

APPENDIX B

Assessment of major sites included in the East Devon Housing Trajectory: Commitments

November 2023

v2

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Appendix B : Assessment of major sites included in the East Devon Housing Trajectory: Commitments

1. Introduction

B.1 The primary purpose of Appendix B is to provide detailed, technical evidence of the assessment and justification of the housing supply delivery forecast on major sites (gross 10 or more dwellings, or dwelling equivalents) that are included in the East Devon district housing trajectory at the 2023 monitoring point (ie 31 March 2023). These are sites in East Devon that are in the following categories of 'commitments' from:

- a) Sites with extant planning permissions for housing development that had not expired and where not all dwellings were completed at the 2023 monitoring point; or
- b) Sites allocated for housing development in adopted Development Plan Documents without planning permission for development at the 2023 monitoring point; or
- c) Sites at Cranbrook Phase 1, now no longer allocated in a DPD for residential development, with reserved matters applications submitted before the outline planning application 03/P1900 expired on 29 October 2022; or
- d) Sites at Cranbrook Town Centre.

B.2 As explained in the introduction to 2023 Housing Monitoring Audit Trail document, the sites are based on outlets, and the council has engaged or sought to engage with the housebuilder/developer or landowner for each major outlet. Each site has an entry in Appendix B with an assessment of the progress of planning applications and other aspects of 'lead in time' (up to the point of the first dwelling completion, and a forecast of completions on a monitoring year basis.

2. Site entries in Appendix B

B.3 Each site entry is set out in a consistent format, to aid reporting, understanding and comparison. The information and analysis for each site in Appendix C (except for 'other care home losses) sets out:

- A small map identifying the site.
- Table 1 - Deliverability Summary
- Table 2 – Site Progress Summary
- Detailed site profile

1. Local Plan status

2. Lead in time stages
 - a) Planning application status and progress (and Table 3)
 - b) Discharging conditions¹
 - c) Site progress
 - d) Dwellings under construction
 - e) Developer/housebuilder/owner
 - f) Identified registered provider.
3. Dwelling and dwelling equivalent completions
 - a) Completions up to the 2023 monitoring point
 - b) Forecast completions after the 2023 monitoring point
 - Developer information (site availability; ownership/control, builders; registered providers, lead in time/build rates/constraints on delivery, trajectory)
 - Council consideration of developer information including whether EDDC does or does not agree with the developer trajectory, where provided, and the reasons why.
4. EDDC conclusion on site deliverability, with the EDDC trajectory and its justification, particularly where EDDC does not agree with the developer's trajectory or where no developer trajectory has been provided. In line with NPPF and PPG, the focus is on whether the site is suitable and available, and whether the site is deliverable.
5. EDDC conclusion about the number of deliverable dwellings on this site ie the forecast net completions in the five year period 1 April 2023 to 31 March 2028. In addition, the council also forecasts the number of developable dwellings on the site from 1 April 2028 onwards.
6. EDDC conclusion about the site's contribution to plan period supply ie how many dwelling completions would then:
 - Count towards supply within the plan period of the adopted East Devon Local Plan 2013 to 2031.
 - Count towards supply within the plan period for the emerging draft East Devon Local Plan 2020 to 2040.

¹ The monitoring process has regard to available evidence about discharging conditions to assess the potential impact on the lead in time. For sites that have 'commenced', in the absence of evidence to the contrary, the council either understands or assumes that pre-commencement and subsequent conditions are being discharged or are to be discharged in a timely way. Development management is the appropriate process to reach the planning judgement on whether pre-commencement conditions have been met and which if any of those conditions are 'true' conditions that go to the 'heart of the permission'. This Housing Monitoring Audit Trail document does not make that judgment.

It should be noted that the plan periods of the adopted local plan and the emerging local plan overlap in part.

- Table 4 listing recorded and forecast completions (developer forecast if available; and EDDC forecast) for each individual monitoring year (1 April to 31 March) from 2013/14 to 2039/40 (and for some sites 2040+).

B.4 Only sites within the categories listed in paragraph B1 are included in the 2023 housing trajectory relating to 'major' sites. However, the tables and text included information about the subsequent progress of planning applications on the sites, as evidence about the 'deliverability' of the site. Post 31/03/2023 applications on those sites are referred to in the site table, as the latest evidence of a site's application(s) progress at the time that this report was written.

B.5 The site entries in Appendix B are grouped as follows (based on the adopted East Devon Local Plan settlement hierarchy, but taking account of the proposed settlement tiers in the emerging Local Plan), and then sorted by site reference number:

- West End
 - Cranbrook Phase 1
 - Cranbrook Expansion Areas
 - Excluding Cranbrook
 - Other
- Market Towns
 - Tier 1 Principal Centre
 - Tier 2 Main Centres
 - Tier 3 Local Centres
- Smaller Towns and Villages
 - Tier 3
 - Tier 4
- Countryside (outside of the above settlement categories)
- Care Homes.

3. Deliverable and Developable sites – Planning judgement

B.6 The primary judgement made by the council in Appendix B is about whether a site is deliverable or developable. In forecasting housing completions for the East Devon housing trajectory, East Devon District Council makes planning judgements about whether sites are 'deliverable' (i.e. included in the 5 year housing land supply) or 'developable' (ie not included in years 1 to 5 of the forecast supply, but included in years 6 and beyond). The judgements are carefully based on the definitions of 'deliverable' and 'developable' set out in the National Planning Policy Framework (September 2023) Annex 2: Glossary as follows:

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

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

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

Developable: To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged

- B.7 In making the planning judgements, the Council has also been mindful of appeal decisions where Inspectors have applied NPPF and PPG, which informed their planning balance conclusions in the appeal decisions. This includes consideration of:
- The *St Modwen*² and *East Bergholt*³ court of appeal decisions
 - More recent appeal decisions on the issue of deliverability. This includes issues relating to 'clear evidence'.
- B.8 Furthermore, the council has been mindful that a recent Court Order establishes that the categories a) and b) included in the Annex 2 to the Framework are not the only types of site covered by the definition and that providing that there is clear evidence about deliverability and a realistic prospect that completions will occur within 5 years there is no reason to exclude sites from categories a) and b) included in Annex 2. This confirms the extent of sites which can be delivered.
- B.9 Following a legal challenge to an appeal decision, in 2020 the Secretary of State for Housing, Communities and Local Government conceded that the National Planning Policy Framework's (NPPF's) definition of a "deliverable" housing site is not a "closed list" but leaves room for decision-makers to exercise their planning judgement.

² *St Modwen Developments Ltd. v SSCLG* (20 October 2017) [2017] EWCA Civ 1643

³ *East Bergholt Parish Council, R (on the application of) v Aggett & Ors* [2019] EWCA Civ 2200 (12 December 2019) <http://www.bailii.org/ew/cases/EWCA/Civ/2019/2200.html>

- B.10 So, the council can consider the deliverability of sites, having regard to the glossary entry in the Framework relating to the term 'deliverable' and case law ⁴. Table 1 in each site entry specifies which Annex 2 category the site falls into, or whether the council considers that it is a category that can be considered because the NPPF definition of deliverable is not a closed list.
- B.11 The council has not sought 'certainty' in reaching its planning judgements in these matters. The focus for the five year housing land supply assessment revolves around the concept of a 'realistic prospect' of housing being begun in the 5 years. The council has, for example, included in its supply allocated sites without planning permission where there is a resolution to grant approval but no S.106 agreement in place. In doing so, EDDC has been mindful of the views in the East Bergholt Court of Appeal decision where:

Lindblom LJ said, this "demonstrates an approach considerably less ambitious than a quest for 'certainty' of delivery"(para 59). Lindblom LJ clarified that "a 'realistic prospect' is not a legal concept. It is a broad concept of policy, which gives ample scope for a decision-maker's reasonable planning judgment on the likelihood of development proceeding on a site within five years" (para 49); and

"a 'realistic prospect' is not equated to any specific level of likelihood [...] It is not for the court to stipulate how firm a 'prospect' must be if it is to be 'realistic'"(para 50).

On the test itself, as set out in the 2012 NPPF (applicable at the time of the decisions), Lindblom LJ said "the policy in paragraph 47, and the PPG guidance upon it, accommodate different views on a 'realistic prospect' of delivery. A local planning authority can take a more cautious view on this question, or a more optimistic view, than other authorities might. If it does, it is not for that reason acting contrary to the policy, or unreasonably" (para 53).

- B.12 However, whilst there may be a reasonable prospect of a site contributing to supply at some point, for the time being if there is insufficient evidence to support the case that it will yield any units within the 5 years then the site is not included in the 5 year supply. For example, for a site with outline planning permission, the council has considered whether there are

⁴ East Northamptonshire Council v Secretary of State for Housing, Communities and Local Government case number CO/917/2020 – Consent Order sealed 12 May 2020 “B, The Defendant (The Secretary of State for Housing Communities and Local Government) has carefully considered the Inspector’s decision and the Claimant’s Statement of Facts and Grounds and Reply, and the evidence served in support. He concedes that he erred in his interpretation of the definition of deliverable within the glossary of the National Planning Policy Framework (“NPPF”) as a ‘closed list’. It is not. The proper interpretation of the definition is that any site which can be shown to 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’ will meet the definition; and that the examples given in categories (a) and (b) are not exhaustive of all the categories of site which are capable of meeting that definition. Whether a site does or does not meet the definition is a matter of planning judgment on the evidence available.”

objections e.g. from council consultees to the validated reserved matters application that has been validated but not yet determined, where:

- These are minor issues and can be resolved quite easily. So, there is compelling evidence that these dwellings can be included in the 5 year forecast as deliverable; or
- These are not minor and where there is no evidence at this time that they can be easily resolved. If so, then there is not clear evidence at this time that housing completions will begin on site within 5 years. Therefore, the site does not fall within NPPF definition of deliverable.

4. Engagement with house builders/developers/owners

- B.13 The council actively engaged with **house builders/developers/owners** of sites/outlets in order to improve the council's understanding of their housing developments, and in doing so to achieve a more rounded assessment of those sites.
- B.14 The engagement process for 2023 started with the Council collating information that it had available about each major site's development lead in time stages, including the progress of planning applications, site commencement and works, plus dwelling completions on the site to the 2023 Monitoring Point. This information was set out in a table ("Table 2"). An example of Table 2 is set out in Appendix G of this report.
- B.15 The council then produced a set of specific questions tailored to each site, reflecting the stage of planning, and progress of development. Those questions reflected whether the site fell within part a) (i.e. detailed approval) or part b) (ie outline approval only, or allocated) or other category (i.e .not a closed list).
- B.16 The council identified the relevant contacts for the engagement process, which was challenging as the contacts can change frequently. The questionnaires were then sent to the relevant site house-builders/ developers/ landowners (or their agents) in June/July 2023. Exceptionally, a simplified version was provided to some landowners for ease of use. Respondents were asked to amend or update the information, if appropriate, and return this with their responses to the questionnaire (responses are subject to the council's privacy notice, but respondents were advised that information supplied would be in the public domain).
- B.17 Responses were received from many contacts, representing sites containing about 83% of the total number of dwellings on major 'commitments'. The council thanks all respondents for their timely input to this part of the housing monitoring process.
- B.18 Appendix F of this report contains the replies by the relevant development organisation or landowner for each site, submitted in response to the questions which EDDC sent to them. This includes 'No response' replies which are recorded as such to ensure that the records in Appendix F are

complete, and to show that the Council endeavoured to engage with the relevant organisation/landowner.

