGE, FARRANTSHAYES FARM, CLYST HYDON, CULLOMPTON, EX15 2NQ
20/0800/VAR	010094725111	MILL BARN, FARRANTSHAYES FARM, CLYST HYDON, CULLOMPTON, EX15 2NQ
20/0800/VAR	010094725110	ORCHARD BARN, FARRANTSHAYES FARM, CLYST HYDON, CULLOMPTON, EX15 2NQ
21/1508/PDQ	010096159398	OAKTREE LODGE, KERSWELL, CULLOMPTON, EX15 2ES
21/1508/PDQ	010094726050	3 MAGLEA BARN, KERSWELL, CULLOMPTON, EX15 2ES
21/1508/PDQ	010094726051	4 MAGLEA BARN, KERSWELL, CULLOMPTON, EX15 2ES
21/1508/PDQ	010094726049	2 MAGLEA BARN, KERSWELL, CULLOMPTON, EX15 2ES
22/0502/FUL	010096159116	FLAT 4, 8 ROLLE STREET, EXMOUTH, EX8 1HE
22/0502/FUL	010096159113	FLAT 1, 8 ROLLE STREET, EXMOUTH, EX8 1HE
22/2251/PDG	010000250205	FLAT 1, BATH HOUSE, PROSPECT PLACE, SIDMOUTH, EX10 8AS
12/1640/FUL	010024074229	THE OLD CHAPEL, FENITON, HONITON, EX14 3DE
14/2933/FUL	010096159249	APARTMENT 3, 3 THE BEACON, EXMOUTH, EX8 2AG
14/2933/FUL	010096159250	APARTMENT 4, 3 THE BEACON, EXMOUTH, EX8 2AG
17/1877/PDQ	010094724275	THE STABLES, LONG PARK FARM, TALATON ROAD, FENITON, HONITON, EX14 3BU
18/2854/FUL	010000267570	2 SOWTON VILLAGE, SOWTON, EXETER, EX5 2AD
20/0563/VAR	010090911082	WILLOWS BARN, APPLIEDORE FARM, FARWAY, COLYTON, EX24 6EH
		SECOND FLOOR FLAT, SWAN HILL HOUSE, SWAN HILL ROAD, COLYFORD COLYTON, EX24 6QQ
22/0596/COU	010023101281	OAK MEADOW, SANCTUARY LANE, WOODBURY SALTERTON, EXETER, EX5 1ET
23/0408/VAR	010023102820	ILEX COTTAGE, HOLLY BALL LANE, WHIMPLE, EXETER, EX5 2QX
23/0503/CPE	010096160097	THE DAIRY, DOWLANDS, ROUSDON, LYME REGIS, DT7 3XP
23/0538/FUL	010096159954	FLAT 1, CHESTNUTS, 65 SALTERTON ROAD, EXMOUTH, EX8 2EJ
23/0538/FUL	010096159955	FLAT 2, CHESTNUTS, 65 SALTERTON ROAD, EXMOUTH, EX8 2EJ
23/0538/FUL	010096159956	FLAT 3, CHESTNUTS, 65 SALTERTON ROAD, EXMOUTH, EX8 2EJ
23/0538/FUL	010096159957	FLAT 4, CHESTNUTS, 65 SALTERTON ROAD, EXMOUTH, EX8 2EJ
23/0538/FUL	010096159958	FLAT 5, CHESTNUTS, 65 SALTERTON ROAD, EXMOUTH, EX8 2EJ
23/0538/FUL	010096159959	FLAT 6, CHESTNUTS, 65 SALTERTON ROAD, EXMOUTH, EX8 2EJ
23/0538/FUL	010096159960	FLAT 7, CHESTNUTS, 65 SALTERTON ROAD, EXMOUTH, EX8 2EJ
23/0538/FUL	010096159961	FLAT 8, CHESTNUTS, 65 SALTERTON ROAD, EXMOUTH, EX8 2EJ
23/0538/FUL	010096159962	FLAT 9, CHESTNUTS, 65 SALTERTON ROAD, EXMOUTH, EX8 2EJ
23/0538/FUL	010096159963	FLAT 10, CHESTNUTS, 65 SALTERTON ROAD, EXMOUTH, EX8 2EJ
23/2508/COU	100041128221	THE OLD POST OFFICE, CHARMOUTH ROAD, AXMINSTER, EX13 5SZ
23/2518/CPE	010000247346	WHISTLERS HOLLOW, SHELDON, HONITON, EX14 4QP

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13/1230/MFUL	010094723085	27 SHIPPENS MEAD, EXMOUTH, EX8 2GA
13/1230/MFUL	010094723052	4 ENGINEERS WAY, EXMOUTH, EX8 2FZ
13/1230/MFUL	010094723095	47 SHIPPENS MEAD, EXMOUTH, EX8 2GA
13/1230/MFUL	010094723084	25 SHIPPENS MEAD, EXMOUTH, EX8 2GA
13/1230/MFUL	010094723086	29 SHIPPENS MEAD, EXMOUTH, EX8 2GA
13/1230/MFUL	010094723087	31 SHIPPENS MEAD, EXMOUTH, EX8 2GA
13/1230/MFUL	010094723091	39 SHIPPENS MEAD, EXMOUTH, EX8 2GA
13/1230/MFUL	010094723083	23 SHIPPENS MEAD, EXMOUTH, EX8 2GA
13/1230/MFUL	010094723082	21 SHIPPENS MEAD, EXMOUTH, EX8 2GA
14/0557/MOUT	010094723450	10 SILK DRIVE, HONITON, EX14 1EZ
14/0557/MOUT	010094723428	4 DAIRY CLOSE, HONITON, EX14 1ER
14/0557/MOUT	010094723429	6 DAIRY CLOSE, HONITON, EX14 1ER
14/0557/MOUT	010094723430	8 DAIRY CLOSE, HONITON, EX14 1ER
14/0557/MOUT	010094723405	52 OLD SHOW FIELD WAY, HONITON, EX14 1EP
14/0557/MOUT	010094723357	1 OLD SHOW FIELD WAY, HONITON, EX14 1EP
14/0557/MOUT	010094723432	12 DAIRY CLOSE, HONITON, EX14 1ER
14/0557/MOUT	010094723352	1 CRIER STREET, HONITON, EX14 1EN
14/0557/MOUT	010094723406	54 OLD SHOW FIELD WAY, HONITON, EX14 1EP
14/0557/MOUT	010094723403	48 OLD SHOW FIELD WAY, HONITON, EX14 1EP
14/0557/MOUT	010094723404	50 OLD SHOW FIELD WAY, HONITON, EX14 1EP
16/1826/MFUL	010094726105	1 LITTLE WOOD CLOSE, CRANBROOK, EXETER, EX5 7JU
17/1683/OUT	010096159356	5 CLINTON MEWS, CLINTON TERRACE, BUDLEIGH SALTERTON, EX9 6BJ
17/1683/OUT	010096159357	6 CLINTON MEWS, CLINTON TERRACE, BUDLEIGH SALTERTON, EX9 6BJ
17/1683/OUT	010096159354	3 CLINTON MEWS, CLINTON TERRACE, BUDLEIGH SALTERTON, EX9 6BJ
17/1683/OUT	010096159353	2 CLINTON MEWS, CLINTON TERRACE, BUDLEIGH SALTERTON, EX9 6BJ
17/1683/OUT	010096159352	1 CLINTON MEWS, CLINTON TERRACE, BUDLEIGH SALTERTON, EX9 6BJ
17/1683/OUT	010096159355	4 CLINTON MEWS, CLINTON TERRACE, BUDLEIGH SALTERTON, EX9 6BJ
19/0412/FUL	010094726062	4 CEDAR MEWS, LYME CLOSE, AXMINSTER, EX13 5GZ
19/0412/FUL	010094726063	5 CEDAR MEWS, LYME CLOSE, AXMINSTER, EX13 5GZ
19/0412/FUL	010094726061	3 CEDAR MEWS, LYME CLOSE, AXMINSTER, EX13 5GZ
19/2674/FUL	010094725103	1 THE OLD CLUB, BERRY HILL, BEER, SEATON, EX12 3JP
19/2674/FUL	010094725109	FLAT 2, BURROUGH HOUSE, BERRY HILL, BEER, SEATON, EX12 3JP
20/0726/FUL	100040169040	8 FOXHOLES HILL, EXMOUTH, EX8 2DF
20/0753/FUL	010096159324	THE HAY, VICTORIA PLACE, AXMINSTER, EX13 5US
20/0753/FUL	010096159323	THE HAM, VICTORIA PLACE, AXMINSTER, EX13 5US
21/0893/VAR	010000266306	EARLYS, CHARDSTOCK, AXMINSTER, EX13 7BW
21/3346/FUL	010094726199	OLIVE TREE COURT, BROADHEMBURY, HONITON, EX14 3LN
22/0257/FUL	010096159403	BUSHY PARK BARN, KNOWLE HILL, BUDLEIGH SALTERTON, EX9 7AL
22/2130/FUL	010096159480	HOLCOMBE LINHAY, HOLCOMBE LANE, OTTERY ST MARY, EX11 1PH
22/2351/FUL	100041125594	12 CAMBRIDGE TERRACE, SALCOMBE ROAD, SIDMOUTH, EX10 8PL
23/0849/FUL	010023004563	BULVERTON HOUSE ANNEXE, BULVERTON, DEVON EX10 9DW

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08/1779/FUL	010000275783	STOCKHAM FARM, SOUTHLEIGH, COLYTON, EX24 6JA
13/1230/MFUL	010094723089	35 SHIPPENS MEAD, EXMOUTH, EX8 2GA
13/1230/MFUL	010094723090	37 SHIPPENS MEAD, EXMOUTH, EX8 2GA
13/1230/MFUL	010094723094	45 SHIPPENS MEAD, EXMOUTH, EX8 2GA
13/2003/FUL	100040173806	24 NORMANDY CLOSE, EXMOUTH, EX8 4PB
14/0557/MOUT	010094723354	3 CRIER STREET, HONITON, EX14 1EN
14/0557/MOUT	010094723414	3 DAIRY CLOSE, HONITON, EX14 1ER
14/0557/MOUT	010094723415	5 DAIRY CLOSE, HONITON, EX14 1ER
14/0557/MOUT	010094723416	7 DAIRY CLOSE, HONITON, EX14 1ER
14/0557/MOUT	010094723417	9 DAIRY CLOSE, HONITON, EX14 1ER
14/0557/MOUT	010094723418	11 DAIRY CLOSE, HONITON, EX14 1ER
14/0557/MOUT	010094723419	13 DAIRY CLOSE, HONITON, EX14 1ER
14/0557/MOUT	010094723420	15 DAIRY CLOSE, HONITON, EX14 1ER
14/0557/MOUT	010094723421	17 DAIRY CLOSE, HONITON, EX14 1ER
14/0557/MOUT	010094723424	23 DAIRY CLOSE, HONITON, EX14 1ER
14/0557/MOUT	010094723425	25 DAIRY CLOSE, HONITON, EX14 1ER
14/0557/MOUT	010094723434	16 DAIRY CLOSE, HONITON, EX14 1ER
16/1124/FUL	100040160384	WHISPERING PINE, SEATON ROAD, COLYFORD, COLYTON, EX24 6QP
17/1778/FUL	010000271798	BENCHAMS COTTAGE, NEWTON POPPLEFORD, SIDMOUTH, EX10 0DA
18/1779/MFUL	010094722370	APARTMENT 19, LOCKYER LODGE, SOUTH LAWN, SIDFORD, SIDMOUTH, EX10 9FN
19/2046/FUL	010094725918	FLAT 2, 8 HIND STREET, OTTERY ST MARY
19/2674/FUL	010094725104	2 THE OLD CLUB, BERRY HILL, BEER, SEATON, EX12 3JP
19/2674/FUL	010094725108	FLAT 1, BURROUGH HOUSE, BERRY HILL, BEER, SEATON, EX12 3JP
20/0726/FUL	010096159270	8A FOXHOLES HILL, EXMOUTH, EX8 2DF
20/1287/FUL	010000270736	MOOR CREST, THE COMMON, EXMOUTH, EX8 5EE
20/1792/FUL	010000277073	THE BEND, KINGSDON, COLYTON, EX24 6EZ
20/1838/MFUL	010096158314	24 ROLLE GARDENS, EXMOUTH, EX8 2GF
20/1838/MFUL	010096158313	23 ROLLE GARDENS, EXMOUTH, EX8 2GF
20/1838/MFUL	010096158318	28 ROLLE GARDENS, EXMOUTH, EX8 2GF
21/0960/FUL	010096159905	THE LINNEY, CHAPEL STREET, SIDMOUTH, EX10 8ND
21/0960/FUL	010096159903	FLAT 1, ABERDEEN HOUSE, CHAPEL STREET, SIDMOUTH, EX10 8ND
21/0960/FUL	010096159904	FLAT 2, ABERDEEN HOUSE, CHAPEL STREET, SIDMOUTH, EX10 8ND
14/1960/MRES	010096158398	10 DRIFTWOOD CLOSE, SEATON, EX12 2GD
14/1960/MRES	010096158396	8 DRIFTWOOD CLOSE, SEATON, EX12 2GD
17/1941/FUL	010096159367	TREEHAVEN, 54A DOUGLAS AVENUE, EXMOUTH, EX8 2HE
18/2621/FUL	010094726068	21A MALDEN ROAD, SIDMOUTH, EX10 9LX
19/1731/FUL	010096159466	9A TURNER AVENUE, EXMOUTH, EX8 2LF
10/0894/FUL	010090912106	1 BROOKHILL GARDENS, CHARD ROAD, AXMINSTER, EX13 5ED
14/1960/MRES	010096158389	1 DRIFTWOOD CLOSE, SEATON, EX12 2GD
14/1960/MRES	010096158391	3 DRIFTWOOD CLOSE, SEATON, EX12 2GD
14/1960/MRES	010096158392	4 DRIFTWOOD CLOSE, SEATON, EX12 2GD

