



Reconvened Strategic Planning Committee

Friday, 29th November, 2024, 10.00 am

**To complete the business of the Strategic Planning Committee
of Friday 22 November 2024**

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
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- 1 Apologies
- 2 Declarations of interest

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

The following agenda items are those outstanding from the adjourned Strategic Planning Meeting held on 22 November 2024

- 3 New Planning Policy - Local Development Scheme and Local Plan Regulation 19
Consultation (Pages 3 - 17)
- 4 River Axe Special Area of Conservation (SAC) Local Nutrient Mitigation Fund
Round 2 Award (Pages 18 - 23)
- 5 Housing Monitoring update to year ending 31 March 2024 (Pages 24 - 105)
- 6 Infrastructure Funding Statement (Pages 106 - 124)

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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



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 \(eastdevon.gov.uk\)](#)) 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 it's 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

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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 an additional £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.

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[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 867 after taking the net loss of 9 care home bed- rooms into account	1,047 Revised to 1,039 after taking the net loss of 15 care home bedroo ms into account	961 Expecte d to be revised to 998 after taking the net gain of 67 care home bedroo ms into account	634 Expecte d to be revised to 623 after taking the net Loss of 20 care home bedroo ms 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

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

$\frac{\text{net increase in bedrooms in student communal accommodation in local authority}}{\text{average number of students in student only households in England}}$

PLUS

$\frac{\text{net increase in bedrooms in other communal accommodation in local authority}}{\text{average number of adults in households in England}}$

- 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	Kilminster	3
Beer	4	Monkton	1
Brampford 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	Whimble	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	Whimble	1
Kilminster	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
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%

Net**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

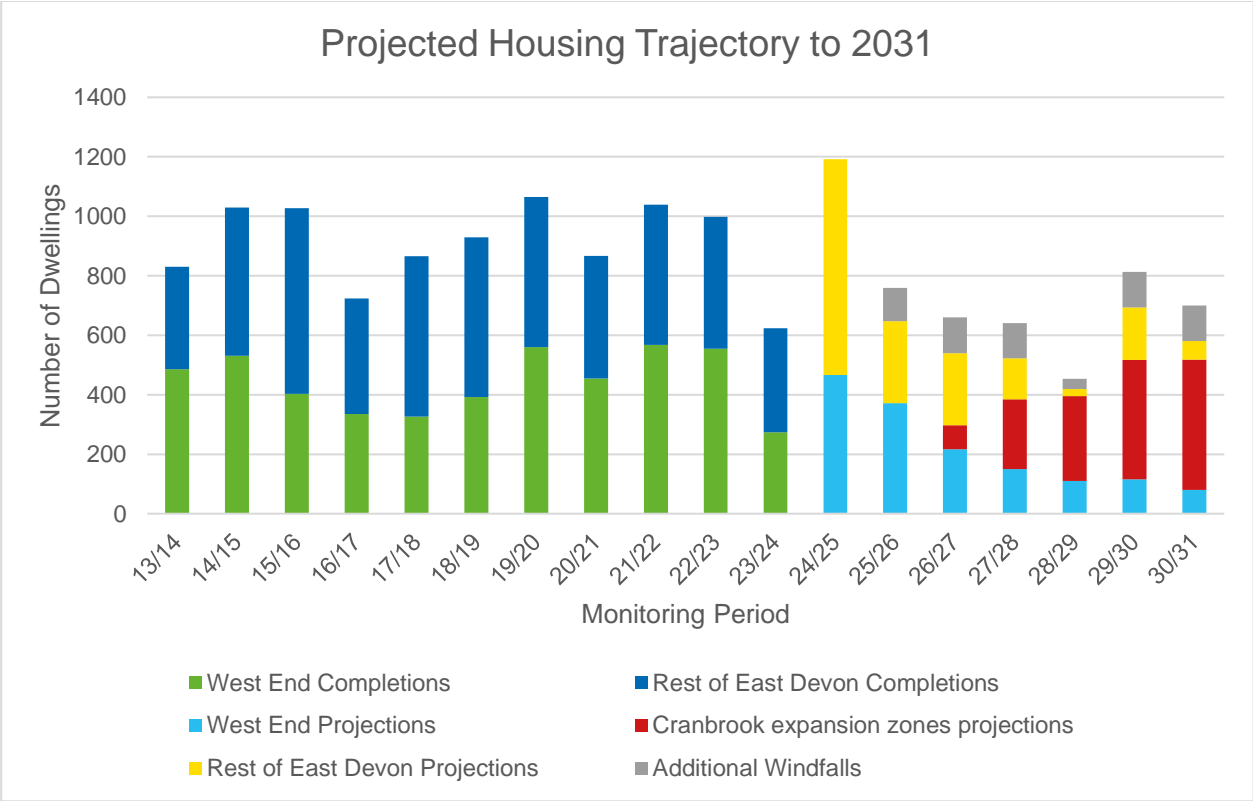
Year	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Totals	1,192	759	660	641	454	813	700
	3,706					Projected five year housing delivery for 2024/25 to 2028/29	

- 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.