5. Council consideration of developer information

B.19 Appeal decisions have shown how important it is for councils to consider the developer information (ie builders/developers/landowners), and not just rely on information received. So, each site entry in Appendix B includes a section on the council's careful consideration of the developers' information and reaches a conclusion about whether or not to agree with their housing delivery trajectory. The council's analysis takes into account the information from the responses received to the 2023 EDDC questionnaire regarding 'lead in time' and build rates which are used to forecast dwelling completions (ie the developers trajectory). It also takes into account data available on the stages that comprise 'lead-in' time and completions to the 2023 Monitoring Point, combined with factual information on the latest progress of planning applications where relevant and available.

6. Council conclusions on deliverability and forecast number of completions

B.20 Each site entry in Appendix B includes two sections on

- The council's conclusions about site deliverability
- The forecast number of dwelling completions (including dwelling equivalents) that are 'deliverable' and the number that are 'developable'.

B.21 Where the council disagrees with the developer trajectory or only agrees in part, or where no developer trajectory has been received, then EDDC provides and justifies a 2023 Monitoring Point trajectory for that site.

B.22 The council's conclusions reflect NPPF paragraph 74 and the latest Planning Policy Guidance on Housing supply and delivery (22 July 2019) regarding evidence relating to maintaining housing supply which the housing trajectory relies on to forecast future supply. Consequently, the council relies on those conclusions and forecasts to support and justify the 5 year housing land supply assessment for NPPF paragraph 74 and development management purposes.

7. Council conclusions for plan making

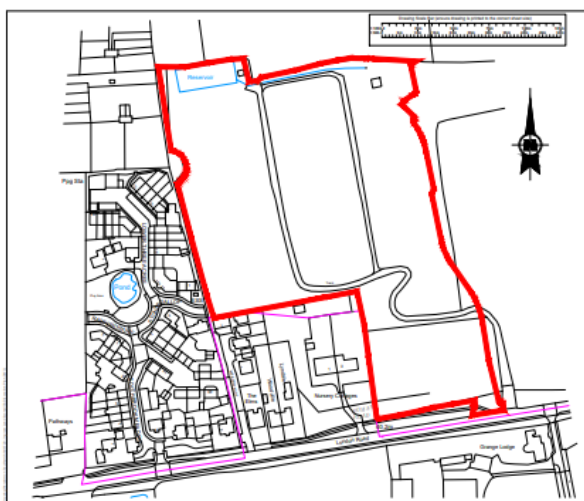
B.23 The last section in each site entry reaches conclusion about how many dwellings count towards housing supply for :

- the adopted East Devon Local Plan (2013 to 2031)
- the emerging East Devon Local Plan (2020 to 2040)

WEST END 1 - CRANBROOK

Site WE1-CB1-1 : Cranbrook PHASE 1 – Ingrams

Map B/WE1-CB1-1



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Note: The red line is the area of detailed planning permission **21/2236/MRES**.

Table 1/WE1-CB1-1 Deliverability Summary

| | |
|--|------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 140 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | Yes |

Table 2/WE1-CB1-1 Site Progress Summary

| | |
|--|--|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 140 |
| Net No dwellings approved | 140 |
| Builder/Developer/Landowner | Persimmon Homes South West |
| Site development status at 31/03/2023 | Commenced (14/2137/MRES) |
| Site development status post 31/03/2023 update | Discharging pre-commencement conditions (21/2236/MRES) |
| Dwellings not started at 31/03/2023 | 140 |
| Dws under construction at 31/03/2023 | 0 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

- B.24 Housing development on site **WE1-CB1-1** (shown on the area outlined in red on **Map B/WE1-CB1-1**⁵.) lies within the Built up Area Boundary (BUAB) shown on the Cranbrook Plan-Policies Map. Policy CB8 in the Cranbrook Plan DPD (adopted 19 October 2022) established the Cranbrook Built up Area Boundary. The Cranbrook Plan is the latest adopted DPD covering this site.
- B.25 Site **WE1-CB1-1** lies within the area of Cranbrook Phase 1. Policy Strategy 12 **Development in Cranbrook** in the adopted East Devon Local Plan 2013 – 2031 had previously allocated land for development, with Cranbrook to be developed as a modern market town. Cranbrook Phase 1 was shown on the Proposals Map⁶ (West End Inset Map). The Inset Map's legend showed that Cranbrook Phase 1 related to Policy Strategy 9 and to Policy Strategy 12.
- B.26 However, the adopted Cranbrook Plan has superseded Policy Strategy 12. Paragraph 1.8 of the Cranbrook Plan states that:
- “Upon adoption, this DPD supersedes in its entirety, Strategy 12 ('Development at Cranbrook) of the adopted East Devon Local Plan 2013 - 2031 and makes redundant the 'Cranbrook Plan Area' shown on the West End Inset Map which was an area of search for the additional planned growth required by that plan. The Cranbrook Plan Area now depicted on the Cranbrook Plan Policies Map identifies the land within which the policies of the Cranbrook Plan (this plan) will be applicable.”*
- B.27 Cranbrook Plan policy does not reallocate Cranbrook Phase 1, nor is Phase 1 shown on the Cranbrook Plan Policies Map as an allocation.
- B.28 The Cranbrook Policies Map does show that this site is on land located within the 'existing Cranbrook outline permission'⁷. Site **WE1-CB1-1** has detailed planning permissions regarding reserved matters relating to that outline planning permission.

2. Lead-in Time

a) Planning application status and progress

- B.29 **Table 3/WE1-CB1-1** summarises the current planning application status & planning application progress on Site WE1-CB1-1. This site lies within the area of outline planning permission for Phase 1 of the new settlement of Cranbrook. Outline application 03/P1900 was approved with conditions on 29 October 2010 for a new community comprising up to 2,900 residential dwellings; a town centre and a local centre including retail, residential and employment; assembly and leisure uses; non-residential institutions (including two primary schools and one secondary school); sports and recreation

⁵ Note: Outside of and to the east of the land outlined in red is the location for the Ingrams playing pitches.

⁶ Proposals Maps are now called Policies Maps. Note that Cranbrook Phase 1 encompasses Phases 1 to 6 Reserved Matters.

⁷ That outline permission (03/P1900) expired on 29 October 2022

facilities; a country park; a railway station; landscaping; engineering works; associated infrastructure; and car parking. The outline planning permission expired on 29 October 2022, after application 21/2236/MRES received conditional planning approval.

Table 3/WE1-CB1-1 : Current planning status & planning application progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|------------|------------------------------|-------------------------------------|--|---|
| 03/P1900 | 2900 | | Outline | 25/07/2003 | Approved Expired | 29/10/2010 29/10/2022 |
| 14/2137/MRES | | 145 | Reserved Matters | 13/02/2015 | Approved (Not expired – development commenced pre 26/10/2016) | 13/04/2016 |
| 21/2236/MRES | | 140 | Reserved Matters | 03/09/2021 | Approved (Not expired) | 09/03/2022 |
| SITE TOTAL | | 140 | | | | |

B.30 As at the 2023 Monitoring Point Site **WE1-CB1-1** had detailed planning approvals as follows (both are reserved matters relating to the outline planning permission 03/P1900) - (See Table **3/WE1-CB1-1.**):

- 14/2137/MRES for 145 dwellings and sports pitches
- 21/2236/MRES for 140 dwellings.

B.31 The locations of the approved housing development on both detailed planning applications are on the same land, i.e. wholly overlapping, so the approvals' site capacities are not 'additional' to each other.

B.32 It should be noted that a full planning application 13/1752/MFUL was approved on 24 November 2014, for an additional 587 dwellings within the area of the outline planning approval, bringing the Cranbrook total to 3,847 dwellings. Application 14/2137/MRES is not within the site area of approval 13/1752/MFUL, so is not being double counted.

b) Discharging conditions

B.33 Development relating to approved application 14/2137/MRES had commenced by 26 October 2016. Not all pre-commencement conditions had been formally discharged at that time.

B.34 Approved detailed planning application 21/2236/MRES includes the discharge of conditions 6, 11, 14, 17, 18, 20, 22, 23, 24, 28 and 37 of outline planning permission 03/P1900. The process of discharging pre-

commencement conditions for 21/2236/MRES was in progress at the time of preparing this report (the latest being Condition 5 – Below Ground Infrastructure (Prior to Commencement) which was discharged on 14 September 2023). See Footnote 1 to Appendix B.

c) Site progress

- B.35 Development approved under 14/2137/MRES had commenced by 26 October 2016. Therefore, the planning approval had not expired at the 2023 Monitoring Point.
- B.36 However, the developer response in 2021 confirmed that they do not intend to continue to implement planning permission 14/2137/MRES for the housing. Instead, Persimmon Homes submitted the new detailed planning application 21/2236/MRES which was approved with conditions in March 2022. This Reserved Matters approval for access, appearance, landscaping, layout and scale, is for construction of 140 dwellings including affordable housing, landscaping, associated site infrastructure and all other associated works.
- B.37 In their 2023 response the developer confirms that they are implementing planning approval 21/2236/MRES for 140 dwellings **See Table 3/WE1-CB1-1**. The development approved by 21/2236/MRES may have commenced with some works (and in particular site enabling work) before 14 September 2023.
- B.38 In 2021 the developer had expected housing construction to start in mid-2022 with the first completions expected in January 2023. However, the start of the construction of dwellings has since been put back. The 2023 response now expects the first completions in the first half of 2024.

d) Dwellings under construction

- B.39 The 2023 response confirms that no dwellings were under construction at the 2023 Monitoring Point.

e) Developer/housebuilder/owner

- B.40 The developer of the site shown on **Map B/WE1-CB1-1** is Persimmon Homes South West who provided a response to the EDDC 2023 questionnaire (See Appendix F - Response **R/WE1-CB1-1**).
- B.41 Persimmon Homes is a national, volume house builder. Their response in 2021 confirmed that Persimmon Homes owns this site.

f) Identified registered provider

- B.42 LiveWest is the registered provider for the affordable housing on this site.