14/1960/MRES	010096158393	5 DRIFTWOOD CLOSE, SEATON, EX12 2GD
14/1960/MRES	010096158394	6 DRIFTWOOD CLOSE, SEATON, EX12 2GD
14/1960/MRES	010096158395	7 DRIFTWOOD CLOSE, SEATON, EX12 2GD
14/1960/MRES	010096158399	11 DRIFTWOOD CLOSE, SEATON, EX12 2GD
14/1960/MRES	010096158400	12 DRIFTWOOD CLOSE, SEATON, EX12 2GD
18/2261/FUL	010096159669	200 WITHYCOMBE VILLAGE ROAD, EXMOUTH, EX8 3BD
19/0394/FUL	010096159939	ASGARD, PLYMTREE, CULLOMPTON, EX15 2JS
20/0856/FUL	010094724277	SILVER BIRCH, CHURCH ROAD, WHIMPLE, EXETER, EX5 2SY
20/1141/FUL	010096159125	1 LOWERFOLD, WHALLEY LANE, UPLYME, LYME REGIS, DT7 3UP
20/1141/FUL	010096159126	2 LOWERFOLD, WHALLEY LANE, UPLYME, LYME REGIS, DT7 3UP
21/0518/FUL	010096159828	CHERRY TREE HOUSE, CLAREMONT LANE, EXMOUTH, EX8 2LE
21/1279/FUL	010096159746	28 HIGHFIELD, HONITON, EX14 1JD
21/1439/FUL	010096160082	MILLCROFT, GAMMONS HILL, KILMINGTON, AXMINSTER, EX13 7RA
21/2921/FUL	010096160151	QUESTANT HOUSE, SID ROAD, SIDMOUTH, EX10 9AL
22/0942/RES	010096160081	SCHOOL HOUSE, CLYST HONITON, EXETER, EX5 2LZ
22/2704/CPE	010096160220	SEA VIEW CARAVAN, HEATHER DOWN FARM, AYLESBEARE, EXETER, EX5 2DQ
23/1175/FUL	010096160093	ELBURY COTTAGE, SUTHERLAKE, BROADCLYST, EXETER, EX5 3BL
03/P1900	010094725150	12 LONG PARK, CRANBROOK, EXETER, EX5 7JD
03/P1900	010094725149	10 LONG PARK, CRANBROOK, EXETER, EX5 7JD
03/P1900	010094722677	26 LOWER FURLONG CLOSE, CRANBROOK, EXETER, EX5 7HQ
03/P1900	010094725147	6 LONG PARK, CRANBROOK, EXETER, EX5 7JD
03/P1900	010094722456	4 HIGHER FURLONG ROAD, CRANBROOK, EXETER, EX5 7GY
03/P1900	010094725148	8 LONG PARK, CRANBROOK, EXETER, EX5 7JD
03/P1900	010094722457	6 HIGHER FURLONG ROAD, CRANBROOK, EXETER, EX5 7GY
03/P1900	010094722522	8 LONG MEADOW ROAD, CRANBROOK, EXETER, EX5 7HF
03/P1900	010094722520	4 LONG MEADOW ROAD, CRANBROOK, EXETER, EX5 7HF
03/P1900	010094722455	2 HIGHER FURLONG ROAD, CRANBROOK, EXETER, EX5 7GY
03/P1900	010094722635	13 POND CLOSE, CRANBROOK, EXETER, EX5 7HN
03/P1900	010094724160	14 ORCHARD WAY, CRANBROOK, EXETER, EX5 7HY
03/P1900	010094722551	153 YONDER ACRE WAY, CRANBROOK, EXETER, EX5 7HG
03/P1900	010094724155	4 ORCHARD WAY, CRANBROOK, EXETER, EX5 7HY
03/P1900	010094722552	155 YONDER ACRE WAY, CRANBROOK, EXETER, EX5 7HG
03/P1900	010094724125	7 ORCHARD WAY, CRANBROOK, EXETER, EX5 7HY
03/P1900	010094725388	29 HIGHER FURLONG ROAD, CRANBROOK, EXETER, EX5 7GY
03/P1900	010094725383	19 HIGHER FURLONG ROAD, CRANBROOK, EXETER, EX5 7GY
03/P1900	010094725387	27 HIGHER FURLONG ROAD, CRANBROOK, EXETER, EX5 7GY
03/P1900	010094725384	21 HIGHER FURLONG ROAD, CRANBROOK, EXETER, EX5 7GY
03/P1900	010094725386	25 HIGHER FURLONG ROAD, CRANBROOK, EXETER, EX5 7GY
03/P1900	010094725376	5 HIGHER FURLONG ROAD, CRANBROOK, EXETER, EX5 7GY
03/P1900	010094725309	59 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725307	55 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF

03/P1900	010094725305	51 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725317	16 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725297	35 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725319	20 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725290	21 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725293	27 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725318	18 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725291	23 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725316	14 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725294	29 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725295	31 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725314	10 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725292	25 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725347	2 HORSE FIELD, CRANBROOK, EXETER, EX5 7JG
03/P1900	010094725454	16 ELBOW CLOSE, CRANBROOK, EXETER, EX5 7JN
03/P1900	010094725453	14 ELBOW CLOSE, CRANBROOK, EXETER, EX5 7JN
03/P1900	010094725452	12 ELBOW CLOSE, CRANBROOK, EXETER, EX5 7JN
03/P1900	010094725484	32 BARLING WALK, CRANBROOK, EXETER, EX5 7JP
03/P1900	010094725483	30 BARLING WALK, CRANBROOK, EXETER, EX5 7JP
03/P1900	010094725481	26 BARLING WALK, CRANBROOK, EXETER, EX5 7JP
03/P1900	010094725473	10 BARLING WALK, CRANBROOK, EXETER, EX5 7JP
03/P1900	010094725485	34 BARLING WALK, CRANBROOK, EXETER, EX5 7JP
03/P1900	010094725482	28 BARLING WALK, CRANBROOK, EXETER, EX5 7JP
03/P1900	010094725480	24 BARLING WALK, CRANBROOK, EXETER, EX5 7JP
03/P1900	010094725475	14 BARLING WALK, CRANBROOK, EXETER, EX5 7JP
03/P1900	010094725474	12 BARLING WALK, CRANBROOK, EXETER, EX5 7JP
03/P1900	010094725469	2 BARLING WALK, CRANBROOK, EXETER, EX5 7JP
03/P1900	010094725471	6 BARLING WALK, CRANBROOK, EXETER, EX5 7JP
03/P1900	010094725470	4 BARLING WALK, CRANBROOK, EXETER, EX5 7JP
03/P1900	010094725472	8 BARLING WALK, CRANBROOK, EXETER, EX5 7JP
03/P1900	010094725506	41 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725521	26 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725516	16 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725518	20 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725517	18 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725515	14 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725522	1 LITTLE SANSON, CRANBROOK, EXETER, EX5 7JR
03/P1900	010094725523	3 LITTLE SANSON, CRANBROOK, EXETER, EX5 7JR
03/P1900	010094722523	10 LONG MEADOW ROAD, CRANBROOK, EXETER, EX5 7HF
03/P1900	010094722524	12 LONG MEADOW ROAD, CRANBROOK, EXETER, EX5 7HF
03/P1900	010094725145	2 LONG PARK, CRANBROOK, EXETER, EX5 7JD

03/P1900	010094724159	12 ORCHARD WAY, CRANBROOK, EXETER, EX5 7HY
03/P1900	010094724158	10 ORCHARD WAY, CRANBROOK, EXETER, EX5 7HY
03/P1900	010094724162	18 ORCHARD WAY, CRANBROOK, EXETER, EX5 7HY
03/P1900	010094725146	4 LONG PARK, CRANBROOK, EXETER, EX5 7JD
03/P1900	010094722525	14 LONG MEADOW ROAD, CRANBROOK, EXETER, EX5 7HF
03/P1900	010094722521	6 LONG MEADOW ROAD, CRANBROOK, EXETER, EX5 7HF
09/0022/MOUT	010090914302	12 HERON CRESCENT, SEATON, EX12 2FS
09/0022/MOUT	010090914322	7 SHEARWATER WAY, SEATON, EX12 2FT
09/0022/MOUT	010090914323	9 SHEARWATER WAY, SEATON, EX12 2FT
09/0022/MOUT	010090914298	4 HERON CRESCENT, SEATON, EX12 2FS
09/0022/MOUT	010090914300	8 HERON CRESCENT, SEATON, EX12 2FS
09/0022/MOUT	010090914301	10 HERON CRESCENT, SEATON, EX12 2FS
09/0022/MOUT	010090914299	6 HERON CRESCENT, SEATON, EX12 2FS
10/0816/MOUT	010093124904	9 CHAPEL WAY, AXMINSTER, EX13 5GY
10/0816/MOUT	010093124860	32 CURLEW CLOSE, AXMINSTER, EX13 5GW
10/0816/MOUT	010093124841	11 CURLEW CLOSE, AXMINSTER, EX13 5GW
10/0816/MOUT	010093124855	22 CURLEW CLOSE, AXMINSTER, EX13 5GW
10/0816/MOUT	010093124857	26 CURLEW CLOSE, AXMINSTER, EX13 5GW
10/0816/MOUT	010093124854	20 CURLEW CLOSE, AXMINSTER, EX13 5GW
10/0816/MOUT	010093124853	18 CURLEW CLOSE, AXMINSTER, EX13 5GW
10/0816/MOUT	010093124847	6 CURLEW CLOSE, AXMINSTER, EX13 5GW
10/0816/MOUT	010093124837	3 CURLEW CLOSE, AXMINSTER, EX13 5GW
10/0816/MOUT	010093124939	34 CHAPEL WAY, AXMINSTER, EX13 5GY
10/0816/MOUT	010093124931	18 CHAPEL WAY, AXMINSTER, EX13 5GY
10/0816/MOUT	010093124842	13 CURLEW CLOSE, AXMINSTER, EX13 5GW
10/0816/MOUT	010093124851	14 CURLEW CLOSE, AXMINSTER, EX13 5GW
11/2629/MFUL	010093126644	4 EVANS FIELD, BUDLEIGH SALTERTON, EX9 7AU
12/0795/MOUT	010096158637	80 COAKER ROAD, EXETER, EX1 3BH
12/0795/MOUT	010094725607	56 COAKER ROAD, EXETER, EX1 3BH
12/0795/MOUT	010094725610	62 COAKER ROAD, EXETER, EX1 3BH
12/0795/MOUT	010096158620	25 FARLEY GROVE, EXETER, EX1 3YX
12/0795/MOUT	010096158623	31 FARLEY GROVE, EXETER, EX1 3YX
12/0795/MOUT	010096158611	44 FARLEY GROVE, EXETER, EX1 3YX
12/0795/MOUT	010094725629	15 LANG HILL, EXETER, EX1 4AZ
12/0795/MOUT	010094725627	11 LANG HILL, EXETER, EX1 4AZ
12/0795/MOUT	010094725626	9 LANG HILL, EXETER, EX1 4AZ
12/0795/MOUT	010094725622	1 LANG HILL, EXETER, EX1 4AZ
12/0795/MOUT	010094725623	3 LANG HILL, EXETER, EX1 4AZ
12/0795/MOUT	010094725625	7 LANG HILL, EXETER, EX1 4AZ
12/0795/MOUT	010094725651	10 CROUCHER CLOSE, EXETER, EX1 4BA
12/0795/MOUT	010096158621	27 FARLEY GROVE, EXETER, EX1 3YX

12/0795/MOUT	010096158612	46 FARLEY GROVE, EXETER, EX1 3YX
12/0795/MOUT	010096158614	50 FARLEY GROVE, EXETER, EX1 3YX
12/0795/MOUT	010096158624	33 FARLEY GROVE, EXETER, EX1 3YX
12/0795/MOUT	010096158610	42 FARLEY GROVE, EXETER, EX1 3YX
12/0795/MOUT	010096158625	35 FARLEY GROVE, EXETER, EX1 3YX
12/0795/MOUT	010096158626	37 FARLEY GROVE, EXETER, EX1 3YX
12/0795/MOUT	010094725599	40 COAKER ROAD, EXETER, EX1 3BH
12/0795/MOUT	010094725598	38 COAKER ROAD, EXETER, EX1 3BH
12/0795/MOUT	010094725608	58 COAKER ROAD, EXETER, EX1 3BH
12/0795/MOUT	010094725606	54 COAKER ROAD, EXETER, EX1 3BH
12/0795/MOUT	010094725609	60 COAKER ROAD, EXETER, EX1 3BH
12/0795/MOUT	010094725611	64 COAKER ROAD, EXETER, EX1 3BH
12/0795/MOUT	010096158622	29 FARLEY GROVE, EXETER, EX1 3YX
12/1016/MFUL	010093128569	33 FLORA CLOSE, EXMOUTH, EX8 4FA
12/1291/MOUT	010094724382	32 STONE BARTON ROAD, TITHEBARN, EXETER, EX1 3XF
12/1291/MOUT	010094724369	6 STONE BARTON ROAD, TITHEBARN, EXETER, EX1 3XF
12/1291/MOUT	010094723753	38 ELM PARK WAY, TITHEBARN, EXETER, EX1 3YR
12/1291/MOUT	010094723754	40 ELM PARK WAY, TITHEBARN, EXETER, EX1 3YR
12/1291/MOUT	010094723756	44 ELM PARK WAY, TITHEBARN, EXETER, EX1 3YR
12/1291/MOUT	010094723757	46 ELM PARK WAY, TITHEBARN, EXETER, EX1 3YR
12/1291/MOUT	010094723758	48 ELM PARK WAY, TITHEBARN, EXETER, EX1 3YR
12/1291/MOUT	010094723750	32 ELM PARK WAY, TITHEBARN, EXETER, EX1 3YR
12/1291/MOUT	010094723749	30 ELM PARK WAY, TITHEBARN, EXETER, EX1 3YR
12/1291/MOUT	010094723747	26 ELM PARK WAY, TITHEBARN, EXETER, EX1 3YR
12/1291/MOUT	010094723748	28 ELM PARK WAY, TITHEBARN, EXETER, EX1 3YR
12/1291/MOUT	010094723751	34 ELM PARK WAY, TITHEBARN, EXETER, EX1 3YR
12/1291/MOUT	010094723752	36 ELM PARK WAY, TITHEBARN, EXETER, EX1 3YR
12/1291/MOUT	010094724431	20 BRONZE DRIVE, TITHEBARN, EXETER, EX1 3ZN
12/1291/MOUT	010094724414	7 BRONZE DRIVE, TITHEBARN, EXETER, EX1 3ZN
12/1291/MOUT	010094724413	5 BRONZE DRIVE, TITHEBARN, EXETER, EX1 3ZN
12/1291/MOUT	010094724435	1 IRON ACRE, TITHEBARN, EXETER, EX1 3ZS
12/1291/MOUT	010094724391	50 STONE BARTON ROAD, TITHEBARN, EXETER, EX1 3XF
12/1291/MOUT	010094724389	46 STONE BARTON ROAD, TITHEBARN, EXETER, EX1 3XF
12/1291/MOUT	010094724381	30 STONE BARTON ROAD, TITHEBARN, EXETER, EX1 3XF
12/1291/MOUT	010094724388	44 STONE BARTON ROAD, TITHEBARN, EXETER, EX1 3XF
12/1291/MOUT	010094724387	42 STONE BARTON ROAD, TITHEBARN, EXETER, EX1 3XF
12/1291/MOUT	010094724367	2 STONE BARTON ROAD, TITHEBARN, EXETER, EX1 3XF
12/1291/MOUT	010094724383	34 STONE BARTON ROAD, TITHEBARN, EXETER, EX1 3XF
12/1291/MOUT	010094725906	12 HUTCHINGS DRIVE, TITHEBARN, EXETER, EX1 4BD
12/1291/MOUT	010094725905	10 HUTCHINGS DRIVE, TITHEBARN, EXETER, EX1 4BD
12/1291/MOUT	010094725902	4 HUTCHINGS DRIVE, TITHEBARN, EXETER, EX1 4BD