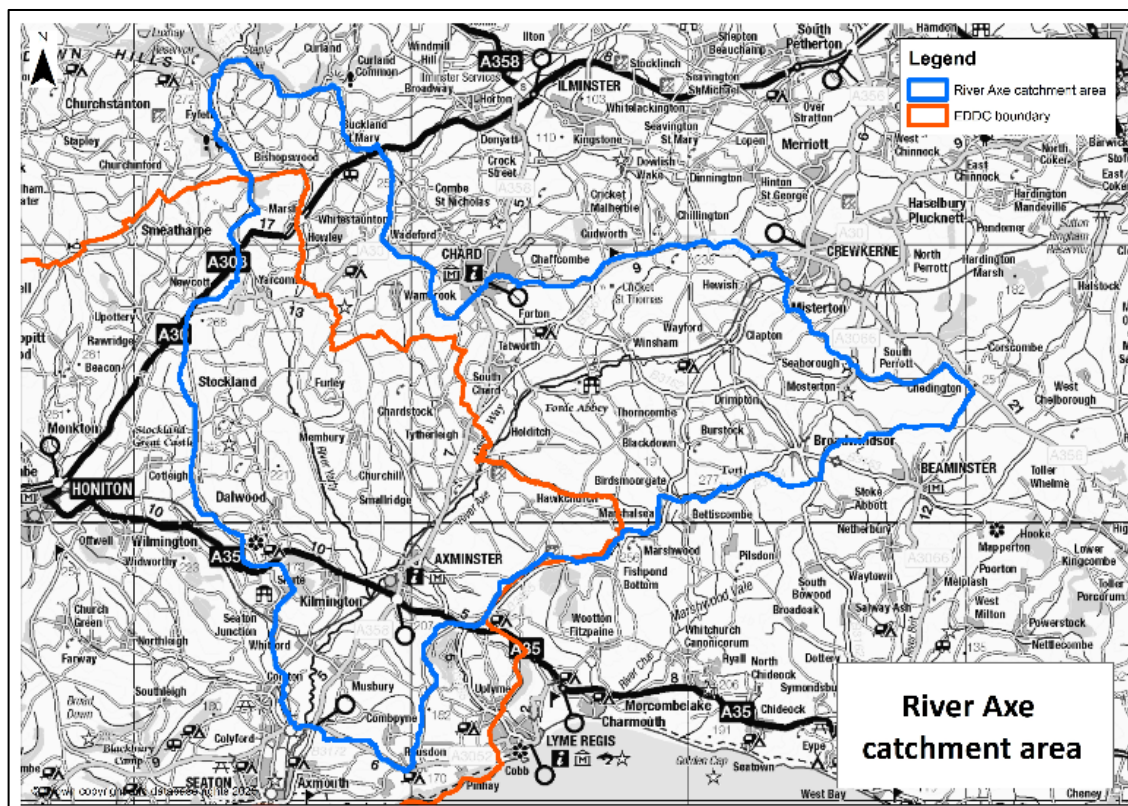


FIGURE 1: Map of River Axe catchment area

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

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1 Gross Completions 2023-244

2 Projections within the plan period20

1 Gross Completions 2023-24

Planning Ref	UPRN	Adress
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
22/0596/COU	010023101281	SECOND FLOOR FLAT, SWAN HILL HOUSE, SWAN HILL ROAD, COLYFORD COLYTON, EX24 6QQ
22/2797/PDQ	010096159938	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

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

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 Salt	2024 - 2025	4
16/2464/OUT	Construction of agricultural workers' dwelling at Higher Park Farm, Dunkswell (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, Whimble (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, Whimble (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 Mosshayne (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, Lymptone (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

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 Whimble House Cottage, Whimble (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, Whimble 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 Mosshayne (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 Mosshayne (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 Mosshayne (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, Feniton	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 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 | ■ Library facilities |
| ■ Exe Estuary habitat mitigation | ■ Community & Youth facilities |
| ■ Pebblebed Heaths habitat mitigation | ■ Sports & Leisure Provision |
| ■ Clyst Valley Regional Park | ■ Open Space/Recreation provision |
| ■ Healthcare facilities | ■ Transport |
| ■ Emergency Service facilities | |

This IFS reports first on CIL and then Section 106.



Community Infrastructure Levy

Summary of financial information

Total CIL
receipts
for 2023/24

£5.3M

Unallocated CIL collected
before 2023/24

£6.37M

Total CIL collected before
2023/24 and allocated in that year

£5.2M

£300k

Total CIL spending in 2023/24

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)	■ The items of infrastructure on which CIL has been spent within the reported year	N/A
	■ The amount of CIL spent on repaying money borrowed, including any interest within the reported year	N/A
	■ The amount of CIL spent on administrative expenses pursuant to regulation 61 within the reported year	£76,104
	■ What percentage of total collected CIL collected was allocated to administrative expenses during the reported year?	5%
	■ What percentage of total CIL collected was spent on administrative expenses during the reported year?	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

Financial contributions secured
in the 12 x S106: agreements

£912k

£1.63m

S106 money collected in 2023/2024

S106 money spent in 2023/2024
on infrastructure:

£369k

£68k

S106 money spent on affordable housing delivery

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: (i) In relation to affordable housing, the total number of units which will be provided: (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:	25 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)	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>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> <p>(i) the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;</p> <p>(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);</p> <p>(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>	<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	Retained: £7,620,693 Allocated for longer-term maintenance: £182,564



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