3. Dwelling completions

a) Completions by 31 March 2023

- B.43 EDDC records show that no were dwellings completed by the 2023 Monitoring Point.
- B.44 'Lead in time' was therefore still in progress at the 2023 Monitoring Point as no dwellings had been completed on the site at that time.

b) Forecast completions after 31 March 2023

- B.45 This site is part of the much larger Phase 1 development at Cranbrook where the outline approval was for 2900 dwellings. The council is mindful that there are multiple developers and outlet on Phase 1 and that developers could only provide housing delivery trajectory information about their own outlets. The council therefore does not produce a single trajectory for Phase 1. Nor is the forecast based on the standard HELAA method assumptions e.g. for a site of 1000+ dwellings with 3 developers.
- B.46 Instead, the council forecasts housing delivery trajectory at Cranbrook based on outlets. That is, the sites where each builder/developer has planning approvals and specific interests. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/WE1-CB1-1**

Developer information

- B.47 Site **WE1-CB1-1** relates to an 'outlet' on part of Phase 1, where there is a single builder/developer implementing the detailed planning approval(s).
- B.48 In 2023 the council engaged with the site developer Persimmon Homes South West in forecasting the delivery of housing on this site (outlet). The developer completed and returned the 2023MP site proforma. Their responses to the tailored questions in the site proforma are set out in Appendix F. The respondent completed their 2023MP trajectory on a monitoring year-by-year basis, which is shown in **Table 4/WE1-CB1-1**.
- B.49 The developer's previous response in 2021 forecast that the development would be completed in 2 to 3 years, with a build rate of 60 dwellings per year then 72 per year thereafter. The 2023 response now anticipates a slower build rate of about 50 dwellings per year from 2024/5 to 2026/27. Based on the forecast lead in time and new build rate, all the dwellings permitted will be completed in the 5 years from the 2023 Monitoring Point.

Council consideration of developer information

- B.50 EDDC has carefully considered the latest, site-specific information received from the outlet's builder/developer obtained via the 2023 Monitoring Point engagement process. The council agrees with their trajectory for the following reasons:
- a) The site has detailed planning approval, good progress has been made in discharging conditions. There is sufficient time to complete the lead in time (including time for site works on this greenfield site, and dwelling

construction to start), with a build rate that enables the first 50 dwellings to be completed in 2024/25.

- b) LiveWest is the registered provider that is in contract for managing the on-site affordable housing so no delays are expected in securing a registered provider for this outlet.
- c) The site is owned by the developer who is a national volume house-builder with a local track record of outlet completions of 50 or more per year.
- d) The council has evidence demonstrating that the developer has previously achieved delivery rates higher than 50 dwellings per annum. Persimmon Homes previously achieved higher build rates in Cranbrook Phase 1, and elsewhere in the West End (e.g. at Redhayes North of Blackhorse Lane (east of and abutting the Science Park) - Phase 3B). However, mindful of issues about the current housing market, materials and labour shortages, and the wider economic conditions, EDDC agrees that it is prudent to be cautious at this time and anticipate a slower build rate on this site than previously forecast. A build rate of 50 dwellings per year over the next 3 years is therefore appropriate in these circumstances.
- e) , EDDC therefore considers that there are no reasons at this time to conclude that homes will not be delivered on this site within 5 years.

B.51 The council agrees that 140 dwellings would therefore be completed on this site in years 2 to 4 from the 2023 Monitoring Point and agrees with the developer's trajectory shown in **Table 4/WE1-CB1-1**.

4. EDDC conclusion on site deliverability

B.52 The EDDC trajectory for this site (i.e. the outlet based on approval 21/2236/MRES) is therefore as set out in **Table 4/WE1-CB1-1**. This trajectory is justified, based on the following:

- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permission which had not expired at the 2023 MP because development had commenced; and
 - The developer has confirmed their intention to implement the new detailed planning approval 21/2236/MRES for 140 dwellings (implying that they will not continue to implement the housing development approved under 14/2137/MRES). Good progress has been made in discharging 21/2236/MRES pre-commencement conditions.
- The site is also deliverable. This site's trajectory does not rely on the application of prescriptive assumptions. Notwithstanding the fact that the site has detailed planning permission, the council has engaged with

the developer to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:

- The site is owned by the developer, Persimmon Homes South West, which is a national volume house builder.
- The developer has provided evidence about forecast delivery, including confirming that they expect the site to be completed by 2026/27. That is, 140 dwellings would be completed in the 5 year period after the 2023 MP.
- EDDC considers that the forecast lead in time and build rate of 50 dwellings per year on this site are prudent and realistic at this time.
- If there were to be a minor slippage in delivery, there is still sufficient time for the site of 140 dwellings to be completed within the 5 year period from the 2023 Monitoring Point.
- Consequently, EDDC concludes that there is no clear evidence that the 140 homes will not be delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.53 140 dwellings remained to be delivered on this site **WE1-CB1-1** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.50 to B.52, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 140 dwellings fall within part (a) of the definition of deliverable. That is, there are realistic prospects of 140 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Cranbrook Phase 1 -The Ingrams.
- B.54 For development management and NPPF Paragraph 74 purposes, 140 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.55 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

- B.56 Based on the above information for site **WE1-CB1-1**, EDDC concludes that for plan monitoring and plan-making purposes:
- 140 forecast dwelling completions can count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and

- With no dwellings completed before the 2020 monitoring point, 140 dwelling forecast completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/WE1-CB1-1 – Housing Trajectory

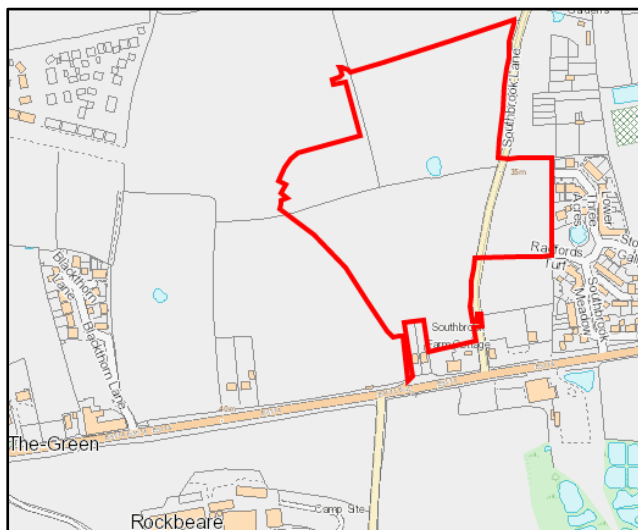
| 2023 MP | Table 4/WE1-CB1-1 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | |
|-----------------------------------|----------------------------|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| Site | Cranbrook – Ingrams Land | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | Persimmon Homes | | | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Planning Status at end March 2023 | Detailed planning approval | 140 | 140 | | | | | | | | | | | | | | | |
| Developer's trajectory | | 140 | 140 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 50 | 40 | |
| EDDC trajectory | | 140 | 140 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 50 | 40 | |

This table is based on:

- an extract (*Table 1*) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information and delivery trajectory provided by the developer's response
- the EDDC trajectory, having considered the developer information and trajectory and other relevant information on housing delivery particularly within/at the settlement.

Site WE1-CB1-3 : Cranbrook PHASE 1 -4 - Gardenia Place

Map B/WE1-CB1-3



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Note: The red line is the area of detailed planning permission **18/1237/MRES**

Table 1/WE1-CB1-3 Deliverability Summary

| | |
|---|------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with a realistic prospect that housing will be delivered on the site within five years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 30 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | Yes |

Table 2/WE1-CB1-3 Site Progress Summary

| | |
|--|---------------------------------|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 256 |
| Net No dwellings approved | 256 |
| Builder/Developer/Landowner | Taylor Wimpey |
| Site development status at 31/03/2023 | Under construction |
| Site development status post 31/03/2023 update | Under construction |
| Dwellings not started at 31/03/2023 | 0 |
| Dws under construction at 31/03/2023 | 30 |
| Completions pre 01/04/2020 | 6 |
| Completions 01/04/2020 – 31/03/2022 | 146 |
| Completions 01/04/2022 – 31/03/2023 | 74 |
| TOTAL SITE COMPLETIONS (GROSS) | 226 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILS

1. Local Plan status

- B.57 Housing development on site **WE1-CB1-3** (shown on the area outlined in red on **Map B/WE1-CB1-3.**) lies within the Built up Area Boundary (BUAB) shown on the Cranbrook Plan-Policies Map. Policy CB8 in the Cranbrook Plan DPD (adopted 19 October 2022) established the Cranbrook Built up Area Boundary. The Cranbrook Plan is the latest adopted DPD covering this site.
- B.58 Site **WE1-CB1-3** lies within the area of Cranbrook Phase 1. Policy Strategy 12 **Development in Cranbrook** in the adopted East Devon Local Plan 2013 – 2031 had previously allocated land for development, with Cranbrook to be developed as a modern market town. Cranbrook Phase 1 was shown on the Proposals Map⁸ (West End Inset Map). The Inset Map's legend showed that Cranbrook Phase 1 related to Policy Strategy 9 and to Policy Strategy 12.
- B.59 However, the adopted Cranbrook Plan has superseded Policy Strategy 12. Paragraph 1.8 of the Cranbrook Plan states that:
- “Upon adoption, this DPD supersedes in its entirety, Strategy 12 ('Development at Cranbrook') of the adopted East Devon Local Plan 2013 - 2031 and makes redundant the 'Cranbrook Plan Area' shown on the West End Inset Map which was an area of search for the additional planned growth required by that plan. The Cranbrook Plan Area now depicted on the Cranbrook Plan Policies Map identifies the land within which the policies of the Cranbrook Plan (this plan) will be applicable.”*
- B.60 Cranbrook Plan policy does not reallocate Cranbrook Phase 1, nor is Phase 1 shown on the Cranbrook Plan Policies Map as an allocation.
- B.61 The Cranbrook Policies Map does show that this site is on land located within the 'existing Cranbrook outline permission'⁹. Site **WE1-CB1-3** has detailed planning permission regarding reserved matters relating to that outline planning permission.

2. Lead-in Time

a) Planning status and planning application progress

- B.62 **Table 3/WE1-CB1-3** summarises the current planning application status and planning application progress on Site WE1-CB1-3. This site lies within the area of outline planning permission for Phase 1 of the new settlement of Cranbrook. Outline application 03/P1900 was approved with conditions on 29 October 2010 for a new community comprising up to 2,900 residential dwellings; a town centre and a local centre including retail, residential and employment; assembly and leisure uses; non-residential institutions (including two primary schools and one secondary school); sports and recreation facilities; a country park; a railway station; landscaping; engineering works;

⁸ Proposals Maps are now called Policies Maps. Note that Cranbrook Phase 1 encompasses Phases 1 to 6 Reserved Matters

⁹ That outline permission (03/P1900) expired on 29 October 2022

associated infrastructure; and car parking. The outline planning permission expired on 29 October 2022, after application 18/1237/MRES received conditional planning approval.