12/1291/MOUT	010094725901	2 HUTCHINGS DRIVE, TITHEBARN, EXETER, EX1 4BD
12/1291/MOUT	010094725881	6 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725898	23 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725897	22 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725899	24 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725900	25 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725879	4 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725880	5 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010096158114	21 LITTLE BLIGHT HAY, TITHEBARN, EXETER, EX1 4BQ
12/1291/MOUT	010096158123	18 LITTLE BLIGHT HAY, TITHEBARN, EXETER, EX1 4BQ
13/0001/MOUT	010093125960	2 MANLEY MEADOW, EXETER, EX1 3GQ
13/0001/MOUT	010093125961	4 MANLEY MEADOW, EXETER, EX1 3GQ
13/0001/MOUT	010093125962	6 MANLEY MEADOW, EXETER, EX1 3GQ
13/0001/MOUT	010093125963	8 MANLEY MEADOW, EXETER, EX1 3GQ
13/0001/MOUT	010094722818	20 BLACKMORE DRIVE, EXETER, EX1 4AH
13/0001/MOUT	010094722725	37 MANLEY MEADOW, EXETER, EX1 3GQ
13/0001/MOUT	010094722723	33 MANLEY MEADOW, EXETER, EX1 3GQ
13/0001/MOUT	010094722722	31 MANLEY MEADOW, EXETER, EX1 3GQ
13/0001/MOUT	010094722701	44 MANLEY MEADOW, EXETER, EX1 3GQ
13/0001/MOUT	010094722700	42 MANLEY MEADOW, EXETER, EX1 3GQ
13/0001/MOUT	010094722704	50 MANLEY MEADOW, EXETER, EX1 3GQ
13/0001/MOUT	010094722724	35 MANLEY MEADOW, EXETER, EX1 3GQ
13/0001/MOUT	010094722703	48 MANLEY MEADOW, EXETER, EX1 3GQ
13/0001/MOUT	010094722844	1 CLATWORTHY AVENUE, EXETER, EX1 4AN
13/0001/MOUT	010094722845	2 CLATWORTHY AVENUE, EXETER, EX1 4AN
13/0001/MOUT	010094722846	3 CLATWORTHY AVENUE, EXETER, EX1 4AN
13/0001/MOUT	010094722702	46 MANLEY MEADOW, EXETER, EX1 3GQ
13/2744/MOUT	010093128655	109 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128717	106 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128651	101 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128711	94 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128709	90 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128842	6 HIGHER ASH CLOSE, GITTISHAM, HONITON, EX14 3FU
13/2744/MOUT	010093128840	4 HIGHER ASH CLOSE, GITTISHAM, HONITON, EX14 3FU
13/2744/MOUT	010093128768	31 LONGLANDS WAY, GITTISHAM, HONITON, EX14 3FX
13/2744/MOUT	010093128767	29 LONGLANDS WAY, GITTISHAM, HONITON, EX14 3FX
13/2744/MOUT	010093128756	7 LONGLANDS WAY, GITTISHAM, HONITON, EX14 3FX
13/2744/MOUT	010093128716	104 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128657	113 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128652	103 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128718	108 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH

13/2744/MOUT	010093128715	102 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
14/0330/MOUT	010094726352	11 GOLDCREST ROAD, EXMOUTH, EX8 5FP
14/0330/MOUT	010094726353	13 GOLDCREST ROAD, EXMOUTH, EX8 5FP
14/0330/MOUT	010094726369	18 GOLDCREST ROAD, EXMOUTH, EX8 5FP
14/0330/MOUT	010094726370	20 GOLDCREST ROAD, EXMOUTH, EX8 5FP
14/0330/MOUT	010094726365	10 GOLDCREST ROAD, EXMOUTH, EX8 5FP
14/0330/MOUT	010094726351	9 GOLDCREST ROAD, EXMOUTH, EX8 5FP
14/0330/MOUT	010094726361	2 GOLDCREST ROAD, EXMOUTH, EX8 5FP
14/0330/MOUT	010094726363	6 GOLDCREST ROAD, EXMOUTH, EX8 5FP
14/0330/MOUT	010094726362	4 GOLDCREST ROAD, EXMOUTH, EX8 5FP
14/0330/MOUT	010094726397	2 FIELDFARE CRESCENT, EXMOUTH, EX8 5FQ
14/1380/MOUT	010094725659	1 HORNDON FIELD, WOODBURY, EXETER, EX5 1FZ
14/2761/MOUT	010094724860	126 HUTCHINGS DRIVE, TITHEBARN, EXETER, EX1 4AP
14/2761/MOUT	010094724984	4 ALDRIDGE PLACE, TITHEBARN, EXETER, EX1 4AS
14/2761/MOUT	010094724851	108 HUTCHINGS DRIVE, TITHEBARN, EXETER, EX1 4AP
14/2761/MOUT	010094724853	112 HUTCHINGS DRIVE, TITHEBARN, EXETER, EX1 4AP
14/2761/MOUT	010094724875	156 HUTCHINGS DRIVE, TITHEBARN, EXETER, EX1 4AP
14/2761/MOUT	010094724850	106 HUTCHINGS DRIVE, TITHEBARN, EXETER, EX1 4AP
14/2761/MOUT	010094724852	110 HUTCHINGS DRIVE, TITHEBARN, EXETER, EX1 4AP
14/2761/MOUT	010094724864	134 HUTCHINGS DRIVE, TITHEBARN, EXETER, EX1 4AP
14/2761/MOUT	010094724862	130 HUTCHINGS DRIVE, TITHEBARN, EXETER, EX1 4AP
14/2761/MOUT	010094724858	122 HUTCHINGS DRIVE, TITHEBARN, EXETER, EX1 4AP
14/2761/MOUT	010094724983	2 ALDRIDGE PLACE, TITHEBARN, EXETER, EX1 4AS
14/2761/MOUT	010094724985	6 ALDRIDGE PLACE, TITHEBARN, EXETER, EX1 4AS
14/2761/MOUT	010094724986	8 ALDRIDGE PLACE, TITHEBARN, EXETER, EX1 4AS
14/2761/MOUT	010094724855	116 HUTCHINGS DRIVE, TITHEBARN, EXETER, EX1 4AP
14/2761/MOUT	010094724874	154 HUTCHINGS DRIVE, TITHEBARN, EXETER, EX1 4AP
14/2761/MOUT	010094724992	2 MOORE MEADOW, TITHEBARN, EXETER, EX1 4AT
14/2761/MOUT	010094725039	35 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725044	10 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725031	19 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725037	31 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725029	15 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725033	23 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725035	27 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725030	17 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725032	21 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725034	25 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725022	1 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725023	3 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725024	5 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX

14/2761/MOUT	010094725046	4 NEWBERRY PLACE, TITHEBARN, EXETER, EX1 4AY
14/2761/MOUT	010094725047	6 NEWBERRY PLACE, TITHEBARN, EXETER, EX1 4AY
14/2761/MOUT	010094724841	159 HUTCHINGS DRIVE, TITHEBARN, EXETER, EX1 3UQ
14/2761/MOUT	010094724861	128 HUTCHINGS DRIVE, TITHEBARN, EXETER, EX1 4AP
14/2761/MOUT	010094724863	132 HUTCHINGS DRIVE, TITHEBARN, EXETER, EX1 4AP
15/0269/OUT	010094726614	1 THORNFIELD CLOSE, COLYTON, EX24 6AL
15/0269/OUT	010094726615	2 THORNFIELD CLOSE, COLYTON, EX24 6AL
15/0269/OUT	010094726616	3 THORNFIELD CLOSE, COLYTON, EX24 6AL
15/2028/FUL	010093124651	THE LAURELS, WILMINGTON, HONITON, EX14 9JU
16/1022/MOUT	010093126921	6 BUCKERIDGE ROAD, EXMOUTH, EX8 2FG
16/1022/MOUT	010093126976	19 CHAPMAN ROAD, EXMOUTH, EX8 2FJ
16/1022/MOUT	010093126975	17 CHAPMAN ROAD, EXMOUTH, EX8 2FJ
16/1022/MOUT	010093126925	14 BUCKERIDGE ROAD, EXMOUTH, EX8 2FG
16/1022/MOUT	010093126923	10 BUCKERIDGE ROAD, EXMOUTH, EX8 2FG
16/1022/MOUT	010093126945	18 BUCKINGHAM CLOSE, EXMOUTH, EX8 2JB
16/1022/MOUT	010093126944	16 BUCKINGHAM CLOSE, EXMOUTH, EX8 2JB
16/1022/MOUT	010093126974	15 CHAPMAN ROAD, EXMOUTH, EX8 2FJ
16/1022/MOUT	010093127100	105 PARK DRIVE, EXMOUTH, EX8 2FQ
16/1492/FUL	010096159741	THE TRACTOR SHED, MARSH FARM, KILMINGTON, AXMINSTER, EX13 7DR
18/2799/MOUT	010096158126	15 ELM PARK WAY, TITHEBARN, EXETER, EX1 3YR
18/2799/MOUT	010096158128	19 ELM PARK WAY, TITHEBARN, EXETER, EX1 3YR
18/2799/MOUT	010096158124	20 LITTLE BLIGHT HAY, TITHEBARN, EXETER, EX1 4BQ
18/2799/MOUT	010096158125	22 LITTLE BLIGHT HAY, TITHEBARN, EXETER, EX1 4BQ
18/2799/MOUT	010096158122	16 LITTLE BLIGHT HAY, TITHEBARN, EXETER, EX1 4BQ
19/2333/OUT	010096159839	WAVESIDE, 2B EAST BUDLEIGH ROAD, BUDLEIGH SALTERTON, EX9 6HE
19/2333/OUT	010096159838	PEBBLESIDE, 2A EAST BUDLEIGH ROAD, BUDLEIGH SALTERTON, EX9 6HE
22/2782/FUL	010096158226	LAND AND FARM BUILDINGS AT HOLMSLEIGH FARM, MONKTON
03/P1900	010094722553	157 YONDER ACRE WAY, CRANBROOK, EXETER, EX5 7HG
03/P1900	010094722556	163 YONDER ACRE WAY, CRANBROOK, EXETER, EX5 7HG
03/P1900	010096158830	7 STONES GALLOP, CRANBROOK, EXETER, EX5 7DY
03/P1900	010094725332	46 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725395	61 YONDER ACRE WAY, CRANBROOK, EXETER, EX5 7FZ
03/P1900	010094724181	5 APPLE WAY, CRANBROOK, EXETER, EX5 7HZ
03/P1900	010094725296	33 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725299	39 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725333	48 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725334	1 HORSE FIELD, CRANBROOK, EXETER, EX5 7JG
03/P1900	010094725335	3 HORSE FIELD, CRANBROOK, EXETER, EX5 7JG
03/P1900	010094725375	3 HIGHER FURLONG ROAD, CRANBROOK, EXETER, EX5 7GY
03/P1900	010094725390	51 YONDER ACRE WAY, CRANBROOK, EXETER, EX5 7FZ
03/P1900	010094725427	104 YONDER ACRE WAY, CRANBROOK, EXETER, EX5 7JL

03/P1900	010094725428	106 YONDER ACRE WAY, CRANBROOK, EXETER, EX5 7JL
03/P1900	010094725444	7 ELBOW CLOSE, CRANBROOK, EXETER, EX5 7JN
03/P1900	010094725487	3 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725488	5 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725489	7 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725490	9 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725491	11 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725492	13 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725493	15 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725494	17 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725495	19 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725496	21 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725497	23 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725498	25 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725499	27 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725500	29 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725501	31 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725502	33 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725504	37 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725505	39 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725507	43 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725508	45 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725519	22 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725520	24 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
03/P1900	010094725558	33 HOP YARD, CRANBROOK, EXETER, EX5 7JJ
03/P1900	010094725559	1 WHITE GATE, CRANBROOK, EXETER, EX5 7JT
03/P1900	010094725301	43 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725304	49 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725306	53 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725308	57 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725320	22 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725321	24 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725322	26 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725325	32 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725326	34 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725300	41 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725328	38 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725330	42 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725331	44 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725357	7 COUCH FIELD, CRANBROOK, EXETER, EX5 7JH
03/P1900	010094722554	159 YONDER ACRE WAY, CRANBROOK, EXETER, EX5 7HG

03/P1900	010094722555	161 YONDER ACRE WAY, CRANBROOK, EXETER, EX5 7HG
03/P1900	010096158826	30 STONES GALLOP, CRANBROOK, EXETER, EX5 7DY
03/P1900	010094725360	13 COUCH FIELD, CRANBROOK, EXETER, EX5 7JH
03/P1900	010094725302	45 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725303	47 CALVES CLOSE, CRANBROOK, EXETER, EX5 7JF
03/P1900	010094725393	57 YONDER ACRE WAY, CRANBROOK, EXETER, EX5 7FZ
03/P1900	010094725429	108 YONDER ACRE WAY, CRANBROOK, EXETER, EX5 7JL
03/P1900	010094725503	35 BROAD PARK, CRANBROOK, EXETER, EX5 7JQ
09/0022/MOUT	010090914297	2 HERON CRESCENT, SEATON, EX12 2FS
09/0022/MOUT	010090914303	14 HERON CRESCENT, SEATON, EX12 2FS
09/0022/MOUT	010090914304	16 HERON CRESCENT, SEATON, EX12 2FS
09/0022/MOUT	010090914305	18 HERON CRESCENT, SEATON, EX12 2FS
09/0022/MOUT	010090914306	20 HERON CRESCENT, SEATON, EX12 2FS
09/0022/MOUT	010090914321	5 SHEARWATER WAY, SEATON, EX12 2FT
10/0816/MOUT	010093124822	12 COVERT CLOSE, AXMINSTER, EX13 5GU
10/0816/MOUT	010093124843	15 CURLEW CLOSE, AXMINSTER, EX13 5GW
10/0816/MOUT	010093124848	8 CURLEW CLOSE, AXMINSTER, EX13 5GW
10/0816/MOUT	010093124856	24 CURLEW CLOSE, AXMINSTER, EX13 5GW
10/0816/MOUT	010093124858	28 CURLEW CLOSE, AXMINSTER, EX13 5GW
10/0816/MOUT	010093124859	30 CURLEW CLOSE, AXMINSTER, EX13 5GW
10/0816/MOUT	010093124861	34 CURLEW CLOSE, AXMINSTER, EX13 5GW
10/0816/MOUT	010094724316	25 CURLEW CLOSE, AXMINSTER, EX13 5GW
10/0816/MOUT	010094724313	19 CURLEW CLOSE, AXMINSTER, EX13 5GW
10/0816/MOUT	010094724314	21 CURLEW CLOSE, AXMINSTER, EX13 5GW
12/0795/MOUT	010096158700	6 BARNS CLOSE, EXETER, EX1 4BZ
12/0795/MOUT	010096158613	48 FARLEY GROVE, EXETER, EX1 3YX
12/0795/MOUT	010096158615	52 FARLEY GROVE, EXETER, EX1 3YX
12/0795/MOUT	010096158616	54 FARLEY GROVE, EXETER, EX1 3YX
12/0795/MOUT	010096158617	56 FARLEY GROVE, EXETER, EX1 3YX
12/0795/MOUT	010096158618	58 FARLEY GROVE, EXETER, EX1 3YX
12/0795/MOUT	010096158619	60 FARLEY GROVE, EXETER, EX1 3YX
12/0795/MOUT	010096158627	39 FARLEY GROVE, EXETER, EX1 3YX
12/0795/MOUT	010096158628	41 FARLEY GROVE, EXETER, EX1 3YX
12/0795/MOUT	010096158629	43 FARLEY GROVE, EXETER, EX1 3YX
12/0795/MOUT	010096158645	96 COAKER ROAD, EXETER, EX1 3BH
12/0795/MOUT	010096158646	98 COAKER ROAD, EXETER, EX1 3BH
12/0795/MOUT	010096158647	100 COAKER ROAD, EXETER, EX1 3BH
12/0795/MOUT	010096158648	102 COAKER ROAD, EXETER, EX1 3BH
12/0795/MOUT	010096158649	104 COAKER ROAD, EXETER, EX1 3BH
12/0795/MOUT	010096158660	55 COAKER ROAD, EXETER, EX1 3BH
12/0795/MOUT	010096158661	57 COAKER ROAD, EXETER, EX1 3BH