Table 3/WE1-CB1-3 : Current planning status & planning application progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|------------|------------------------------|-------------------------------------|----------------|---|
| 03/P1900 | 2900 | | Outline | 02/05/2012 | Approved | 16/11/2017 |
| 18/1237/MRES | | 256 | Reserved Matters | 08/06 2018 | Approved | 27/11/2018 |
| SITE TOTAL | | 256 | | | | |

B.63 As at the 2023 Monitoring Point Site **WE1-CB1-3** had detailed planning approval as follows (See Table **3/WE1-CB1-3**):

- 18/1237/MRES for 256 dwellings.

B.64 It should be noted that a full planning application 13/1752/MFUL was approved on 24 November 2014, for an additional 587 dwellings within the area of the outline planning approval, bringing the Cranbrook total to 3,847 dwellings. Application 18/1237/MRES is not within the site area of approval 13/1752/MFUL so is not being double counted.

b) Discharging conditions

B.65 Approval of 18/1237/MRES on 27 November 2018 for Reserved matters comprising layout, scale, appearance, landscaping and access for the construction of 256 dwellings and associated infrastructure included the discharge of conditions 2, 17, 19, 20, 22, 23, 26, 28, 30, and 32 of the associated outline consent (03/P1900). Several other conditions have also been discharged.

B.66 Pre commencement conditions for 18/1237/MRES were being discharged from March 2020 and in 2021. See Footnote 1 to Appendix B.

c) Site progress

B.67 Development approved under 18/1237/MRES had commenced by end March 2021. Therefore, the planning approval had not expired at the 2023 Monitoring Point.

d) Dwellings under construction

B.68 The 2023 response confirms that 30 dwellings were under construction at the 2023 Monitoring Point.

e) Developer/housebuilder/owner

B.69 The developer of the site shown on **Map B/WE1-CB1-3** is Taylor Wimpey who provided a response to the EDDC 2023 questionnaire (See Appendix F - Response **R/WE1-CB1-3**). Taylor Wimpey is a national, volume house builder.

Their response in 2021 confirmed that Taylor Wimpey owns this site. Since then, on-site affordable housing has been transferred into the ownership of LiveWest.

f) Identified registered provider

B.70 LiveWest is the registered provider for the affordable housing on this outlet.

3. Dwelling completions

a) Completions by 31 March 2023

B.71 EDDC records show that the 6 dwellings were completed by in 2019/20 which marked the end of the 'lead-in time'. The records also show that 226 dwellings were completed on this site as at the 2023 Monitoring Point.

b) Forecast completions after 31 March 2023

B.72 This site is part of the much larger Phase 1 development at Cranbrook where the outline approval was for 2900 dwellings. The council is mindful that there are multiple developers and outlets on Phase 1 and that developers could only provide housing delivery trajectory information about their own outlets. The council therefore does not produce a single trajectory for Phase 1. Nor is the forecast based on the standard HELAA method assumptions e.g. for a site of 1000+ dwellings with 3 developers.

B.73 Instead, the council forecasts housing delivery trajectory at Cranbrook based on outlets. That is, the sites where each builder/developer has planning approvals and specific interests. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/WE1-CB1-3**.

Developer information

B.74 Site **WE1-CB1-3** relates to an 'outlet' on part of Phase 1, where there is a single builder/developer implementing the detailed planning approval(s).

B.75 In 2023 the council engaged with the site developer Taylor Wimpey in forecasting the delivery of housing on this site (outlet). The developer completed and returned the 2023MP site proforma. Their responses to the tailored questions in the site proforma are set out In Appendix F. The respondent completed their 2023MP trajectory on a monitoring year-by-year basis, which is shown in **Table 4/WE1-CB1-3**.

B.76 The developer's previous response in 2021 forecast that the development would be completed in 2 years, with a build rate of 119 in 2021/22 and 82 in 2022/23. The actual rates achieved were lower, at 95 and 74 respectively. Consequently 30 dwellings remained to be completed at the 2023 Monitoring Point. The 2023 response anticipates that the remaining 30

dwellings will be completed in 2023/24. Consequently, all the remaining dwellings permitted will be completed in the 5 years from the 2023 Monitoring Point.

Council consideration of developer information

- B.77 EDDC has carefully considered the latest, site-specific information received from the outlet's builder/developer obtained via the 2023 Monitoring Point engagement process. The council agrees with their trajectory for the following reasons:
- B.78 EDDC agrees with the developer's trajectory for the following reasons:
- The site had detailed planning permission which had not expired at the 2021 MP, because development has commenced.
 - The site is owned by the developer, Taylor Wimpey which is a national volume house builder.
 - Only 30 of the 256 dwellings approved remained to be completed, and the developer's response confirms that all 30 were under construction at the 2023 Monitoring Point.
 - The developer has provided a trajectory and confirmed that they expect the site to be completed in the monitoring year 2023/24. That is, the remaining 30 dwellings would be completed in the 5 year period after the 2023 MP.
 - The site is owned by the developer who is a national volume house-builder with a local track record of outlet completions of 50 or more per year.
 - There are also wider issues about the current housing market, materials and labour shortages, and the wider economic conditions. However, there is no evidence that development has stalled on this site. If there were to be any reduction in the build rate, there is still ample time for the site to be completed within the 5 year period from the 2023 Monitoring Point.
 - Consequently, EDDC considers that there are no reasons at this time to conclude that the 30 homes will not be delivered on this site within five years from the 2023 Monitoring Point.
- B.79 The council agrees that 30 remaining dwellings would therefore be completed on this site in year 1 from the 2023 Monitoring Point and agrees with the developer's trajectory shown in **Table 4/WE1-CB1-3**.

4. EDDC conclusion about site deliverability

- B.80 The EDDC trajectory for this site (i.e. the outlet based on approval 21/2236/MRES) is therefore as set out in **Table 4/WE1-CB1-3**. This trajectory is justified, based on the following:

- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permission which had not expired at the 2023 MP because development had commenced; and
- The site is also deliverable. This site's trajectory does not rely on the application of prescriptive assumptions. Notwithstanding the fact that the site has detailed planning permission, the council has engaged with the developer to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:
 - The site is owned by the developer, Taylor Wimpey, which is a national volume house builder.
 - The developer has provided evidence about forecast delivery, including confirming that they expect the site to be completed by 2023/24. That is, the remaining 30 dwellings would be completed in the 5 year period after the 2023 MP.
 - EDDC considers that the forecast build rate (with 30 dwellings completed in the year) on this site is prudent and realistic at this time.
 - If there were to be slippage in delivery there is still sufficient time for the residue of 30 dwellings to be completed within the 5 year period from the 2023 Monitoring Point.
 - Consequently, EDDC concludes that there is no clear evidence that the residue of 30 homes will not be delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.81 30 dwellings remained to be delivered on this site **WE1-CB1-3** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.77 to B.80, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and In accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 30 dwellings fall within part (a) of the definition of deliverable. That is, there are realistic prospects of 30 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Cranbrook PHASE 1-4 Gardenia Place.
- B.82 For development management and NPPF Paragraph 74 purposes, 30 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.83 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

B.84 Based on the above information for site **WE1-CB1-3**, EDDC concludes that for plan monitoring and plan-making purposes:

- 256 actual and forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
- 6 dwellings were completed prior to 1 April 2020. Therefore 250 actual and forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/WE1-CB1-3 – Housing Trajectory

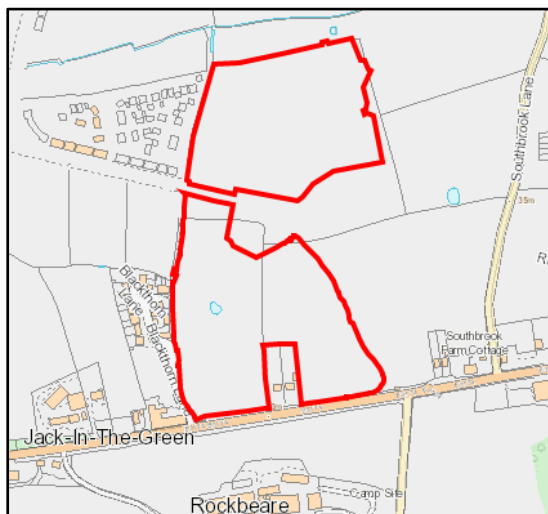
| 2023 MP | Table 4/WE1-CB1-3 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | |
|-----------------------------------|----------------------------|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| Site | Cranbrook – Gardenia Place | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | Taylor Wimpey | | | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | | | | | | | | | | |
| Planning Status at end March 2023 | Detailed planning approval | 256 | 256 | | | | | | | | | | | | | | | |
| Developer's trajectory | | 256 | 256 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 51 | 95 | 74 | 30 | | | | |
| EDDC trajectory | | 256 | 256 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 51 | 95 | 74 | 30 | | | | |

This table is based on:

- an extract (*Table 1*) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information and delivery trajectory provided by the developer's response
- the EDDC trajectory, having considered the developer information and trajectory and other relevant information on housing delivery particularly within/at the settlement.

Site WE1-CB1-5 : Cranbrook PHASE 1 -6 Parcels 4 + 7 (Clover Way)

Map B/WE1-CB1-5



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Note: The red line is the area of detailed planning permission **20/1190/MRES**

Table 1/WE1-CB1-5 Deliverability Summary

| | |
|--|------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 262 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | Yes |

Table 2/WE1-CB1-5 Site Progress Summary

| | |
|--|---------------------------------|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 311 |
| Net No dwellings approved | 311 |
| Builder/Developer/Landowner | Taylor Wimpey |
| Site development status at 31/03/2023 | Under construction |
| Site development status post 31/03/2023 update | Under construction |
| Dwellings not started at 31/03/2023 | 0 |
| Dws under construction at 31/03/2023 | 262 (developer information) |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 49 |
| TOTAL SITE COMPLETIONS (GROSS) | 49 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

- B.85 Housing development on site **WE1-CB1-5** (shown on the area outlined in red on **Map B/WE1-CB1- 5.**) lies within the Built up Area Boundary (BUAB) shown on the Cranbrook Plan-Policies Map. Policy CB8 in the Cranbrook Plan DPD (adopted 19 October 2022) established the Cranbrook Built up Area Boundary. The Cranbrook Plan is the latest adopted DPD covering this site.
- B.86 Site **WE1-CB1-5** lies within the area of Cranbrook Phase 1. Policy Strategy 12 **Development in Cranbrook** in the adopted East Devon Local Plan 2013 – 2031 had previously allocated land for development, with Cranbrook to be developed as a modern market town. Cranbrook Phase 1 was shown on the Proposals Map¹⁰ (West End Inset Map). The Inset Map's legend showed that Cranbrook Phase 1 related to Policy Strategy 9 and to Policy Strategy 12.
- B.87 However, the adopted Cranbrook Plan has superseded Policy Strategy 12. Paragraph 1.8 of the Cranbrook Plan states that:
- “Upon adoption, this DPD supersedes in its entirety, Strategy 12 ('Development at Cranbrook) of the adopted East Devon Local Plan 2013 - 2031 and makes redundant the 'Cranbrook Plan Area' shown on the West End Inset Map which was an area of search for the additional planned growth required by that plan. The Cranbrook Plan Area now depicted on the Cranbrook Plan Policies Map identifies the land within which the policies of the Cranbrook Plan (this plan) will be applicable.”*
- B.88 Cranbrook Plan policy does not reallocate Cranbrook Phase 1, nor is Phase 1 shown on the Cranbrook Plan Policies Map as an allocation.
- B.89 The Cranbrook Policies Map does show that this site is on land located within the 'existing Cranbrook outline permission'¹¹. Site **WE1-CB1-5** has detailed planning permission regarding reserved matters relating to that outline planning permission.