12/0795/MOUT	010096158692	3 BARNS CLOSE, EXETER, EX1 4BZ
12/0795/MOUT	010096158691	1 BARNS CLOSE, EXETER, EX1 4BZ
12/1291/MOUT	010094724416	11 BRONZE DRIVE, TITHEBARN, EXETER, EX1 3ZN
12/1291/MOUT	010094723755	42 ELM PARK WAY, TITHEBARN, EXETER, EX1 3YR
12/1291/MOUT	010094725903	6 HUTCHINGS DRIVE, TITHEBARN, EXETER, EX1 4BD
12/1291/MOUT	010094725896	21 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725883	8 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725884	9 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725885	10 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725886	11 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725887	12 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725888	13 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725889	14 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725890	15 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725891	16 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725892	17 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725893	18 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725894	19 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725895	20 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094725882	7 BAYLEY PLACE, TITHEBARN, EXETER, EX1 4BE
12/1291/MOUT	010094724434	26 BRONZE DRIVE, TITHEBARN, EXETER, EX1 3ZN
12/1291/MOUT	010094724433	24 BRONZE DRIVE, TITHEBARN, EXETER, EX1 3ZN
12/1291/MOUT	010094724447	2 IRON ACRE, TITHEBARN, EXETER, EX1 3ZS
12/1291/MOUT	010094724432	22 BRONZE DRIVE, TITHEBARN, EXETER, EX1 3ZN
12/1291/MOUT	010094724419	17 BRONZE DRIVE, TITHEBARN, EXETER, EX1 3ZN
12/1291/MOUT	010094724420	19 BRONZE DRIVE, TITHEBARN, EXETER, EX1 3ZN
12/1291/MOUT	010094724390	48 STONE BARTON ROAD, TITHEBARN, EXETER, EX1 3XF
12/1291/MOUT	010094724415	9 BRONZE DRIVE, TITHEBARN, EXETER, EX1 3ZN
12/1291/MOUT	010094724418	15 BRONZE DRIVE, TITHEBARN, EXETER, EX1 3ZN
12/1291/MOUT	010094724417	13 BRONZE DRIVE, TITHEBARN, EXETER, EX1 3ZN
13/0001/MOUT	010094722813	15 BLACKMORE DRIVE, EXETER, EX1 4AH
13/0001/MOUT	010094722817	19 BLACKMORE DRIVE, EXETER, EX1 4AH
13/0001/MOUT	010094722705	52 MANLEY MEADOW, EXETER, EX1 3GQ
13/0001/MOUT	010094722810	12 BLACKMORE DRIVE, EXETER, EX1 4AH
13/0001/MOUT	010094722812	14 BLACKMORE DRIVE, EXETER, EX1 4AH
13/0001/MOUT	010094722815	17 BLACKMORE DRIVE, EXETER, EX1 4AH
13/2744/MOUT	010093128723	118 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128724	120 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128725	122 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128726	124 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128727	126 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH

13/2744/MOUT	010093128728	128 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128734	140 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128735	142 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128736	144 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128737	146 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128738	148 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128739	150 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128740	152 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128741	154 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128742	156 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128766	27 LONGLANDS WAY, GITTISHAM, HONITON, EX14 3FX
13/2744/MOUT	010093128837	1 HIGHER ASH CLOSE, GITTISHAM, HONITON, EX14 3FU
13/2744/MOUT	010093128843	7 HIGHER ASH CLOSE, GITTISHAM, HONITON, EX14 3FU
13/2744/MOUT	010093128845	9 HIGHER ASH CLOSE, GITTISHAM, HONITON, EX14 3FU
13/2744/MOUT	010093128848	12 HIGHER ASH CLOSE, GITTISHAM, HONITON, EX14 3FU
13/2744/MOUT	010093128838	2 HIGHER ASH CLOSE, GITTISHAM, HONITON, EX14 3FU
13/2744/MOUT	010093128720	112 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128719	110 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128656	111 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128722	116 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128721	114 MEADOW ACRE ROAD, GITTISHAM, HONITON, EX14 3FH
13/2744/MOUT	010093128846	10 HIGHER ASH CLOSE, GITTISHAM, HONITON, EX14 3FU
14/0330/MOUT	010096159710	16A FIELDFARE CRESCENT, EXMOUTH, EX8 5FQ
14/0330/MOUT	010094726364	8 GOLDCREST ROAD, EXMOUTH, EX8 5FP
14/0330/MOUT	010094726366	12 GOLDCREST ROAD, EXMOUTH, EX8 5FP
14/0330/MOUT	010094726367	14 GOLDCREST ROAD, EXMOUTH, EX8 5FP
14/0330/MOUT	010094726368	16 GOLDCREST ROAD, EXMOUTH, EX8 5FP
14/0330/MOUT	010094726371	22 GOLDCREST ROAD, EXMOUTH, EX8 5FP
14/0330/MOUT	010094726380	1 FIELDFARE CRESCENT, EXMOUTH, EX8 5FQ
14/0330/MOUT	010094726381	3 FIELDFARE CRESCENT, EXMOUTH, EX8 5FQ
14/0330/MOUT	010094726382	5 FIELDFARE CRESCENT, EXMOUTH, EX8 5FQ
14/0330/MOUT	010094726383	7 FIELDFARE CRESCENT, EXMOUTH, EX8 5FQ
14/0330/MOUT	010094726384	9 FIELDFARE CRESCENT, EXMOUTH, EX8 5FQ
14/0330/MOUT	010094726385	11 FIELDFARE CRESCENT, EXMOUTH, EX8 5FQ
14/0330/MOUT	010094726386	13 FIELDFARE CRESCENT, EXMOUTH, EX8 5FQ
14/0330/MOUT	010094726387	15 FIELDFARE CRESCENT, EXMOUTH, EX8 5FQ
14/0330/MOUT	010094726398	4 FIELDFARE CRESCENT, EXMOUTH, EX8 5FQ
14/0330/MOUT	010094726399	6 FIELDFARE CRESCENT, EXMOUTH, EX8 5FQ
14/0330/MOUT	010094726400	8 FIELDFARE CRESCENT, EXMOUTH, EX8 5FQ
14/0330/MOUT	010094726401	10 FIELDFARE CRESCENT, EXMOUTH, EX8 5FQ
14/0330/MOUT	010094726402	12 FIELDFARE CRESCENT, EXMOUTH, EX8 5FQ

14/0330/MOUT	010094726403	14 FIELDFARE CRESCENT, EXMOUTH, EX8 5FQ
14/0330/MOUT	010094726405	18 FIELDFARE CRESCENT, EXMOUTH, EX8 5FQ
14/2761/MOUT	010094725010	21 TIMBER DRIVE, TITHEBARN, EXETER, EX1 4AU
14/2761/MOUT	010094725009	19 TIMBER DRIVE, TITHEBARN, EXETER, EX1 4AU
14/2761/MOUT	010094725008	17 TIMBER DRIVE, TITHEBARN, EXETER, EX1 4AU
14/2761/MOUT	010094725011	23 TIMBER DRIVE, TITHEBARN, EXETER, EX1 4AU
14/2761/MOUT	010094725000	1 TIMBER DRIVE, TITHEBARN, EXETER, EX1 4AU
14/2761/MOUT	010094725007	15 TIMBER DRIVE, TITHEBARN, EXETER, EX1 4AU
14/2761/MOUT	010094725006	13 TIMBER DRIVE, TITHEBARN, EXETER, EX1 4AU
14/2761/MOUT	010094725001	3 TIMBER DRIVE, TITHEBARN, EXETER, EX1 4AU
14/2761/MOUT	010094725002	5 TIMBER DRIVE, TITHEBARN, EXETER, EX1 4AU
14/2761/MOUT	010094725003	7 TIMBER DRIVE, TITHEBARN, EXETER, EX1 4AU
14/2761/MOUT	010094725004	9 TIMBER DRIVE, TITHEBARN, EXETER, EX1 4AU
14/2761/MOUT	010094725005	11 TIMBER DRIVE, TITHEBARN, EXETER, EX1 4AU
14/2761/MOUT	010094725012	25 TIMBER DRIVE, TITHEBARN, EXETER, EX1 4AU
14/2761/MOUT	010094725013	27 TIMBER DRIVE, TITHEBARN, EXETER, EX1 4AU
14/2761/MOUT	010094725014	29 TIMBER DRIVE, TITHEBARN, EXETER, EX1 4AU
14/2761/MOUT	010094725015	31 TIMBER DRIVE, TITHEBARN, EXETER, EX1 4AU
14/2761/MOUT	010094725016	33 TIMBER DRIVE, TITHEBARN, EXETER, EX1 4AU
14/2761/MOUT	010094725017	1 CLARKE GARDENS, TITHEBARN, EXETER, EX1 4AW
14/2761/MOUT	010094725018	3 CLARKE GARDENS, TITHEBARN, EXETER, EX1 4AW
14/2761/MOUT	010094725019	5 CLARKE GARDENS, TITHEBARN, EXETER, EX1 4AW
14/2761/MOUT	010094725020	7 CLARKE GARDENS, TITHEBARN, EXETER, EX1 4AW
14/2761/MOUT	010094725021	9 CLARKE GARDENS, TITHEBARN, EXETER, EX1 4AW
14/2761/MOUT	010094725025	7 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725026	9 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725027	11 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725028	13 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725036	29 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725038	33 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725040	2 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725041	4 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725042	6 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725043	8 NORRISH LANE, TITHEBARN, EXETER, EX1 4AX
14/2761/MOUT	010094725045	2 NEWBERRY PLACE, TITHEBARN, EXETER, EX1 4AY
14/2761/MOUT	010094725098	2 CLARKE GARDENS, TITHEBARN, EXETER, EX1 4AW
14/2761/MOUT	010094725099	4 CLARKE GARDENS, TITHEBARN, EXETER, EX1 4AW
14/2761/MOUT	010094725101	8 CLARKE GARDENS, TITHEBARN, EXETER, EX1 4AW
14/2761/MOUT	010094724973	27 ALDRIDGE PLACE, TITHEBARN, EXETER, EX1 4AS
15/0269/OUT	010094726617	4 THORNFIELD CLOSE, COLYTON, EX24 6AL
15/0269/OUT	010094726618	5 THORNFIELD CLOSE, COLYTON, EX24 6AL

16/0787/MOUT	010094726159	1 ORCOMBE GARDENS, EXMOUTH, EX8 2HL
16/0787/MOUT	010094726160	2 ORCOMBE GARDENS, EXMOUTH, EX8 2HL
16/0787/MOUT	010094726162	4 ORCOMBE GARDENS, EXMOUTH, EX8 2HL
16/0787/MOUT	010094726163	5 ORCOMBE GARDENS, EXMOUTH, EX8 2HL
16/0787/MOUT	010094726178	20 ORCOMBE GARDENS, EXMOUTH, EX8 2HL
16/0787/MOUT	010094726179	21 ORCOMBE GARDENS, EXMOUTH, EX8 2HL
16/0787/MOUT	010094726180	22 ORCOMBE GARDENS, EXMOUTH, EX8 2HL
16/1022/MOUT	010093127095	95 PARK DRIVE, EXMOUTH, EX8 2FQ
16/1022/MOUT	010093127097	99 PARK DRIVE, EXMOUTH, EX8 2FQ
18/2799/MOUT	010094726704	5 YEW GARDENS, TITHEBARN, EXETER, EX1 4BP
18/2799/MOUT	010094726703	3 YEW GARDENS, TITHEBARN, EXETER, EX1 4BP
18/2799/MOUT	010094726705	7 YEW GARDENS, TITHEBARN, EXETER, EX1 4BP
18/2799/MOUT	010094726706	9 YEW GARDENS, TITHEBARN, EXETER, EX1 4BP
18/2799/MOUT	010094726707	11 YEW GARDENS, TITHEBARN, EXETER, EX1 4BP
18/2799/MOUT	010094726708	13 YEW GARDENS, TITHEBARN, EXETER, EX1 4BP
18/2799/MOUT	010096158113	19 LITTLE BLIGHT HAY, TITHEBARN, EXETER, EX1 4BQ
18/2799/MOUT	010096158116	4 LITTLE BLIGHT HAY, TITHEBARN, EXETER, EX1 4BQ
18/2799/MOUT	010096158117	6 LITTLE BLIGHT HAY, TITHEBARN, EXETER, EX1 4BQ
18/2799/MOUT	010096158118	8 LITTLE BLIGHT HAY, TITHEBARN, EXETER, EX1 4BQ
18/2799/MOUT	010096158119	10 LITTLE BLIGHT HAY, TITHEBARN, EXETER, EX1 4BQ
18/2799/MOUT	010096158120	12 LITTLE BLIGHT HAY, TITHEBARN, EXETER, EX1 4BQ
18/2799/MOUT	010096158121	14 LITTLE BLIGHT HAY, TITHEBARN, EXETER, EX1 4BQ
19/2773/FUL	010094725661	3 HORNDON FIELD, WOODBURY, EXETER, EX5 1FZ
16/0894/PDQ	010096159416	THE TALLET, CLYST HYDON, CULLOMPTON, EX15 2NH
18/1464/FUL	010094724324	POUND BARN, LOWER BUDLEIGH, EAST BUDLEIGH, BUDLEIGH SALTERTON, EX9 7DL
18/2410/FUL	010094725996	FAIRWAYS, RAWRIDGE, HONITON, EX14 9QP
19/0972/FUL	010096159392	NORTON FARM, THORVERTON, EXETER, EX5 5JW
20/0451/FUL	010096159453	TEN PENNY OAKS, GITTISHAM, HONITON, EX14 3AU
20/2620/FUL	010096159369	BULLMOOR COTTAGE, AWLISCOMBE, HONITON, EX14 3PR
21/1674/FUL	010096158224	3 DRAKES MEADOW, UP EXE, EXETER, EX5 5ND
21/2215/FUL	010096158156	THE BARN, WHITEHILL, ALFINGTON, OTTERY ST MARY, EX11 1NX
23/0010/FUL	010096158203	SWALLOWFIELD, SOUTHERTON, OTTERY ST MARY, EX11 1SD
15/1867/PDQ	010096159881	HORSESHOE COTTAGE, HAWKCHURCH, AXMINSTER, EX13 5XN
17/2359/PDQ	010093127354	APPLE BARN, REWE, EXETER, EX5 4DX
18/1476/FUL	010096160094	DEER VIEW, WARE VIEW, OTTERY ST MARY, EX11 1PJ
19/0530/OUT	010096159721	BIRCHWOOD HOUSE, SHUTE ROAD, KILMINGTON, AXMINSTER, EX13 7ST
19/1968/FUL	010094722265	KNAP VIEW, DULFORD, CULLOMPTON, EX15 2DG
20/2518/FUL	010096158536	HILLVIEW NURSERY, DUNKESWELL, HONITON, EX14 4SZ
21/0030/FUL	010094725220	LONGMEADOW, AWLISCOMBE, HONITON, EX14 3QB
21/1674/FUL	010096158222	1 DRAKES MEADOW, UP EXE, EXETER, EX5 5ND
21/1674/FUL	010096158223	2 DRAKES MEADOW, UP EXE, EXETER, EX5 5ND

23/0261/FUL	010000271936	MOOR FARM, TALATON, EXETER, EX5 2RF
23/0924/PDQ	010096160166	THE OWLS OAK, PERADON FARM, CLYST HYDON, CULLOMPTON, EX15 2NG

2 Projections within the plan period

Sites where there are projections for the rest of the Local Plan period as recorded by the Housing Monitoring database

Planning Ref	Short Description	Year	projection
23/1217/FUL	Net 3	2024 - 2025	3
22/2774/FUL	Net 1	2024 - 2025	1
23/1684/FUL	Net +1	2024 - 2025	1
22/1723/FUL	Net +1	2024 - 2025	1
22/2720/FUL	Net +1	2024 - 2025	1
23/1158/FUL	COU Net 1	2024 - 2025	1
23/0987/FUL	Conversion of 2 into 1, Net - 1	2024 - 2025	1
23/0087/FUL	net +1	2024 - 2025	1
23/0895/FUL	Net gain of 1	2024 - 2025	1
21/1838/MFUL	20 dwellings @ Phase 3B of Pinn Court Farm	2024 - 2025	20
23/0694/FUL	large hotel awaiting split up of dwellings? Net +1 Change of Use	2024 - 2025	1
22/2410/RES	Net +1	2024 - 2025	1
22/0972/FUL	Net +1	2024 - 2025	1
22/1173/FUL	Net +2 cou from agricultural	2024 - 2025	2
23/2131/FUL	Net+1	2024 - 2025	1
23/2156/FUL	Net +2	2024 - 2025	2

20/2410/MFUL	Net gain of 57	2024 - 2025	12
22/2263/FUL	Net +2	2024 - 2025	2
21/0875/FUL	Net gain of 1	2024 - 2025	1
21/2474/FUL	Net gain of 1	2024 - 2025	1
21/3022/PDQ	Net gain of 3	2024 - 2025	3
18/2608/OUT	Net gain of 2	2024 - 2025	2
23/1902/FUL	Net +1	2024 - 2025	1
23/0592/FUL	Net +1	2024 - 2025	1
23/1147/FUL	Net +1	2024 - 2025	1
23/1659/FUL	Net+1	2024 - 2025	1
23/1536/FUL	Net +1	2024 - 2025	1
23/0513/FUL	Net +1	2024 - 2025	1
22/0975/MFUL	Net + 9	2024 - 2025	9
23/2240/FUL	Net +1	2024 - 2025	1
23/2147/FUL	Net +1	2024 - 2025	1
23/2176/PDQ	Net +1 COU	2024 - 2025	1
22/1761/FUL	Net +8 (2 COU 6 New builds)	2024 - 2025	8
23/1664/PDQ	Net +1	2024 - 2025	1
23/1453/PDQ	Net +1	2024 - 2025	1
23/1713/FUL	Net +1	2024 - 2025	1
23/0991/FUL	Net +4	2024 - 2025	4
24/0018/PDQ	Net + 2	2024 - 2025	2
23/2117/FUL	Net + 2	2024 - 2025	2

21/0005/PDQ	net +1	2024 - 2025	1
23/2134/FUL	Net + 1	2024 - 2025	1
23/2231/FUL	Net +2	2024 - 2025	2
23/1731/OUT	Net + 1	2024 - 2025	1
23/0047/FUL	Net + 5	2024 - 2025	5
23/2616/COU	Net + 1	2024 - 2025	1
19/2773/FUL	Net + 3	2024 - 2025	2
22/2226/PDQ	Net gain of 1	2024 - 2025	1
22/1549/PDQ	Net gain of 1	2024 - 2025	1
22/1058/FUL	Net gain of 1	2024 - 2025	1
22/1472/FUL	Net gain of 1	2024 - 2025	1
22/1773/FUL	Net gain of 1	2024 - 2025	1
22/1070/FUL	Net gain of 1	2024 - 2025	1
22/1719/FUL	Net gain of 1	2024 - 2025	1
22/0383/FUL	Net gain of 1	2024 - 2025	1
20/1234/FUL	Net gain of 6	2024 - 2025	6
21/2174/FUL	Net gain of 2	2024 - 2025	2
22/0757/FUL	Net gain of 1	2024 - 2025	1
21/3201/FUL	Net gain of 1	2024 - 2025	1
22/0269/FUL	Net gain of 1	2024 - 2025	1
22/0549/FUL	Net gain of 3	2024 - 2025	3
21/1860/FUL	Net gain of 1	2024 - 2025	1
22/0251/FUL	Net gain of 1	2024 - 2025	1

22/0653/FUL	Net gain of 5	2024 - 2025	5
22/0178/FUL	Net gain of 5	2024 - 2025	5
22/0547/FUL	Net gain of 1	2024 - 2025	1
22/0440/FUL	Net gain of 1	2024 - 2025	1
21/3350/FUL	Net gain of 8	2024 - 2025	8
22/0459/FUL	Net gain of 1	2024 - 2025	1
21/3293/FUL	Net of 8	2024 - 2025	8
22/2697/FUL	Net gain of 1	2024 - 2025	1
21/0082/FUL	Two properties merged into one (i.e. zero net gain)	2024 - 2025	1
22/1889/FUL	Net gain of 1	2024 - 2025	1
22/1953/FUL	Net gain of 2	2024 - 2025	2
22/2207/FUL	Net gain of 4	2024 - 2025	4
23/1556/FUL	Net +4	2024 - 2025	4
22/2834/FUL	net +1 COU	2024 - 2025	1
23/1872/FUL	Net 1 change of use	2024 - 2025	1
22/1045/FUL	one COU one New build Net +2	2024 - 2025	2
23/1900/FUL	Net +1 Conversion	2024 - 2025	1
22/2115/OUT	Net gain of 1	2024 - 2025	1
22/1923/PDQ	Net gain of 5	2024 - 2025	5
22/0988/FUL	Net gain of 1	2024 - 2025	1
21/1853/FUL	Net gain of 1	2024 - 2025	1
21/0403/FUL	Net gain of 1	2024 - 2025	1
21/0753/FUL	Net gain of 1	2024 - 2025	1

21/1497/FUL	Net gain of 5	2024 - 2025	5
21/1799/FUL	Net gain of 4	2024 - 2025	4
19/0101/FUL	Net gain of 5	2024 - 2025	5
21/0891/FUL	Net gain of 6	2024 - 2025	6
22/2796/PDQ	Net gain of 1	2024 - 2025	1
22/2798/PDQ	Net gain of 1	2024 - 2025	1
22/1168/FUL	Net gain of 5	2024 - 2025	5
03/P1900	Cranbrook new town initial phases of development by EDNCP for 3,487 dwngs - made up of original and subsequent permissions	2024 - 2025	150
21/0817/FUL	Net gain of 2 (Demo Rebuild of 1)	2024 - 2025	3
16/3059/FUL	Construction of detached dwelling at Glenmore, Barline, Beer (net gain of 1)	2024 - 2025	1
16/2255/FUL	Change of Use from redundant chapel to dwelling house at St Anthony's Chapel (on lane to Star Barton), Cowley (net gain of 1)	2024 - 2025	1
16/2290/FUL	Construction of permanent agricultural dwelling at Lower Chelson Farm, Salcombe Regis (net gain of 1)	2024 - 2025	1
16/2368/OUT	Outline application for construction of a detached dwg on land to the rear of Hillbrae, Maer Lane, Exmouth (net gain of 1)	2024 - 2025	1
16/2401/FUL	Alteration/conversion of existing dwg to form 2 dwgs + 4 additional dwgs (net gain of 5) at 3 Westfield Close, Budleigh Salterton	2024 - 2025	4
16/2464/OUT	Construction of agricultural workers' dwelling at Higher Park Farm, Dunkeswell (net gain of 1)	2024 - 2025	1
17/0421/FUL	Conversion of outbuilding to one bed flat at Utopia, 20 Fore Street, Sidmouth (net gain of 1)	2024 - 2025	1
17/2729/PDO	Prior approval for CoU from office to dwg at Tindle House, South Street, Axminster (net gain of 1)	2024 - 2025	1
05/0943/FUL	Replacement dwelling on land to the east of Hall's Farm near to Metcombe (one deducted, so count as new when complete!)	2024 - 2025	1
06/1204/FUL	Net +3	2024 - 2025	1
18/0436/PDO	Prior approval of proposed CoU from office to residential use at Myrtle Villa, King Street, Honiton (net gain of 1)	2024 - 2025	1
17/2178/PDQ	Prior approval for proposed CoU of agricultural building to a dwg at Kings Farm, Woodbury Lane, Axminster (net gain of 1)	2024 - 2025	1
16/1673/OUT	Proposal for 5 dwgs on land at Frogmore Road (east of Oak Hill), East Budleigh (net gain of 5)	2024 - 2025	5

17/0907/FUL	Construction of new dwelling on land at The Laurels, Whimple (net gain of 1)	2024 - 2025	1
17/0936/FUL	Proposed new dwelling in the garden of The Oaks, Brook Close, Sidford (net gain of 1)	2024 - 2025	1
17/1076/VAR	Permission to allow independent occupation of garage conversion at 15 & 17 Bell Street, Otterton (net gain of 1)	2024 - 2025	1
14/0330/MOUT	Outline application for up to 350 dwgs - now reduced to 298 (net 297) - on land at Goodmores Farm, Dinan Way, Exmouth	2024 - 2025	40
16/1869/FUL	Construction of new dwelling on land adjacent to Dell Cottage, Uplyme (net gain of 1)	2024 - 2025	1
16/1903/FUL	Proposed new dwelling at Quantock, Harepath Road, Seaton; now demolish 1, build 3 new (net gain of 2)	2024 - 2025	3
17/0724/FUL	CoU of 1st & 2nd floors from retail to residential to form 4 flats above Trinity House, Axminster (net gain of 4)	2024 - 2025	4
16/1022/MOUT	Proposal for 268 new homes on land at Plumb Park in Exmouth (net gain of 268)	2024 - 2025	49
16/2517/OUT	Construction of a new dwg on land at Hasta La Vista, West Hill (net gain of 1)	2024 - 2025	1
16/0787/MOUT	Development of 23 age-restricted dwgs on land formerly part of the Rolle College playing pitches at Douglas Avenue, Exmouth	2024 - 2025	16
16/0443/FUL	Conversion/erection of 5 net new dwgs at Merchant House, 19 High Street, Honiton	2024 - 2025	5
16/0503/MRES	Scheme for 90 dwgs on former Racal site, Riverside Way, Seaton to the west of the Axe estuary (net gain of 90)	2024 - 2025	25
16/0032/FUL	Construction of 1 agricultural dwg at Holywell Farm, Whitwell Lane, Colyford (net gain of 1)	2024 - 2025	1
16/0153/MFUL	Demolition of former nightclub and replacement with 10 flats - new application for 18 - at The Q Club, Elm Grove, Exmouth	2024 - 2025	3
15/2655/FUL	Conversion of agricultural buildings to create 4 dwellings at Strete Raleigh Farm, Whimple (net gain of 4)	2024 - 2025	2
15/1490/OUT	Outline application for the construction of single-storey dwelling on land south of Ashcroft (net gain of 1)	2024 - 2025	1
15/0637/PMB	Prior approval of proposed CoU of agricultural building to 2 dwgs at Peradon Farm, Cullompton (net gain of 2)	2024 - 2025	1
15/0959/FUL	Conversion of garage to dwelling at 3 Seaton Down Road, Seaton (net gain of 1)	2024 - 2025	1
14/2927/OUT	Outline application with all matters res for the construction of a dwg at Hills Venmore, Woodbury (net gain of 1)	2024 - 2025	1
14/2761/MOUT	Mixed use development including 900 new homes at Mossayne (north of Tithebarn Lane and west of the intermodal site)	2024 - 2025	80

14/1960/MRES	Development of land to the rear of 39 Fore Street, Seaton for 13 net new dwellings (net gain of 13)	2024 - 2025	3
14/1380/MOUT	Outline application with all matters reserved for the construction of 5 dwgs & 3 dwgs (originally 10) in two apps	2024 - 2025	2
14/1406/OUT	Demolition of existing bungalow and construction of replacement 2 dwgs on site of Little Field, West Hill (net gain of 1)	2024 - 2025	1
14/1567/OUT	Outline app with all matters res for new detached dwg on land adjacent to 21 Strawberry Hill, Lympstone (net gain of 1)	2024 - 2025	1
14/0557/MOUT	Scheme for 150 homes on land at Ottery Moor Lane (former industrial estate), Honiton	2024 - 2025	20
09/0022/MOUT	Proposal for 230 new dwellings, as part of an overall mixed use development, adjacent to Tesco, Harbour Road, Seaton	2024 - 2025	25
13/2699/OUT	Outline application for the construction of 2 dwellings on land north-west of The Old Workshops, Farringdon (net gain of 2)	2024 - 2025	1
13/2744/MOUT	Scheme for new 291 homes (amended figure) on land west of Hayne Lane, Honiton	2024 - 2025	17
13/1179/FUL	Construction of attached dwelling at 40 Moorfield Road, Exmouth (net gain of 1)	2024 - 2025	1
13/1230/MFUL	Redevelopment scheme at former derelict factory site at Pankhurst Close Trading Estate, Exmouth - new app for 120	2024 - 2025	3
13/1115/FUL	CoU and extension of former workshop to form 2 dwellings to the rear of 118 High Street, Honiton - now 1 (net gain of 1)	2024 - 2025	1
13/0496/MFUL	Construction of 26 dwgs (not 27) including 13 new build, conversion work to form 2 dwgs & 11 in the old manor	2024 - 2025	6
13/2508/MOUT	Development of land off Clapper Lane, Honiton (previously allotments) for 10 dwgs (net gain of 10)	2024 - 2025	10
13/0001/MOUT	Devt at Old Park Farm Phase 2 for 317 homes next to West Clyst and north of Pinhoe (site is north of Old Park Farm Phase 1)	2024 - 2025	31
13/0032/FUL	Construction of 2 two-bedroom flats at 1 Lower Knoll, Douglas Avenue, Exmouth (net gain of 2)	2024 - 2025	1
12/1291/MOUT	Mixed use scheme for 580 + 33 = 613 new homes in East Devon at Redhayes, North of Blackhorse	2024 - 2025	20
12/0453/FUL	Amendments to 83/P0437 [revised scheme to dwelling and garage] (net gain of 1) at Green End House, Dalwood - "Kingsburys"	2024 - 2025	1
12/0795/MOUT	Mixed use scheme including 496 net new dwgs at Pinn Court Farm adjoining Pinhoe (the site abuts and west of the M5 Motorway)	2024 - 2025	55
11/1602/FUL	Construction of 2 thatched cottages and extension to existing cottage (net gain of 2) at Colehayes Cottage, Otterton	2024 - 2025	1
11/1035/FUL	Demolishment of existing property and construction of 4 new dwellings (net gain of 3) at Broomfield View, Rockbeare	2024 - 2025	1