2. Lead-in Time

- a) Planning application status and progress**
- B.90 **Table 3/WE1-CB1-5** summarises the current planning application status & planning application progress on Site WE1-CB1-5. This site lies within the area of outline planning permission for Phase 1 of the new settlement of Cranbrook. Outline application 03/P1900 was approved with conditions on 29 October 2010 for a new community comprising up to 2,900 residential dwellings; a town centre and a local centre including retail, residential and employment; assembly and leisure uses; non-residential institutions (including two primary schools and one secondary school); sports and recreation facilities; a country park; a railway station; landscaping; engineering works;

¹⁰ Proposals Maps are now called Policies Maps. Note that Cranbrook Phase 1 encompasses Phases 1 to 6 Reserved Matters

¹¹ That outline permission (03/P1900) expired on 29 October 2022

associated infrastructure; and car parking. The outline planning permission expired on 29 October 2022, after application **20/1190/MRES** received conditional planning approval.

Site Table 3/WE1-CB1-5: Current planning status and planning application progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|------------|------------------------------|-------------------------------------|---------------------|---|
| 03/P1900 | 2900 | | Outline | 02/05/2012 | Approved Expired | 16/11/2017 29/10/2022 |
| 20/1190/MRES | | 311 | Reserved Matters | 15/07/2020 | Approved | 16/12/2020 |
| SITE TOTAL | | 311 | | | | |

B.91 As at the 2023 Monitoring Point Site **WE1-CB1-5** had detailed planning approvals as follows:

- 20/1190/MRES for 311 dwellings.

B.92 It should be noted that a full planning application 13/1752/MFUL was approved on 24 November 2014, for an additional 587 dwellings within the area of the outline planning approval, bringing the Cranbrook total to 3,847 dwellings. Application 20/1190/MRES is not within the site area of approval 13/1752/MFUL so is not being double counted.

b) Discharging conditions

B.93 Pre commencement conditions were being discharged in 2021. Development relating to approved application 20/1190/MRES had commenced by February 2021 ie before the 2023 Monitoring Point. See Footnote 1 to Appendix B.

c) Site progress

B.94 Development approved under 20/1190/MRES had commenced by February 2021. Therefore, the planning approval had not expired at the 2023 Monitoring Point.

B.95 In 2021 the developer had expected housing construction to start in November 2021 with the first completions expected in October 2022 so that 18 dwellings would be completed in 2022/23. Progress has actually been faster, with 49 dwellings completed in 2022/23.

d) Dwellings under construction

B.96 The developer's 2023 response states that 262 dwellings were under construction on this site at the 2023 Monitoring Point.

e) Developer/housebuilder/owner

- B.97 The developer of the site shown on **Map B/WE1-CB1-5** is Taylor Wimpey who provided a response to the EDDC 2023 questionnaire (See Appendix F - Response **R/WE1-CB1-5**).
- B.98 Taylor Wimpey is a national, volume house builder. Their response in 2021 confirmed that Taylor Wimpey owns this site.

f) Identified registered provider

- B.99 LiveWest is the registered provider for the affordable housing on this site.

3. Dwelling completions

a) Completions by 31 March 2023

- B.100 EDDC records show that 49 dwellings were completed by the 2023 Monitoring Point. Lead in time on this site ended when the first dwellings were completed in the 2022/23 monitoring year.

b) Forecast completions after 31 March 2023

- B.101 This site is part of the much larger Phase 1 development at Cranbrook where the outline approval was for 2900 dwellings. The council is mindful that there are multiple developers and outlets on Phase 1 and that developers could only provide housing delivery trajectory information about their own outlets. The council therefore does not produce a single trajectory for Phase 1. Nor is the forecast based on the standard HELAA method assumptions e.g. for a site of 1000+ dwellings with 3 developers.
- B.102 Instead, the council forecasts housing delivery trajectory at Cranbrook based on outlets. That is, the sites where each builder/developer has planning approvals and specific interests. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/WE1-CB1-5**.

Developer information

- B.103 Site **WE1-CB1-5** relates to an 'outlet' on part of Phase 1, where there is a single builder/developer implementing the detailed planning approval(s).
- B.104 In 2023 the council engaged with the site developer Taylor Wimpey in forecasting the delivery of housing on this site (outlet). The developer completed and returned the 2023MP site proforma. Their responses to the tailored questions in the site proforma are set out In Appendix F. The respondent completed their 2023MP trajectory on a monitoring year-by-year basis, which is shown in **Table 4/WE1-CB1-5**.
- B.105 The developer's previous response in 2021 forecast gearing up in 2022/23 (18 dwellings) and with a build rate of 105 dwellings per year thereafter with the

development completed in 2025/6, following. The developer response in 2023 revised the housing trajectory, forecasting completions on a year by year basis (monitoring years). The forecast is for 118 dwellings to be completed in 2023/24 (above the previous forecast of 105 pa), with a slightly lower figure of 92 in 2024/25 and the residue of 52 in 2025/26. The response confirms their anticipation that all the residue of 262 dwellings on this site will be completed by Summer 2025, about 6 months earlier than previously forecast in the 2021 response, which reflects the fact that more completions were delivered earlier in 2022/23. The developer's response highlights the availability of materials, especially bricks, stone for walls and roof tiles as issues affecting the delivery of development.

- B.106 Consequently, the forecast is that all remaining 262 dwellings will be completed in the 5 years from the 2023 Monitoring Point.
- B.107 Housing completions to date on this site and the developer's trajectory for this site are set out in Table **4/WE1-CB1-5**.

Council consideration of developer information

- B.108 EDDC has carefully considered the latest, site-specific information received from the outlet's builder/developer obtained via the 2023 Monitoring Point engagement process.
- B.109 EDDC does not agree wholly with the developer's trajectory for the following reasons, but does agree that the residue of 262 dwellings will be completed in the 5 year period:
- a) The site had detailed planning permission which had not expired at the 2023 MP, given the 49 completions at the 2023 Monitoring Point.
 - b) The developer has provided a trajectory and confirmed that they expect the site to be completed by Summer 2025. That is, the residue of 262 dwellings would be completed in the 5 year period from the 2023 MP.
 - c) The site is owned by the developer, Taylor Wimpey which is a national volume house builder.
 - d) Whilst the developer has a local track record of combined outlet completions of 100-120 per year at Cranbrook, the Council is mindful that Taylor Wimpey have a second outlet (Gardenia Place) with a residue of 30 dwellings forecast for completion in 2023/24. Consequently, the Council considers it prudent to reduce the forecast for Site **WE1-CB1-5** down to 100 dwelling completions in 2023/24. The Council agrees with the forecast of 92 in 2024/25, and therefore forecasts 70 completions in 2025/26, with the site development completed in the 2025/26 monitoring year.
 - e) EDDC considers that the EDDC forecast delivery rates are realistic mindful of the timing of housing development and the progress achieved, and delivery rates on other Taylor Wimpey sites.

f) EDDC considers that there are no reasons at this time to conclude that the residual 262 homes will not be delivered on the site within 5 years.

B.110 The council agrees that 262 dwellings would therefore be completed on this site in years 1 to 3 from the 2023 Monitoring Point but does not wholly agree with the developer's trajectory shown in **Table 4/WE1-CB1-5**.

4. EDDC conclusion on site deliverability

B.111 The EDDC trajectory for this site (i.e. the outlet based on approval 20/1190/MRES) is therefore as set out in **Table 4/WE1-CB1-5**. This trajectory is justified, based on the following:

- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permission which had not expired at the 2023 MP because development had commenced; and
 - The developer has confirmed their intention to complete the development of the residue of 262 dwellings from detailed planning approval 20/1190/MRES.
- The site is also deliverable. This site's trajectory does not rely on the application of prescriptive assumptions. Notwithstanding the fact that the site has detailed planning permission, the council has engaged with the developer to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:
 - The site is owned by the developer, Persimmon Homes South West, which is a national volume house builder.
 - The developer has provided evidence about forecast delivery, including confirming that they expect the site to be completed by 2025/26. That is, 262 dwellings would be completed in the 5 year period after the 2023 MP.
 - Subject to the modestly reduced rate in 2023/4 and consequential higher figure in 2025/6, EDDC considers that the forecast lead in time and average build rate of about 90 dwellings per year on this site are prudent and realistic at this time.
 - If there were to be a minor slippage in the start date due to the on-going development management process regarding the latest reserved matters planning approval, there is still sufficient time for the residual 262 dwellings to be completed within the 5 year period from the 2023 Monitoring Point.

- Consequently, EDDC concludes that there is no clear evidence that the 262 homes will not be delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.112 262 dwellings remained to be delivered on this site **WE1-CB1-5** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.108 to B.111, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 262 dwellings fall within part (a) of the definition of deliverable. That is, there are realistic prospects of 262 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Cranbrook PHASE 1-6 Parcels 4 + 7.
- B.113 For development management and NPPF Paragraph 74 purposes, 262 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.114 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

- B.115 Based on the above information for site **WE1-CB1-5**, EDDC concludes that for plan monitoring and plan-making purposes:
- 311 actual and forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
 - With no completions before the 2020 monitoring point, 311 actual and forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/WE1-CB1-5 – Housing Trajectory

| 2023 MP | Table 4/WE1-CB1-5 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | FORECAST COMPLETIONS | | | | | |
|---|---|----------------------|------------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|---------|
| Site | Cranbrook Phase 1– 6 Parcels 4 & 7 (Clover Way) | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | Taylor Wimpey | | | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | | | | | | | | | | |
| Planning Status at end March 2023 | Detailed planning approval | 311 | 311 | | | | | | | | | | | | | | | |
| Developer's trajectory | | 311 | 311 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 49 | 118 | 92 | 52 | | |
| EDDC trajectory | | 311 | 311 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 49 | 100 | 92 | 70 | | |

This table is based on:

- an extract (*Table 1*) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information and delivery trajectory provided by the developer's response
- the EDDC trajectory, having considered the developer information and trajectory and other relevant information on housing delivery particularly within/at the settlement.