11/0733/FUL	Alteration/extension at 6 Portland Avenue, Exmouth to provide 6 net new flats (in a scheme for 10 gross and four losses)	2024 - 2025	2
10/2179/FUL	Construction of detached bungalow (net gain of 1) at Penryn, Woodbury	2024 - 2025	1
10/0894/FUL	Construction of 2 net new dwellings on land adjacent to Brookhill, Chard Road, Axminster	2024 - 2025	1
21/1963/FUL	Net gain of 1	2024 - 2025	1
21/1530/FUL	Net gain of 1	2024 - 2025	1
21/2379/FUL	Net gain of 1	2024 - 2025	1
20/1436/FUL	Net gain of 2	2024 - 2025	2
21/1150/FUL	Net gain of 1	2024 - 2025	1
21/1692/OUT	Net gain of 1	2024 - 2025	1
21/1565/OUT	Net gain of 1	2024 - 2025	1
21/1365/FUL	Net gain of 3 COU	2024 - 2025	3
20/2746/FUL	Net gain of 1 COU	2024 - 2025	1
18/1653/MOUT	Net gain of 71 (Res Mat - 69)	2024 - 2025	33
21/0960/FUL	Net gain of 3 notes describe why.	2024 - 2025	3
18/1850/MOUT	Net gain of 72	2024 - 2025	15
10/0816/MOUT	Scheme for 400 net new dwellings and employment space at Cloakham Lawns, west of Chard Road, in Axminster	2024 - 2025	25
20/0152/FUL	Net gain of 1	2024 - 2025	1
20/0142/FUL	Net gain of 5	2024 - 2025	5
20/0260/FUL	Net gain of 1	2024 - 2025	1
19/2767/FUL	Net gain of 1	2024 - 2025	1
20/1452/FUL	Net gain of 3	2024 - 2025	3
18/2799/MOUT	Net gain of 147	2024 - 2025	41

19/2246/FUL	Net gain of 3	2024 - 2025	3
20/0934/FUL	Net gain of 1	2024 - 2025	1
20/0753/FUL	Net gain of 3	2024 - 2025	1
20/0842/FUL	Net gain of 1	2024 - 2025	1
19/2674/FUL	Net gain of 6	2024 - 2025	2
20/2165/FUL	Net gain of 1	2024 - 2025	1
20/2427/FUL	Net gain of 1	2024 - 2025	1
20/2062/OUT	Net gain of 1	2024 - 2025	1
20/1963/FUL	Net gain of 1	2024 - 2025	1
21/2813/FUL	Net gain of 1	2024 - 2025	1
20/1758/FUL	Net gain of 1	2024 - 2025	1
20/1052/FUL	Net gain of 2	2024 - 2025	2
20/2256/FUL	Net gain of 1	2024 - 2025	1
20/2600/FUL	Net gain of 1	2024 - 2025	1
20/1456/FUL	Net gain of 2	2024 - 2025	2
20/2509/FUL	Net gain of 1	2024 - 2025	1
20/1726/FUL	Net gain of 1	2024 - 2025	1
21/0518/FUL	Net gain of 2	2024 - 2025	1
21/1043/FUL	Net gain of 1	2024 - 2025	1
20/1039/FUL	Net gain of 1	2024 - 2025	1
21/0383/FUL	Net gain of 1	2024 - 2025	1
21/1446/FUL	Net gain of 1	2024 - 2025	1
21/0316/FUL	Net gain of 1	2024 - 2025	1

21/0796/FUL	Net gain of 1	2024 - 2025	1
21/0943/FUL	Net gain of 2	2024 - 2025	2
19/1801/FUL	Demolition of two flats & one bungalow and construction of one replacement dwg at Sowden Lane, Lympstone (i.e. net loss of 2)	2024 - 2025	1
19/2694/FUL	Demolition of existing agricultural buildings and erection of 4 dwellings at Little Barton Farm, Broadclyst (net gain of 4)	2024 - 2025	3
19/2046/FUL	Conversion of garage/store to two apartments at 8 Mill Street, Ottery St Mary (net gain of 2)	2024 - 2025	1
20/0209/FUL	New dwelling at 10 Ellwood Road, Exmouth (net gain of 1)	2024 - 2025	1
18/1779/MFUL	Equivalent net gain of 28	2024 - 2025	1
18/2537/FUL	Conversion and extension of skittle alley at The Blacksmiths Arms, Plymtree to form 1 dwelling (net gain of 1)	2024 - 2025	1
18/0980/FUL	Change of Use from Seaton Police Station to dwelling (net gain of 1)	2024 - 2025	1
18/0936/OUT	Construction of 5 dwgs on land to the north of Southbrook Court, Whimple (net gain of 5)	2024 - 2025	5
21/2431/FUL	Net gain of 1	2024 - 2025	1
21/3315/OUT	Net gain of 1	2024 - 2025	1
22/0144/FUL	Net gain of 1	2024 - 2025	1
21/2495/FUL	Net gain of 1	2024 - 2025	1
21/2780/FUL	Net gain of 3	2024 - 2025	3
21/3112/FUL	Net gain of 2	2024 - 2025	2
21/3273/PDQ	Net gain of 1	2024 - 2025	1
21/2377/FUL	Net gain of 2	2024 - 2025	2
16/1826/MFUL	Demolition of agricultural buildings and erection of 19 dwellings at South Whimple Farm, Clyst Honiton (net gain of 19)	2024 - 2025	5
21/0372/FUL	Net gain of 1	2024 - 2025	1
20/0550/MOUT	Net gain of 9 but down to 8 in MRES	2024 - 2025	8
20/1838/MFUL	Net gain of 33	2024 - 2025	15

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21/2185/FUL	Net gain of 1 - TEMPORARY!	2024 - 2025	1
19/2073/FUL	New dwellings at The Tallet (land east of Broadoak Farm, Clyst Hydon) (net gain of 1)	2024 - 2025	1
21/0806/FUL	Net gain of 1	2024 - 2025	1
21/0970/FUL	Net gain of 1	2024 - 2025	1
20/1316/FUL	Net gain of 3	2024 - 2025	2
20/1170/FUL	Net gain of 1	2024 - 2025	1
19/0590/LBC	Added manually (Nov 2020) - net gain of 9	2024 - 2025	8
19/2208/FUL	Barn conversion to form one new dwg at Strawberry Fields Livery Yard, Lympstone (net gain of 1)	2024 - 2025	1
21/0382/FUL	Two dwgs replacing 1 dwg + 1 holiday let annexe = net gain of 1	2024 - 2025	1
20/2733/FUL	Net gain of 1	2024 - 2025	1
21/0580/FUL	Net gain of 1	2024 - 2025	1
19/2551/FUL	Net gain of 1	2024 - 2025	1
20/0197/OUT	New dwelling at 20 Cranford Avenue, Exmouth (net gain of 1)	2024 - 2025	1
19/0412/FUL	Construction of 8 dwellings at site of former Axminster Police Station (net gain of 8)	2024 - 2025	3
19/0479/FUL	New dwelling at Whimple House Cottage, Whimple (net gain of 1)	2024 - 2025	1
19/1073/OUT	Detached dwelling at 1 Heath Cottages, Broadclyst (net gain of 1)	2024 - 2025	1
19/1065/FUL	Five net new dwellings at Pegasus House, Honiton	2024 - 2025	5
19/1431/COU	Change of use from storage and distribution to dwelling house at The Old Music Room, Berry Hill, Beer (net gain of 1)	2024 - 2025	1
19/1472/FUL	New dwelling at 14 Leas Road, Budleigh Salterton (net gain of 1)	2024 - 2025	1
16/0218/OUT	Net gain of 8 new dwellings at Waterleat, Newton Poppleford	2024 - 2025	9
19/2549/FUL	Net gain of 1	2024 - 2025	1
21/1132/FUL	Net gain of 1	2024 - 2025	1
21/0651/FUL	Net gain of 2	2024 - 2025	2

19/0643/FUL	Replacement of agricultural barn with dwelling at Peradon Farm, Clyst Hydon (net gain of 1)	2024 - 2025	1
19/0251/OUT	Construction of bungalow with garage at 77 Alexandria Road, Sidmouth (net gain of 1)	2024 - 2025	1
18/1169/FUL	Change of Use to form three houses and one flat at 1 Laundry Lane, Sidford (net gain of 4)	2024 - 2025	4
18/1238/FUL	CoU of existing barns at Winslade Barton, Clyst St Mary into four dwellings (net gain of 4)	2024 - 2025	4
18/1346/FUL	Construction of new dwelling on land north of West Park Road (Tarn Hows), Sidmouth (net gain of 1)	2024 - 2025	1
17/2749/FUL	Conversion and extension of telephone repeater station, Whimple to form 1 dwg (net gain of 1)	2024 - 2025	1
18/0783/FUL	Conversion of redundant agricultural buildings to create 3 dwellings at Lower Southwood Farm, Rockbeare (net gain of 3)	2024 - 2025	3
18/0089/FUL	Construction of 9 bungalows on land north of Louis Way, Dunkeswell (net gain of 9)	2024 - 2025	9
18/0721/OUT	Demolition of garages and construction of two dwellings on land opposite 9 Albion Hill, Exmouth (net gain of 2)	2024 - 2025	2
18/2349/FUL	Sub-division of existing property into dwellings at The Coach House, Hele (net gain of 1)	2024 - 2025	1
22/2699/FUL	Net gain of 1	2024 - 2025	1
22/2680/FUL	Net gain of 1	2024 - 2025	1
22/1547/FUL	Net gain of 1	2024 - 2025	1
22/0873/FUL	Net gain of 1	2024 - 2025	1
22/2420/PDQ	Net gain of 1	2024 - 2025	1
22/1996/FUL	Net gain of 1	2024 - 2025	1
22/2296/FUL	Net gain of 1	2024 - 2025	1
22/1492/FUL	Net gain of 1	2024 - 2025	1
22/1580/OUT	Net gain of 1	2024 - 2025	1
22/1819/FUL	Net gain of 1	2024 - 2025	1
22/2758/FUL	Net gain of 1	2024 - 2025	1
22/1498/FUL	Net gain of 1	2024 - 2025	1

23/0046/PDQ	Net gain of 3	2024 - 2025	3
22/2824/OUT	Net gain of 4	2024 - 2025	4
19/2710/MFUL	Allowed on appeal - 59 units	2024 - 2025	12
23/0845/FUL	COU Net +1	2024 - 2025	1
22/2362/FUL	Net +5	2024 - 2025	5
23/0105/FUL	Net +1 COU	2024 - 2025	1
23/1968/FUL	Net +1	2024 - 2025	1
23/0782/FUL	Net +1	2024 - 2025	1
22/2633/FUL	Temp Net +1	2024 - 2025	1
23/1084/PDQ	Net +2 COU	2024 - 2025	2
23/0749/FUL	Net +2	2024 - 2025	2
22/1797/FUL	Net +1	2024 - 2025	1
23/0154/FUL	Net+1 agricultural workers dwelling	2024 - 2025	1
22/2098/FUL	Net +1 redevelopment and new build	2024 - 2025	1
22/2632/FUL	Net +1	2024 - 2025	1
22/2773/FUL	Net +5	2024 - 2025	5
23/0277/FUL	COU Net +1	2024 - 2025	1
23/0075/FUL	Net +2	2024 - 2025	2
23/0443/FUL	Net +3	2024 - 2025	3
19/2710/MFUL	Allowed on appeal - 59 units	2025 - 2026	25
20/1838/MFUL	Net gain of 33	2025 - 2026	15
18/2799/MOUT	Net gain of 147	2025 - 2026	59
10/0816/MOUT	Scheme for 400 net new dwellings and employment space at Cloakham Lawns, west of Chard Road, in Axminster	2025 - 2026	18

18/1850/MOUT	Net gain of 72	2025 - 2026	20
18/1653/MOUT	Net gain of 71 (Res Mat - 69)	2025 - 2026	23
11/0733/FUL	Alteration/extension at 6 Portland Avenue, Exmouth to provide 6 net new flats (in a scheme for 10 gross and four losses)	2025 - 2026	3
12/0795/MOUT	Mixed use scheme including 496 net new dwgs at Pinn Court Farm adjoining Pinhoe (the site abuts and west of the M5 Motorway)	2025 - 2026	29
12/1291/MOUT	Mixed use scheme for 580 + 33 = 613 new homes in East Devon at Redhayes, North of Blackhorse	2025 - 2026	9
13/0001/MOUT	Devt at Old Park Farm Phase 2 for 317 homes next to West Clyst and north of Pinhoe (site is north of Old Park Farm Phase 1)	2025 - 2026	12
13/0496/MFUL	Construction of 26 dwgs (not 27) including 13 new build, conversion work to form 2 dwgs & 11 in the old manor	2025 - 2026	10
13/2744/MOUT	Scheme for new 291 homes (amended figure) on land west of Hayne Lane, Honiton	2025 - 2026	16
09/0022/MOUT	Proposal for 230 new dwellings, as part of an overall mixed use development, adjacent to Tesco, Harbour Road, Seaton	2025 - 2026	22
14/2761/MOUT	Mixed use development including 900 new homes at Mossayne (north of Tithebarn Lane and west of the intermodal site)	2025 - 2026	80
16/0503/MRES	Scheme for 90 dwgs on former Racal site, Riverside Way, Seaton to the west of the Axe estuary (net gain of 90)	2025 - 2026	40
14/0330/MOUT	Outline application for up to 350 dwgs - now reduced to 298 (net 297) - on land at Goodmores Farm, Dinan Way, Exmouth	2025 - 2026	76
03/P1900	Cranbrook new town initial phases of development by EDNCP for 3,487 dwngs - made up of original and subsequent permissions	2025 - 2026	160
20/2410/MFUL	Net gain of 57	2025 - 2026	30
20/2410/MFUL	Net gain of 57	2026 - 2027	15
22/2120/MFUL	54 retirement living apartments + 6 retirement cottages = 60 units.	2026 - 2027	30
03/P1900	Cranbrook new town initial phases of development by EDNCP for 3,487 dwngs - made up of original and subsequent permissions	2026 - 2027	70
14/0330/MOUT	Outline application for up to 350 dwgs - now reduced to 298 (net 297) - on land at Goodmores Farm, Dinan Way, Exmouth	2026 - 2027	110
16/0503/MRES	Scheme for 90 dwgs on former Racal site, Riverside Way, Seaton to the west of the Axe estuary (net gain of 90)	2026 - 2027	25
16/2460/MOUT	Application for 94 dwgs at the former site of Friends Provident, Clyst St Mary (net gain of 94) *78*	2026 - 2027	10
14/2761/MOUT	Mixed use development including 900 new homes at Mossayne (north of Tithebarn Lane and west of the intermodal site)	2026 - 2027	110