DETAILED SITE PROFILE

1. Local Plan status

- B.116 Housing development on site **WE1-CB1-7** (shown on the area outlined in red on **Map B/WE1-CB1-7**.) lies within the Built up Area Boundary (BUAB) shown on the Cranbrook Plan-Policies Map. Policy CB8 in the Cranbrook Plan DPD (adopted 19 October 2022) established the Cranbrook Built up Area Boundary. The Cranbrook Plan is the latest adopted DPD covering this site.
- B.117 Site **WE1-CB1-7** lies within the area of Cranbrook Phase 1. Policy Strategy 12 **Development in Cranbrook** in the adopted East Devon Local Plan 2013 – 2031 had previously allocated land for development, with Cranbrook to be developed as a modern market town. Cranbrook Phase 1 was shown on the Proposals Map¹² (West End Inset Map). The Inset Map's legend showed that Cranbrook Phase 1 related to Policy Strategy 9 and to Policy Strategy 12.
- B.118 However, the adopted Cranbrook Plan has superseded Policy Strategy 12. Paragraph 1.8 of the Cranbrook Plan states that:
- “Upon adoption, this DPD supersedes in its entirety, Strategy 12 ('Development at Cranbrook') of the adopted East Devon Local Plan 2013 - 2031 and makes redundant the 'Cranbrook Plan Area' shown on the West End Inset Map which was an area of search for the additional planned growth required by that plan. The Cranbrook Plan Area now depicted on the Cranbrook Plan Policies Map identifies the land within which the policies of the Cranbrook Plan (this plan) will be applicable.”*
- B.119 Cranbrook Plan policy does not reallocate Cranbrook Phase 1, nor is Phase 1 shown on the Cranbrook Plan Policies Map as an allocation.
- B.120 The Cranbrook Policies Map does show that this site is on land located within the 'existing Cranbrook outline permission'¹³. Site **WE1-CB1-7** has detailed planning permission regarding reserved matters relating to that outline planning permission.

2. Lead-in Time

a) Planning application status and progress

- B.121 Table 3/WE1-CB1-7** summarises the current planning application status & planning application progress on Site WE1-CB1-7. This site lies within the area of outline planning permission for Phase 1 of the new settlement of Cranbrook. Outline application 03/P1900 was approved with conditions on 29 October 2010 for a new community comprising up to 2,900 residential dwellings; a town centre and a local centre including retail, residential and employment; assembly and leisure uses; non-residential institutions (including two primary schools and one secondary school); sports and recreation facilities; a country park; a railway station; landscaping; engineering works;

¹² Proposals Maps are now called Policies Maps. Note that Cranbrook Phase 1 encompasses Phases 1 to 6 Reserved Matters

¹³ That outline permission (03/P1900) expired on 29 October 2022

associated infrastructure; and car parking. The outline planning permission expired on 29 October 2022, after application **20/1190/MRES** received conditional planning approval.

Site Table 3/WE1-CB1-7: Current planning status and planning application progress

| Planning application | Proposal (no of dwellings) | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|------------------------------|-------------------------------------|----------------|---|
| 03/P1900 | 2900 | Outline | 02/05/2012 | Approved | 16/11/2017 |
| 19/1013/MRES | 235 | Reserved Matters | 30/05/2019 | Approved | 13//09/2019 |
| SITE TOTAL | 235 | | | | |

B.122 As at the 2023 Monitoring Point, Site **WE1-CB1-7** had detailed planning approval 19/1013/MRES for 235 dwellings.

B.123 It should be noted that a full planning application 13/1752/MFUL was approved on 24 November 2014, for an additional 587 dwellings within the area of the outline planning approval, bringing the Cranbrook total to 3,847 dwellings. Application 19/1013/MRES is not within the site area of approval 13/1752/MFUL so is not being double counted.

b) Discharging conditions

B.124 Pre commencement conditions were being discharged in 2019 and 2020, including various conditions from the outline planning permission. See Footnote 1 to Appendix B.

c) Site progress

B.125 Development approved under 19/1013/MRES had commenced by March 2021 with 35 dwellings completed in 2020/21. Therefore, the planning approval had not expired at the 2023 Monitoring Point.

B.126 In 2021 the developer anticipated a build rate of 72 dwellings per year, with the site forecast to be completed in 2023. Actual delivery was faster in 2021/22 with delivery of 120 dwellings, plus a further 73 in 2022/23. Only 7 dwellings remained to be completed at the 2023 Monitoring Point.

d) Dwellings under construction

B.127 The developer's 2023 response states that 7 dwellings were under construction on this site at the 2023 Monitoring Point.

e) Developer/housebuilder/owner

B.128 The developer of the site shown on **Map B/WE1-CB1-7** is Persimmon Homes who provided a response to the EDDC 2023 questionnaire (See Appendix F - Response **R/WE1-CB1-7**).

B.129 Persimmon Homes is a national, volume house builder. Their response in 2021 confirmed that Persimmon Homes owns this site.

f) Identified registered provider

B.130 LiveWest is the registered provider for the affordable housing on this site.

3. Dwelling completions

a) Completions by 31 March 2023

B.131 EDDC records show that 228 dwellings were completed by the 2023 Monitoring Point. Lead in time on this site ended when the first dwellings were completed in the 2020/21 monitoring year.

b) Forecast completions after 31 March 2023

B.132 This site is part of the much larger Phase 1 development at Cranbrook where the outline approval was for 2900 dwellings. The council is mindful that there are multiple developers and outlets on Phase 1 and that developers could only provide housing delivery trajectory information about their own outlets. The council therefore does not produce a single trajectory for Phase 1. Nor is the forecast based on the standard HELAA method assumptions e.g. for a site of 1000+ dwellings with 3 developers.

B.133 Instead, the council forecasts housing delivery trajectory at Cranbrook based on outlets. That is, the sites where each builder/developer has planning approvals and specific interests. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/WE1-CB1-7**.

Developer information

B.134 Site **WE1-CB1-7** relates to an 'outlet' on part of Phase 1, where there is a single builder/developer implementing the detailed planning approval(s).

B.135 In 2023 the council engaged with the site developer Persimmon Homes in forecasting the delivery of housing on this site (outlet). The developer completed and returned the 2023MP site proforma. Their responses to the tailored questions in the site proforma are set out In Appendix F. The respondent completed their 2023MP trajectory on a monitoring year-by-year basis, which is shown in **Table 4/WE1-CB1-7**.

B.136 The developer expects that the remaining 7 dwellings that were under construction at the 2023 Monitoring Point will be completed in 2023/24.

B.137 Consequently, the forecast is that all remaining 7 dwellings will be completed in the 5 years from the 2023 Monitoring Point.

B.138 Housing completions to date on this site and the developer's trajectory for this site are set out in Table **B/WE1-CB1-7**.

Council consideration of developer information

B.139 EDDC has carefully considered the latest, site-specific information received from the outlet's builder/developer obtained via the 2023 Monitoring Point engagement process.

B.140 EDDC agrees with the developer's trajectory for the following reasons:

- a) The site had detailed planning permission which had not expired at the 2023 MP, given the 228 completions at the 2023 Monitoring Point.
- b) The developer has provided a trajectory and confirmed that they expect the site to be completed in 2023/24. That is, the residue of 7 dwellings would be completed in the 5 year period from the 2023 MP.
- c) The site is owned by the developer, Persimmon Homes which is a national volume house builder.
- d) The remaining 7 dwellings were under construction at the 2023 Monitoring Point and therefore EDDC considers that the forecast of 7 dwellings in 2023/24, is realistic mindful of the progress already achieved on this site, and delivery rates on other Persimmon Homes sites.
- e) EDDC considers that there are no reasons at this time to conclude that the residual 7 homes will not be delivered on the site within 5 years.

B.141 The council agrees that 7 dwellings would therefore be completed on this site in year 1 from the 2023 Monitoring Point and agrees with the developer's trajectory shown in **Table 4/WE1-CB1-7**.

4. EDDC conclusion on site deliverability

B.142 The EDDC trajectory for this site (i.e. the outlet based on approval 19/1013/MRES) is therefore as set out in **Table 4/WE1-CB1-7**. This trajectory is justified, based on the following:

- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permission which had not expired at the 2023 MP because development had commenced; and
 - The developer has confirmed their intention to complete the development of the residue of 7 dwellings from detailed planning approval 19/1013/MRES.
- The site is also deliverable. This site's trajectory does not rely on the application of prescriptive assumptions. Notwithstanding the fact that the site has detailed planning permission, the council has engaged with the developer to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:

- The site is owned by the developer, Persimmon Homes, which is a national volume house builder.
- The developer has provided evidence about forecast delivery, including confirming that they expect the site to be completed by 2023/24. That is, 7 dwellings would be completed in the 5 year period after the 2023 MP.
- EDDC considers that the forecast completions of the residual 7 dwellings on this site in 2023/24 is prudent and realistic at this time.
- If there were to be a slippage in delivery, there is still ample time for the residual 7 dwellings to be completed within the 5 year period from the 2023 Monitoring Point.
- Consequently, EDDC concludes that there is no clear evidence that the 7 homes will not be delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.143 7 dwellings remained to be delivered on this site **WE1-CB1-7** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.139 to B.142, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 7 dwellings fall within part (a) of the definition of deliverable. That is, there are realistic prospects of 7 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Cranbrook PHASE 1 Galileo.
- B.144 For development management and NPPF Paragraph 74 purposes, 7 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.145 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

- B.146 Based on the above information for site **WE1-CB1-7**, EDDC concludes that for plan monitoring and plan-making purposes:
- 235 actual and forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
 - With no completions before the 2020 monitoring point, 235 actual and forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/WE1-CB1-7 – Housing Trajectory

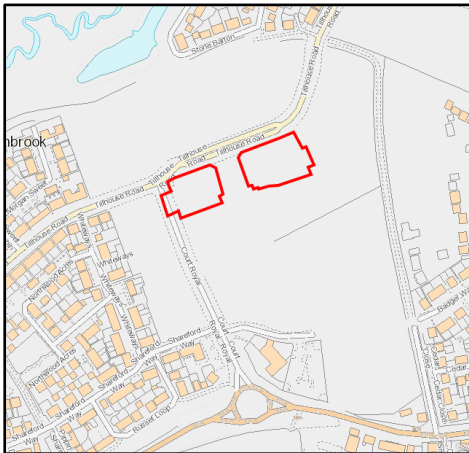
| 2023 MP | Table 4/WE1-CB1-7 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | |
|-----------------------------------|----------------------------|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| Site | Cranbrook Phase 1– Galileo | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | Persimmon Homes | | | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | | | | | | | | | | |
| Planning Status at end March 2023 | Detailed planning approval | 235 | 235 | | | | | | | | | | | | | | | |
| Developer's trajectory | | 235 | 235 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 35 | 120 | 73 | 7 | | | | |
| EDDC trajectory | | 235 | 235 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 35 | 120 | 73 | 7 | | | | |

This table is based on:

- an extract (*Table 1*) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information and delivery trajectory provided by the developer's response
- the EDDC trajectory, having considered the developer information and trajectory and other relevant information on housing delivery particularly within/at the settlement.