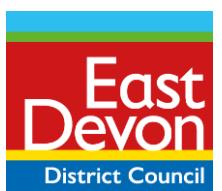
13/0496/MFUL	Construction of 26 dwgs (not 27) including 13 new build, conversion work to form 2 dwgs & 11 in the old manor	2026 - 2027	10
11/0733/FUL	Alteration/extension at 6 Portland Avenue, Exmouth to provide 6 net new flats (in a scheme for 10 gross and four losses)	2026 - 2027	1
18/1653/MOUT	Net gain of 71 (Res Mat - 69)	2026 - 2027	13
18/1850/MOUT	Net gain of 72	2026 - 2027	20
18/2799/MOUT	Net gain of 147	2026 - 2027	24
CRANTREA	Cranbrook Expansion Zone - TREASBEARE	2026 - 2027	50
19/2710/MFUL	Allowed on appeal - 59 units	2026 - 2027	22
CRANGRAN	Cranbrook Expansion Zone - GRANGE	2026 - 2027	30
CRANTREA	Cranbrook Expansion Zone - TREASBEARE	2027 - 2028	100
CRANCOBD	Cranbrook Expansion Zone - COBDENS [including Farlands application]	2027 - 2028	75
CRANGRAN	Cranbrook Expansion Zone - GRANGE	2027 - 2028	60
18/1850/MOUT	Net gain of 72	2027 - 2028	17
14/2761/MOUT	Mixed use development including 900 new homes at Mosshayne (north of Tithebarn Lane and west of the intermodal site)	2027 - 2028	110
16/2460/MOUT	Application for 94 dwgs at the former site of Friends Provident, Clyst St Mary (net gain of 94) *78*	2027 - 2028	50
14/0330/MOUT	Outline application for up to 350 dwgs - now reduced to 298 (net 297) - on land at Goodmores Farm, Dinan Way, Exmouth	2027 - 2028	40
03/P1900	Cranbrook new town initial phases of development by EDNCP for 3,487 dwngs - made up of original and subsequent permissions	2027 - 2028	40
22/2120/MFUL	54 retirement living apartments + 6 retirement cottages = 60 units.	2027 - 2028	30
16/2460/MOUT	Application for 94 dwgs at the former site of Friends Provident, Clyst St Mary (net gain of 94) *78*	2028 - 2029	18
14/2761/MOUT	Mixed use development including 900 new homes at Mosshayne (north of Tithebarn Lane and west of the intermodal site)	2028 - 2029	110
CRANTREA	Cranbrook Expansion Zone - TREASBEARE	2028 - 2029	100
19/1688/FUL	CoU to dwg at John Wood, Church House, 49 Queen Street, Seaton (net gain of 1)	2028 - 2029	1
CRANCOBD	Cranbrook Expansion Zone - COBDENS [including Farlands application]	2028 - 2029	125

CRANGRAN	Cranbrook Expansion Zone - GRANGE	2028 - 2029	60
19/1143/COU	CoU to six flats at 45 Morton Road, Exmouth (net gain of 4)	2028 - 2029	4
13/1867/FUL	Demolition of existing offices and construction of one new dwelling at 39 Pinn Hill, Exeter (net gain of 1)	2028 - 2029	1
CRANCOBD	Cranbrook Expansion Zone - COBDENS [including Farlands application]	2029 - 2030	160
19/1230/FUL	CoU to dwelling at 28 Raleigh Road, Exmouth (net gain of 1)	2029 - 2030	1
19/1802/FUL	CoU to flat at 27 Exeter Road, Exmouth (net gain of 1)	2029 - 2030	1
CRANGRAN	Cranbrook Expansion Zone - GRANGE	2029 - 2030	60
19/1518/FUL	New dwelling at 36 Longdogs Lane, Ottery St Mary (net gain of 1)	2029 - 2030	1
18/1994/FUL	Demolition of existing hall and construction of 8 two-bed apartments at St John Ambulance, Sidmouth (net gain of 8)	2029 - 2030	8
07/0808/COU	Alterations to pub, shop and restaurant to create 4 net new dwellings at New Commercial Inn, Trinity Square, Axminster	2029 - 2030	4
07/2205/FUL	Barn conversion into dwelling and annexe (1 net new dwelling) on land adjacent to Orchard House, Woodbury Salterton	2029 - 2030	1
17/2882/FUL	CoU of old school rooms and connecting buildings into 2 flats at The Old Chapel, Chapel St, Sidmouth (net gain of 2)	2029 - 2030	2
18/0701/FUL	Two replacement dwellings at The Old Garden, Burgmanns Hill (i.e. zero net gain)	2029 - 2030	2
18/0723/FUL	Conversion and extension of Tarka Barn, Rawridge to form 1 dwg (net gain of 1)	2029 - 2030	1
22/2549/OUT	Net gain of 1	2029 - 2030	1
22/0910/OUT	Net gain of 1	2029 - 2030	1
23/1079/OUT	Net +1	2029 - 2030	1
CRANTREA	Cranbrook Expansion Zone - TREASBEARE	2029 - 2030	110
19/1254/FUL	Net gain of 1	2029 - 2030	1
CRANBLUE	Cranbrook Expansion Zone - BLUEHAYES	2029 - 2030	72
18/1643/FUL	Conversion of barns into 2 dwgs at Synderborough Farm, Sidbury (net gain of 2)	2029 - 2030	2
17/1608/FUL	Conversion of former agricultural buildings to dwelling on land opposite Hillside Farm, Harcombe (net gain of 1)	2029 - 2030	1

18/2668/FUL	Agricultural workers' dwelling at Tarrants Farm, Payhembury (net gain of 1)	2029 - 2030	1
20/0205/RES	Net gain of 1	2029 - 2030	1
18/1957/MOUT	Net gain of 30	2029 - 2030	15
19/1848/FUL	Five barn conversions at Peadon Farm, Clyst Hydon (net gain of 5)	2029 - 2030	5
13/2087/FUL	Conversion of barn to form dwelling at Little Brock, Brockhill, Broadclyst (net gain of 1)	2029 - 2030	1
14/2761/MOUT	Mixed use development including 900 new homes at Mossayne (north of Tithebarn Lane and west of the intermodal site)	2029 - 2030	110
14/1096/COU	Change of Use of Scout group headquarters to single dwelling on Manor Road, Sidmouth (net gain of 1)	2029 - 2030	1
14/0505/FUL	Conversion of barn to create dwelling at Aller Grove, Combe Raleigh (net gain of 1)	2029 - 2030	1
13/0679/FUL	Demolition of existing property and construction of 3 dwellings at Higher Thatch, Ebford (net gain of 2)	2029 - 2030	1
13/0682/FUL	Redevelopment to provide 3 net new dwellings at 30 Salterton Road, Exmouth	2029 - 2030	3
13/0971/FUL	Construction of 1 new dwelling at Orchard House, Globe Hill, Woodbury (net gain of 1)	2029 - 2030	1
13/0020/FUL	Construction of agricultural workers' dwelling at Blackbury Farm, Southleigh	2029 - 2030	1
13/2649/FUL	Construction of detached dwelling and garage at 10 Cyprus Road, Exmouth (net gain of 1)	2029 - 2030	1
12/1703/FUL	Subdivision of dwelling to form 2 residential units at 24b Salterton Road, Exmouth (net gain of 1)	2029 - 2030	1
12/1805/FUL	Removal of 2 craft workshops and construction of 2 live/work units at Kingsdown Business Park, Salcombe Regis (net gain of 2)	2029 - 2030	1
12/1959/FUL	Construction of dwelling and detached garage at Anglesea, Maer Lane, Exmouth (net gain of 1)	2029 - 2030	1
12/1285/MFUL	Sub-division, extension and new build for 12 net new dwellings at Kerswell Barton Farm near Broadclyst	2029 - 2030	12
21/1313/OUT	Net gain of 1	2029 - 2030	1
09/2220/RES	Construction of two new dwellings at 251b & 251c Exeter Road, Exmouth (net gain of 2)	2029 - 2030	1
08/0382/FUL	Amended design and materials to agricultural workers' dwelling (1 net new dwelling) at Whitwell Farm, Whitwell Lane, Colyford	2029 - 2030	1
08/0872/FUL	Erection of new dwelling (1 net new dwelling) at Sandbanks, Crewkerne Road, Raymonds Hill, Axminster	2029 - 2030	1

10/0806/FUL	Erection of dwelling (1 net gain) next to 36 Ladymead, Sidmouth	2029 - 2030	1
11/1021/MFUL	Scheme for 32 net new dwellings (redevelopment of former farm buildings) on land north of Acland Park, Fenton	2029 - 2030	7
12/0920/FUL	Conversion of dwelling to form three flats (net gain of 2) at 27 Albion Street, Exmouth	2029 - 2030	2
12/1247/FUL	Construction of agricultural dwelling at Furzehill Farm, Hawkchurch (net gain of 1)	2029 - 2030	1
12/0427/FUL	Conversion of dwelling to 5 flats (4 net new units) at 6 St Andrews Road, Exmouth	2029 - 2030	4
11/2496/FUL	Change of use at Axe Vale Club, Chard St Street, Axminster to form 7 net new dwellings (8 gains and 1 loss)	2029 - 2030	7
12/0547/VAR	Removal of conditions 2 & 3 of 09/0150/FUL to provide a single residential dwelling (net gain of 1) at The Old Barn, Dulford	2029 - 2030	1
16/0824/FUL	Erection of new dwelling at The Talbot Arms, Uplyme (net gain of 1)	2029 - 2030	1
16/0872/MFUL	Construction of assisted living community at the vacated EDDC offices, Sidmouth	2029 - 2030	22
10/0921/MFUL	New outline app for 10 dwgs (6 affordable and 4 open market) on land at The Fountain Head, Branscombe (net gain of 10)	2029 - 2030	10
14/2609/FUL	Construction of new dwelling at Bidwell Court, Ottery St Mary (net gain of 1)	2029 - 2030	1
15/0628/FUL	Construction of detached dwelling on land adjacent to Stepps House, Axmouth (net gain of 1)	2029 - 2030	1
15/0290/FUL	Erection of detached dwelling on land at Windward, Mare Lane, Beer (net gain of 1)	2029 - 2030	1
15/0301/FUL	Conversion of existing barns to form 3 dwellings at Tuck Mill Barns, Payhembury (net gain of 3)	2029 - 2030	3
14/2883/FUL	Extension & alterations to existing barns to allow CoU to residential unit at Great Ley Farm, Upton Pyne (net gain of 1)	2029 - 2030	1
15/0703/FUL	Change of use of former games room / office / laundry to three-bed dwg at Bussells Farm, Huxham, near Exeter (net gain of 1)	2029 - 2030	1
15/2381/OUT	Construction of agricultural workers' dwelling at New House Farm, Membury (net gain of 1)	2029 - 2030	1
15/1765/OUT	Construction of agricultural workers' dwelling on land at Studhayes Farm, Kilmington (net gain of 1)	2029 - 2030	1
16/0201/FUL	Use of land for four additional caravans and one day room on Greendale Lane, Clyst St Mary (net gain of 4)	2029 - 2030	3
15/2594/PDQ	Prior approval for Change of Use of agricultural building to a dwelling at Orchard Farm, Plymtree (net gain of 1)	2029 - 2030	1
16/2118/FUL	CoU from commercial premises to six apartments (net gain of 6) at The Old Sail Loft, Exmouth	2029 - 2030	6

16/2230/FUL	Construction of attached dwelling on land adjoining Woodbury Post Office (net gain of 1)	2029 - 2030	1
17/2745/FUL	CoU of ground floor of former bank to retail unit / 2 residential flats at former premises of Lloyds, Colyton (net gain of 2)	2029 - 2030	1
17/0809/FUL	Creation of 5 dwgs to the rear of former NatWest premises, Honiton (net gain of 5)	2029 - 2030	5
17/0829/PDQ	Prior approval for CoU of agricultural building to 1 dwg at Cannonwalls Farm, Woodbury Salterton (net gain of 1)	2029 - 2030	1
17/1422/FUL	Agricultural workers dwelling on land west of Lower Burrowton, Broadclyst (net gain of 1)	2029 - 2030	1
22/1386/OUT	Net gain of 4	2029 - 2030	4
17/2870/FUL	Sub-division of existing dwelling into 2 self-contained dwg houses at 4 Coles Lane, Axminster (net gain of 1)	2029 - 2030	1
17/2890/FUL	Construction of a single storey dwelling at Rockshaw, Moorcourt Close, Sidmouth (net gain of 1)	2029 - 2030	1
22/1260/OUT	Net gain of 1	2029 - 2030	1
19/2132/MFUL	Net gain of 10	2029 - 2030	5
21/1077/OUT	Net +5	2029 - 2030	5
23/1897/MOUT	Net + 21	2029 - 2030	12
23/1897/MOUT	Net + 21	2030 - 2031	9
19/2132/MFUL	Net gain of 10	2030 - 2031	5
16/0872/MFUL	Construction of assisted living community at the vacated EDDC offices, Sidmouth	2030 - 2031	42
14/2761/MOUT	Mixed use development including 900 new homes at Mosshayne (north of Tithebarn Lane and west of the intermodal site)	2030 - 2031	36
18/1957/MOUT	Net gain of 30	2030 - 2031	15
CRANBLUE	Cranbrook Expansion Zone - BLUEHAYES	2030 - 2031	83
CRANTREA	Cranbrook Expansion Zone - TREASBEARE	2030 - 2031	110
21/3235/MFUL	Net + 44, new builds	2030 - 2031	44
CRANGRAN	Cranbrook Expansion Zone - GRANGE	2030 - 2031	55
CRANCOBD	Cranbrook Expansion Zone - COBDENS [including Farlands application]	2030 - 2031	190



Report to: Strategic Planning Committee

Date of Meeting 22nd November 2024

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

**Infrastructure Funding Statement****Report summary:**

The Community Infrastructure Levy (CIL) Regulations 2010 were amended in 2019 to include a requirement for local authorities to prepare an Annual Infrastructure Funding Statement (IFS) each December to report Planning Obligation and Community Infrastructure Levy (CIL) income and expenditure from the previous financial year. East Devon DC last published its IFS in August 2024 reporting on 2022/23. The report for 2023/24 is due to be published this December. This report addresses this issue.

Is the proposed decision in accordance with:Budget Yes No Policy Framework Yes No **Recommendation:**

That Strategic Planning Committee:

1. Note the contents of this report and the requirement to provide an Annual Infrastructure Funding Statement.
2. Approve the submission to government and publication on our web-site of the 2023/24 Annual Infrastructure Funding Statement based on the information detailed in this report.

Reason for recommendation:

It is a legal requirement, under the CIL Regulations 2010 (as amended) to prepare the Infrastructure Funding Statement.