Site WE1-CB1-11 : Cranbrook PHASE 1 - Town Centre Parcel TC4A - South Side of Tillhouse Road

Map B/WE1-CB1-11



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Note: The red line is the area of detailed planning application **21/2020/MRES**, within the area of outline planning permission 03/P1900

Table 1/WE1-CB1-11 Deliverability Summary

| | |
|--|------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 26 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | Yes |

Table 2/WE1-CB1-5 Site Progress Summary

| | |
|--|--|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 26 |
| Net No dwellings approved | 26 |
| Builder/Developer/Landowner | HDD Cranbrook Ltd / Hallam Land Management Ltd |
| Site development status at 31/03/2023 | Under construction |
| Site development status post 31/03/2023 update | Under construction |
| Dwellings not started at 31/03/2023 | 9 |
| Dws under construction at 31/03/2023 | 17 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

- B.147 Housing development on site **WE1-CB1-11** (shown on the area outlined in red on **Map B/WE1-CB1-11.**) lies within the Built up Area Boundary (BUAB) shown on the Cranbrook Plan-Policies Map. Policy CB8 in the Cranbrook Plan DPD (adopted 19 October 2022) established the Cranbrook Built up Area Boundary. The Cranbrook Plan is the latest adopted DPD covering this site.
- B.148 Site **WE1-CB1-11** lies within the area of Cranbrook Phase 1. Policy Strategy 12 **Development in Cranbrook** in the adopted East Devon Local Plan 2013 – 2031 had previously allocated land for development, with Cranbrook to be developed as a modern market town. Cranbrook Phase 1 was shown on the Proposals Map¹⁴ (West End Inset Map). The Inset Map's legend showed that Cranbrook Phase 1 related to Policy Strategy 9 and to Policy Strategy 12.
- B.149 However, the adopted Cranbrook Plan has superseded Policy Strategy 12. Paragraph 1.8 of the Cranbrook Plan states that:
- a. *“Upon adoption, this DPD supersedes in its entirety, Strategy 12 ('Development at Cranbrook') of the adopted East Devon Local Plan 2013 - 2031 and makes redundant the 'Cranbrook Plan Area' shown on the West End Inset Map which was an area of search for the additional planned growth required by that plan. The Cranbrook Plan Area now depicted on the Cranbrook Plan Policies Map identifies the land within which the policies of the Cranbrook Plan (this plan) will be applicable.”*
- B.150 Cranbrook Plan policy does not reallocate Cranbrook Phase 1, nor is Phase 1 shown on the Cranbrook Plan Policies Map as an allocation.
- B.151 The Cranbrook Policies Map does show that this site is on land located within the 'existing Cranbrook outline permission'¹⁵. Site **WE1-CB1-11** has detailed planning permission regarding reserved matters relating to that outline planning permission.

2. Lead-in Time

a) Planning application status and progress

- B.152 **Table 3/WE1-CB1-11** summarises the current planning application status & planning application progress on Site WE1-CB1-11. This site lies within the area of outline planning permission for Phase 1 of the new settlement of Cranbrook. Outline application 03/P1900 was approved with conditions on 29 October 2010 for a new community comprising up to 2,900 residential dwellings; a town centre and a local centre including retail, residential and employment; assembly and leisure uses; non-residential institutions (including two primary schools and one secondary school); sports and recreation

¹⁴ Proposals Maps are now called Policies Maps

¹⁵ That outline permission (03/P1900) expired on 29 October 2022

facilities; a country park; a railway station; landscaping; engineering works; associated infrastructure; and car parking. The outline planning permission expired on 29 October 2022, after application 21/2236/MRES received conditional planning approval.

Table 3/WE1-CB1-1 : Current planning status & planning application progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|-----------|------------------------------|-------------------------------------|----------------|---|
| 03/P1900 | 2900 | | Outline | 02/05/2012 | Approved | 16/11/2017 |
| 21/2020/MRES | | 26 | Reserved Matter | 28/07/2021 | Approved | 12 May 2022 |
| SITE TOTAL | | 26 | | | | |

B.153 Submission of the detailed planning application followed discussions at EDDC Strategic Planning Committee in 2020 plus further discussions with the developers, and then the EDDC Cabinet consideration on 6 January 2021 of an update on progress with negotiations with the East Devon New Community partners over the delivery of Cranbrook Town Centre. On 6 January 2021, it was resolved that Cabinet agree the following revised recommendations:

1. Agree the updated offer from the East Devon New Community Partners (EDNCp) and note progress on the proposed Cranbrook Town Centre Supplementary Planning Document and funding options for its delivery.
2. Agree the bullet pointed principles highlighted in the conclusion to the report and agree in principle to the Memorandum of Understanding now proposed by the EDNCp and delegate authority to the Chief Executive and Portfolio Holder Strategic Planning to sign the final MOU on behalf of the Council.
3. To put on hold the Supplementary Planning Document for the Town Centre to guide development in the town centre until the signing of the final MOU has been undertaken.

B.154 The detailed planning application was validated on 28 July 2021. The Design and Access statement accompanying the detailed planning application states “this application will deliver a vibrant, active frontage along the southern side of the town's high street, the northern end of Court Royal and around the town square. The proposed development will deliver eleven retail units on the ground floor of varying sizes and a range of apartments and duplex units on the upper two floors to be built in two phases.” (the application proposes 26 apartments, split between Block A (the western block) and Block B (the eastern block)). The DAS states that “Following a

lengthy period of collaborative working with East Devon District Council, Devon County Council and Cranbrook Town Council proposals for the town centre were approved by EDDC Cabinet on the 6th January 2021 to be progressed. These included the scheme prepared by Henry Davidson Developments Ltd (HDD) on behalf of the consortium."

- B.155 The detailed planning application was approved on 12 May 2022. Therefore, as at the 2023 Monitoring Point Site **WE1-CB1-11** had detailed planning approval as follows (reserved matters relating to the outline planning permission 03/P1900) - (See Table **3/WE1-CB1-11**):
- 21/2020/MRES for 26 dwellings and 11 retail units.
- B.156 The western block of 12 apartments is Block A – now called Juniper House and the eastern block of 14 apartments is Block B - now called Buckthorne House. Condition 3 of the 21/2020/MRES made provision for phasing if the development is implemented as two discrete phases of development as indicated on drawing 18303-SGP-ZZ-00-DR-A-130031 Rev A High Street Phasing Plan.
- B.157 It should be noted that a full planning application 13/1752/MFUL was approved on 24 November 2014, for an additional 587 dwellings within the area of the outline planning approval, bringing the Cranbrook total to 3,847 dwellings. Application 21/2020/MRES is not within the site area of approval 13/1752/MFUL so is not being double counted.

b) Discharging conditions

- B.158 Approved detailed planning application 21/2020/MRES included the discharge of conditions 6, 11, 14, 17, 22, 24, 28, 29, and 37 and partial discharge of condition 33 all of planning permission 03/P1900. The approval also listed several conditions that were previously been discharged or remain to be complied with onsite but without the need for the submission of details or separate agreement. See Footnote 1 to Appendix B.

c) Site progress

- B.159 No previous information about lead in time and build rates was received in 2021. However, the 2023 response from the developer confirmed that development approved under 21/2020/MRES had commenced by August 2022. Therefore, the planning approval had not expired at the 2023 Monitoring Point.

d) Dwellings under construction

- B.160 The 2023 response states that 17 dwellings were under construction at the 2023 Monitoring Point. The council understands that this included the 12 units in block A, and therefore there were also 5 units under construction in Block B.

e) Developer/housebuilder/owner

- B.161 The developer of the site shown on **Map B/WE1-CB1-11** is HDD Cranbrook Ltd/ Hallam Land Management Ltd (the builders are HDD) (See Appendix F -

Response **R/WE1-CB1-11**). The 2023 response confirms that all the residential units have been sold to LiveWest.

f) Identified registered provider

B.162 LiveWest is the registered provider for the affordable housing on this site.

3. Dwelling completions

a) Completions by 31 March 2023

B.163 EDDC records show that no dwellings were completed by the 2023 Monitoring Point.

B.164 'Lead in time' was therefore still in progress at the 2023 Monitoring Point as no dwellings had been completed on the site at that time.

b) Forecast completions after 31 March 2023

B.165 This site is part of the much larger Phase 1 development at Cranbrook where the outline approval was for 2900 dwellings. The council is mindful that there are multiple developers and outlets on Phase 1 and that developers could only provide housing delivery trajectory information about their own outlets. The council therefore does not produce a single trajectory for Phase 1. Nor is the forecast based on the standard HELAA method assumptions e.g. for a site of 1000+ dwellings with 3 developers.

B.166 Instead, the council forecasts housing delivery trajectory at Cranbrook based on outlets. That is, the sites where each builder/developer has planning approvals and specific interests. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/WE1-CB1-11**.

Developer information

B.167 Site **WE1-CB1-11** relates to an 'outlet' on part of Phase 1, where there is a single builder/developer implementing the detailed planning approval(s).

B.168 In 2023 the council engaged with the site HDD Cranbrook Ltd/ Hallam Land Management Ltd, in forecasting the delivery of housing on this site (outlet). The developer completed and returned the 2023MP site proforma. Their responses to the tailored questions in the site proforma are set out in Appendix F. The respondent completed their 2023MP trajectory on a monitoring year-by-year basis, which is shown in **Table 4/WE1-CB1-11**.

B.169 The developer's previous response in 2021 did not forecast build rates or lead in times. However, the DAS included an indicative proposed timescale for delivery as follows:

“The first phase of the high street retail and residential and the nursery would follow and be completed in the first quarter of 2023.”

- B.170 The EDDC trajectory in 2022 was more cautious than the indicative timetable in the Design and Access Statement. At that time the application had not been determined. The forecast was that the 26 dwellings would be completed by March 2025. That is, the 26 dwellings would be completed in the 5 year period from the 2021 Monitoring Point
- B.171 The 2023 response now anticipates that all 26 dwellings will be completed in 2024 (in the monitoring year 2023/24). Based on this information, all the dwellings permitted will be completed in the 5 years from the 2023 Monitoring Point.