Officer: Ed Freeman – Assistant Director- Planning Strategy and Development Management;
email: efreeman@eastdevon.gov.uk Tel: 01395 517519

Portfolio(s) (check which apply):

- Climate Action and Emergency Response
- Coast, Country and Environment
- Council and Corporate Co-ordination
- Democracy, Transparency and Communications
- Economy and Assets
- Finance

- Strategic Planning
- Sustainable Homes and Communities
- Tourism, Sports, Leisure and Culture

Equalities impact Low Impact

Climate change Low Impact

Risk: Medium Risk; The risk associated with not meeting the statutory duty to publish the Infrastructure Funding Statement on the EDDC website by 31 December 2022.

Links to background information Previous CIL annual reports - [Community Infrastructure Levy \(CIL\) - CIL Annual Reports - East Devon](#)

Link to Council Plan

Priorities (check which apply)

- Better homes and communities for all
- A greener East Devon
- A resilient economy

1. Background

- 1.1 The Community Infrastructure Levy (CIL) Regulations 2010 as amended in 2019 require local authorities that collect planning obligations ('Section 106, Section 278 and the Community Infrastructure Levy), to prepare and publish an annual Infrastructure Funding Statement.
- 1.2 Regulation 121A states that "no later than 31st December in each calendar year a contribution receiving authority must publish a document which comprises the following:
 - A statement of the infrastructure projects or types of infrastructure which the charging authority will be or may be or partly funded by CIL;
 - A report about CIL in relation to the previous financial year;
 - A report about planning obligations in relation to the reported year.
 - The first annual infrastructure funding statement must be published by 31 December 2020 and it must be published annually on the contribution receiving authority's website."
- 1.3 The objective of the funding statement is to make developer contributions fully transparent so that the contributions of developments can be seen to be contributing to local infrastructure provision.
- 1.4 The Community Infrastructure Levy (CIL) is one of the primary mechanisms for collecting financial contributions from new developments. The Council started charging CIL from 1st September 2016. The extent of applicable charges by use and geography is set out within the Council's adopted Charging Schedule.
- 1.5 In addition to CIL, the Council continues to secure affordable housing, site specific infrastructure items, and undertakings which are not necessarily financial in nature (for example restrictions on use or management plans) using legal agreements under Section 106 (S106) of the Town and Country Planning Act 1990 (as amended).

1.6 This iteration of the IFS contains all of the information required by the statutory regulations but is presented in a different style from previous publications. This is so that the document is easier to understand and more accessible to readers.

2 The Infrastructure Funding Statement (IFS)

2.1 As mentioned above, the IFS must report on the Council's infrastructure list (discussed further below) and a report on CIL and S.106 income and expenditure.

2.2 It should be noted that the IFS is based on the previous financial year (2023/24).

2.3 A further point to note is that the Council has responsibility for receiving and spending S106 obligations on matters such as affordable housing, play space, leisure facilities, public open space, public art, sports pitches etc. However, Devon County Council (DCC) is also a contribution receiving authority and collects S106 for infrastructure such as education and highways. It is also required to prepare an annual IFS. Therefore, it is important to note that when reviewing the East Devon IFS, that it should be read together with the DCC IFS to get a complete picture of infrastructure delivery in the district.

3 Infrastructure list

3.1 Members may be aware of the previous requirement for a 'regulation 123' list setting out how we may want to spend our CIL receipts. 'Regulation 123' lists have now been abolished and replaced by an 'infrastructure list' – such lists must be included in the IFS. The infrastructure list is defined as "the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL". This list does not dictate how funds must be spent but sets out the local authority's intentions.

3.2 The proposed Infrastructure list is set out below and is based on the Council's Infrastructure Delivery Plan and previous IFSs:

- Education
- Exe Estuary habitat mitigation
- Pebblebed Heaths habitat mitigation
- Clyst Valley Regional Park
- Healthcare facilities
- Emergency service facilities
- Library facilities
- Community and youth facilities
- Sports and leisure provision
- Open space/recreation provision
- Transport

3.3 The inclusion of a project or type of infrastructure in this list does not signify a commitment from the district council to fund it from CIL receipts; and the order of the list does not imply any order of preference for funding.

4 CIL Income/Expenditure

4.1 The headline totals concerning CIL held by the Council are: -

Total CIL collected as at the end of £18,025,392
the reporting period of 31 March 2024

(including money spent on projects,
CIL admin and passed to parishes)

Total CIL collected within reporting period £5,304,011

The total value of Demand Notices £2,099,008
issued in the reported period

4.2 The Council has allocated 8.6% of all collected receipts to Habitat Mitigation. The Neighbourhood Proportion allocations are treated as separate to EDDC held monies and are distributed directly to the parish councils bi-annually.

5 S.106 Income/Expenditure

5.1 Overall in the reported year, East Devon District Council received £1,633,018 from all planning obligations (signed during and prior to 2023/24). The Council also entered into planning obligations which will provide £912,202 in the future, if development triggers are reached.

5.2 At the end of the reported year, the Council held a total of £7,620,693 in S106 money, to be spent on defined projects. These include affordable housing, habitat mitigation, and open space and recreation. This figure excludes contributions held by DCC to deliver projects for education and transport.

5.3 Some developer contributions are non-monetary, such as the obligation to provide affordable housing units and public open space on-site. In the reported year, the Council secured a total of 25 affordable housing units in S106 agreements.

5.4 The IFS also provides details concerning spending of S106 money 2023/24. In total, £369,031 was spent on community infrastructure projects across the district.

6 Current Position

6.1 A total of £589,240 in Neighbourhood CIL has been transferred to East Devon parishes in two instalments in the current financial year.

6.2 The Council recently invited bids for unallocated strategic CIL from infrastructure providers in the district. Bids closed on 21 October and will be considered by members of the CIL Working Party Group prior to recommendations being made to Strategic Planning Committee in the new year. We received a total of 12 bids for CIL monies which in total request £17.2 million of funding. This currently exceeds the monies held while it is important that spend decisions consider not just immediate bids for spend but future projects that may need to be supported in the future in order to unlock development or secure large strategic pieces of infrastructure for which it may be necessary to hold monies

back at this time. Officers are currently assessing the bids and where appropriate contacting bidders for further information.

Financial implications:

The financial details are contained within the body of the report.

Legal implications:

There are no legal implications other than as set out in this report (002533/22 November 2024/DH).

Annual Infrastructure Funding statement

Community Infrastructure Levy
Section 106

Reporting Period:
01 April 2023 to 31 March 2024

eastdevon.gov.uk



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Introduction

The Community Infrastructure Levy (CIL) requires local planning authorities to publish an annual statement in December reporting on the securing, collection and spend of both CIL and S106 contributions in the previous financial year (CIL Reg 121A Schedule 2 Section 1). The statement is referred to as an Infrastructure Funding Statement (IFS) and this edition covers the period 1 April 2023 - 31 March 2024.

Contributions secured through S111 for the purposes of habitat mitigation are not recorded in this report. Also excluded are contributions for education and highways as they are the responsibility of Devon County Council who report separately on these.

The regulations also require that a collecting authority publishes an annual list of infrastructure that may be wholly or partly funded by CIL.

The following items could be wholly or partially funded by CIL:

- Education
- Exe Estuary habitat mitigation
- Pebblebed Heaths habitat mitigation
- Clyst Valley Regional Park
- Healthcare facilities
- Emergency Service facilities
- Library facilities
- Community & Youth facilities
- Sports & Leisure Provision
- Open Space/Recreation provision
- Transport

This IFS reports first on CIL and then Section 106.

Community Infrastructure Levy

Summary of financial information



Community Infrastructure Levy (continued)

Summary of financial information

2019 CIL Regulations, Schedule 2 reference number	Description	Value
1(a)	The total value of CIL set out in all demand notices issued in the reported year	£2,099,008
1(b)	The total amount of CIL receipts for the reported year	£5,304,011
1(c)	The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year but which have not been allocated	£6,373,730
1(d)	The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year and which have been allocated in the reported year	£5,196,785
1(e)	The total amount of CIL expenditure for the reported year	£299,704
1(f)	The total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year	£1,117,754
1(g)	<ul style="list-style-type: none"> ■ The items of infrastructure on which CIL has been spent within the reported year ■ The amount of CIL spent on repaying money borrowed, including any interest within the reported year ■ The amount of CIL spent on administrative expenses pursuant to regulation 61 within the reported year ■ What percentage of total collected CIL collected was allocated to administrative expenses during the reported year? ■ What percentage of total CIL collected was spent on administrative expenses during the reported year? 	N/A N/A £76,104 5% 1.43%
1(h)	In relation to CIL receipts, whenever collected, which were allocated but not spent during the reported year, summary details of the items of infrastructure on which CIL has been allocated, and the amount of CIL allocated to each item	£456,144

Summary of Neighbourhood CIL

Below is a summary of the total amount of CIL passed to a parish, spent by these parishes and retained by these parishes under Regulation 59A.

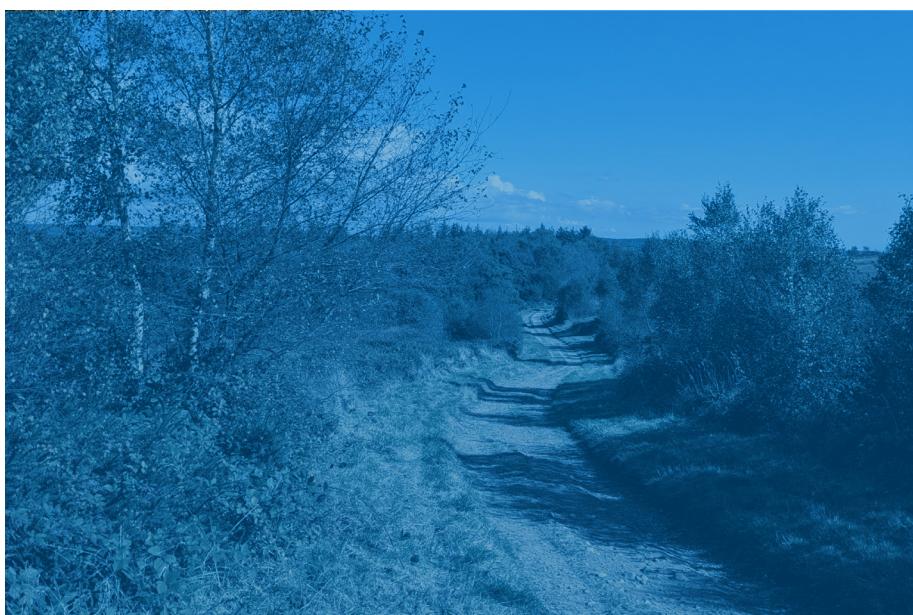
Parish	Amount of Money Passed	Total Spent in the Reported Year	Total NCIL Remaining as of 31st March 2024
All Saints	£646	£0	£1,321
Aylesbeare	£775	£0*	£2,690*
Beer	£1,218	£0	£1,387
Bishops Clyst	£1,651	£1,500	£19,634
Broadclyst	£210,188	£0	£668,663
Buckerell	£2,617	£0	£5,396
Budleigh Salterton	£34,815	£0	£100,158
Clyst Honiton	£3,914	£0	£3,914
Colaton Raleigh	£5,307	£0	£5,307
Cranbrook	£11,250	£0	£23,218
East Budleigh	£0	£1,086	£246
Exmouth	£689,620	£135,017	£1,211,143
Feniton	£10,505	£0	£10,505
Gittisham	£723	£0	£6,493
Honiton	£3,500	£27,500	£3,763
Lympstone	£90,953	£29,542	£160,777
Membury	£0	£3,000	£2,983
Newton Poppleford	£4,437	£3,874	£10,757*
Offwell	£3,125	£0	£3,137
Ottery St Mary	£19,905	£0	£42,278
Payhembury	£15,725	£2,792	£14,117
Plymtree	£0	£836	£2,159
Rewe	£0	£500	£1,412
Rockbeare	£2,149	£0	£42,763*

Summary of Neighbourhood CIL (continued)

Parish	Amount of Money Passed	Total Spent in the Reported Year	Total NCIL Remaining as of 31st March 2024
Shute	£3,992	£0	£6,613
Sidmouth	£19,199	£0	£54,601
Stockland	£0	£47	£0
Upottery	£0	£1,580	£5,144
West Hill	£13,368	£0	£26,279
Woodbury	£0	£16,322	£760
Yarcombe	£1,271	£0	£2,249

*Unconfirmed with Parish Clerk

Within the reported year, there was no receipt and expenditure of CIL to which regulation 59E or 59F apply.



Section 106

Summary of financial information

12 x S106

Agreements signed by EDDC

£1.63m

S106 money collected in 2023/2024

£68k

S106 money spent on affordable housing delivery

Financial contributions secured
in the 12 x S106: agreements

£912k

S106 money spent in 2023/2024
on infrastructure:

£369k

Section 106 (continued)

Summary of financial information

2019 CIL Regulations, Schedule 2 reference number	Description	Value
3 (a)	The total amount of money to be provided under any planning obligations which were entered into during the reported year	£912,202
3 (b)	The total amount of money under any planning obligations which was received during the reported year	£1,633,018
3 (c)	The total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority	£1,311,879
3 (d)	Summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of: <ul style="list-style-type: none"> (i) In relation to affordable housing, the total number of units which will be provided: 25 (ii) In relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided: Devon County Council are the local education authority 	
3 (e)	The total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure	£1,690,491 Of this amount £1,651,111 was not spent during the reported year
3 (f)	The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend)	£369,031

Section 106 (continued)

Summary of financial information

2019 CIL Regulations, Schedule 2 reference number	Description	Value
3 (g)	<p>In relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item</p>	<p>Open Space & Play/ youth provision £89,024</p> <p>Affordable housing £937,216</p> <p>Sports pitches £164,590</p> <p>Cloakham Lawns sport centre 115,552</p>
3 (h)	<p>In relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of:</p> <ul style="list-style-type: none"> (i) the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item; (ii) the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part); (iii) the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations 	<p>Open space/play & pitches £186,821</p> <p>Sports provision £167,371</p> <p>Community facilities £14,838</p> <p>Affordable housing £67,922</p> <p>£0</p> <p>£0</p>

Section 106 (continued)

Summary of financial information

2019 CIL Regulations, Schedule 2 reference number	Description	Value
3 (i)	The total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer term maintenance ("commuted sums"), also identify separately the total amount of commuted sums held	<p>Retained: £7,620,693</p> <p>Allocated for longer-term maintenance: £182,564</p>



Section 278

The following matters are agreements entered into during the reported year in respect to Highways Agreements under Section 278 of the Highways Act 1980. The financial values of these are not included in the matters under **Schedule 2 Section 3** of this report.

2019 CIL Regulations, Schedule 2 reference number	Description	Value
4 (a)	Summary details of any funding or provision of infrastructure which is to be provided through a highway agreement under section 278 of the Highways Act 1980 which was entered into during the reported year	See Devon County Council reporting as Highway Authority
4 (b)	Summary details of any funding or provision of infrastructure under a highway agreement which was provided during the reported year	See Devon County Council reporting as Highway Authority