Council consideration of developer information

- B.172 EDDC has carefully considered the latest, site-specific information received from the outlet's builder/developer obtained via the 2023 Monitoring Point engagement process. The council agrees that 26 dwellings will be completed in the 5 year period but does not wholly agree with their trajectory for the following reasons:
- a) The site has detailed planning approval, good progress has been made in commencing development, with 17 units under construction.
 - b) The units have been sold to LiveWest who is the registered provider so no delays are expected in securing a registered provider for this outlet.
 - c) The site is delivering the 26 units in 2 blocks of apartments. Block A is under construction at the 2023 Monitoring and Block B is part under construction.
 - d) It is realistic to forecast completions of Block A (12 units) in 2023/24 as those units were under construction at the 2023 monitoring point. The other 5 units which the developer's response stated were under construction at the 2023 monitoring point could be completed in 2023/24. However, it is prudent to forecast completion of the other 9 units in Block B in 2024/25, as they were not under construction at the 2023MP.
 - e) EDDC therefore considers that there are no reasons at this time to conclude that homes will not be delivered on this site within 5 years.
- B.173 Consequently, the council's trajectory in in **Table 4/WE1-CB1-11** differs slightly from that of the developer. The council forecasts 17 dwellings completions on site **WE1-CB1-11** in 2023/24 and the remaining 9 dwellings in 2024/25 (ie in years 1 and 2 from the 2023 MP as set out in the council's trajectory shown in **Table 4/WE1-CB1-11**).
- B.174 However, the council agrees with the developer that all 26 units will be completed in the 5 years from the 2023 monitoring point.

4. EDDC conclusion on site deliverability

B.175 The EDDC trajectory for this site (i.e. the outlet based on approval 21/2020/MRES) is therefore as set out in **Table 4/WE1-CB1-11**. This trajectory is justified, based on the following:

- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permission which had not expired at the 2023 MP because development had commenced; and
 - The developer has confirmed their intention to complete the development of the 26 dwellings from detailed planning approval 21/2020/MRES.
- The site is also deliverable. This site's trajectory does not rely on the application of prescriptive assumptions. Notwithstanding the fact that the site has detailed planning permission, the council has engaged with the developer to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:
 - The site is owned by the developer, HDD Cranbrook Ltd/ Hallam Land Management Ltd, and the dwelling units have been sold to LiveWest, a large Registered Provider operating in the area.
 - The dwelling units are being built by HDD which is a town centre developer specialist.
 - 17 dwellings units were under construction.
 - The developer has provided evidence about forecast delivery, including confirming that they expect all the dwellings to be completed by 2024 (in 2023/24). That is, 26 dwellings would be completed in the 5 year period after the 2023 MP.
 - Based on the modified forecast, with 17 completions in 2023/24 and 9 in 2024/25, EDDC considers that the council's forecast build rate on this site is prudent and realistic at this time.
 - If there were to be a minor slippage in the start date due to the on-going development management process regarding the latest reserved matters planning approval, there is ample time for the residual 26 dwellings to be completed within the 5 year period from the 2023 Monitoring Point.
 - Consequently, EDDC concludes that there is no clear evidence that the 26 homes will not be delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.176 26 dwellings remained to be delivered on this site **WE1-CB1-11** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.172 to B.175, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 26 dwellings fall within part (a) of the definition of deliverable. That is, there are realistic prospects of 26 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Cranbrook PHASE 1 - Town Centre Parcel TC4A - South Side of Tillhouse Road.
- B.177 For development management and NPPF Paragraph 74 purposes, 26 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.178 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

- B.179 Based on the above information for site **WE1-CB1-11**, EDDC concludes that for plan monitoring and plan-making purposes:
- 26 forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
 - With no completions before the 2020 monitoring point, 26 forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/WE1-CB1-11 – Housing Trajectory for Site WE1-CB1-11

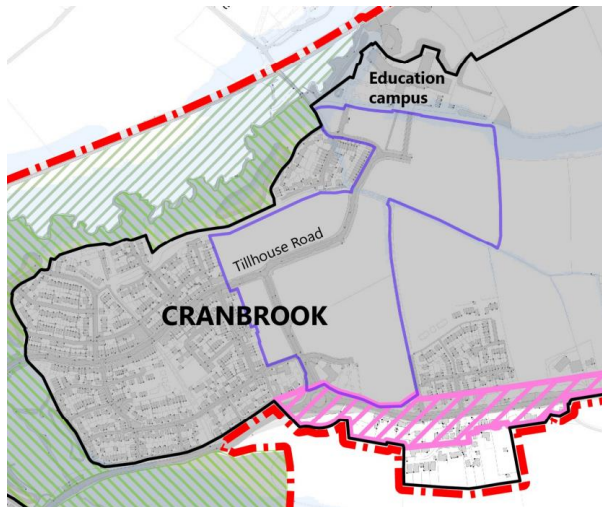
| 2023 MP | Table 4/WE1-CB1-11 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | FORECAST COMPLETIONS | | | | | |
|-----------------------------------|---|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|---------|
| Site | Cranbrook PHASE 1 - Town Centre Parcel TC4A - South Side of Tillhouse Road | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | HDD Cranbrook Ltd/ Hallam Land Management Ltd | | | | | | | | | | | | | | | | | |
| Planning Status at end March 2023 | Detailed planning approval | 26 | 26 | | | | | | | | | | | | | | | |
| Developer's trajectory | | 26 | 26 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 26 | | | | |
| EDDC trajectory | | 26 | 26 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 9 | | | |

This table is based on:

- an extract (*Table 1*) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information and delivery trajectory provided by the developer's response
- the EDDC trajectory, having considered the developer information and trajectory and other relevant information on housing delivery particularly within/at the settlement.

Site WE1-CB1-12 : Cranbrook PHASE 1 – Town Centre - Extra Care housing

Map B/WE1-CB1-12-a

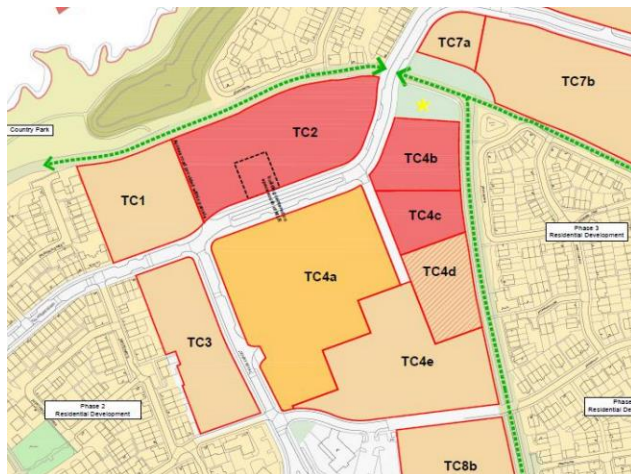


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Note: The polygon outlined in purple is Policy CB21 Cranbrook Town Centre as shown on the Cranbrook Plan policies map. Site **WE1-CB1-12** is north of Tillhouse Road, immediately inside the western boundary of the town centre. The town centre is identified in the Cranbrook Plan. Policy CB21 includes Extra care housing provision.

Source: Extract from Cranbrook Plan policies map

Map B/WE1-CB1-12-b



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Note: Development Parcel TC1 is shown as residential and is the land for the Extra care housing.

Source: Extract from 15 December 2020 EDDC Strategic Planning Committee report on Cranbrook Town Centre (Appendix 2 -Cranbrook Town Centre Parcel Plan) p35¹⁶⁾

Table 1/WE1-CB1-12 Deliverability Summary

| | |
|--|-------------------------|
| NPPF Annex 2 deliverability category | N/A (not a closed list) |
| A/B Sub-category | Legal agreement |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 58 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | Yes |

Table 2/WE1-CB1-12 Site Progress Summary

| | |
|--|--|
| Planning Status | Policy CB21 Cranbrook Plan -town centre S106 Agreement Deed of Variation – (Consortium obligation to layout and complete Extra care land as serviced land and offer to transfer that land to DCC or such other organisation). Outline planning approval 03/P1900 (expired 29 Oct 2022) |
| Gross No dwellings approved | 0 |
| Net No dwellings approved | 0 |
| Builder/Developer/Landowner | LiveWest |
| Site development status at 31/03/2023 | Not commenced |
| Site development status post 31/03/2023 update | Layout of serviced land for town centre - in progress |
| Dwellings not started at 31/03/2023 | 58 |
| Dws under construction at 31/03/2023 | 0 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

B.180 Site **WE1-CB1-12** (shown as site TC1 on **Map B/WE1-CB12-1b**) lies within the Cranbrook Town Centre allocated by Policy CB21 in the Cranbrook Plan DPD (adopted 19 October 2022). Policy CB21 states that:

¹⁶ <https://democracy.eastdevon.gov.uk/documents/g1482/Public%20reports%20pack%2015th-Dec-2020%2014.00%20Strategic%20Planning%20Committee.pdf?T=10>

“Within the town centre provision shall also be made for and ensure that the following uses are appropriately located (some of which can be co-located) to ensure good connectivity and legibility through the area.....

•Extra Care housing (minimum 55 beds)”

- B.181 The Cranbrook Plan is the latest adopted DPD covering this site. Paragraph 4.51 states that *“Land is allocated in the Cranbrook Plan for the development of a vibrant and successful town centre which is seen as critical for the future success of Cranbrook. The Cranbrook policies map identifies the extent of the town centre”*.
- B.182 Site **WE1-CB1-12** also lies within the Built up Area Boundary (BUAB) shown on the Cranbrook Plan-Policies Map. Policy CB8 in the Cranbrook Plan DPD established the Cranbrook Built up Area Boundary.
- B.183 Site **WE1-CB1-12** lies within the area of Cranbrook Phase 1. Policy Strategy 12 **Development in Cranbrook** in the adopted East Devon Local Plan 2013 – 2031 had previously allocated land for development, with Cranbrook to be developed as a modern market town. Cranbrook Phase 1 was shown on the Proposals Map¹⁷ (West End Inset Map). The Inset Map’s legend showed that Cranbrook Phase 1 related to Policy Strategy 9 and to Policy Strategy 12.
- B.184 However, the adopted Cranbrook Plan has superseded Policy Strategy 12. Paragraph 1.8 of the Cranbrook Plan states that:
- “Upon adoption, this DPD supersedes in its entirety, Strategy 12 (‘Development at Cranbrook’) of the adopted East Devon Local Plan 2013 - 2031 and makes redundant the ‘Cranbrook Plan Area’ shown on the West End Inset Map which was an area of search for the additional planned growth required by that plan. The Cranbrook Plan Area now depicted on the Cranbrook Plan Policies Map identifies the land within which the policies of the Cranbrook Plan (this plan) will be applicable.”*
- B.185 Cranbrook Plan policy does not reallocate Cranbrook Phase 1, nor is Phase 1 shown on the Cranbrook Plan Policies Map as an allocation.
- B.186 The Cranbrook Policies Map does show that this site is on land located within the ‘existing Cranbrook outline permission’¹⁸. There are no detailed planning permissions on Parcel TC1 regarding reserved matters relating to that outline planning permission.

2. Lead-in Time

a) Planning application status and progress

- B.187 **Table 3/WE1-CB1-12** summarises the current planning application status and progress on Site WE1-CB1-12. This site lies within the area of outline planning permission for Phase 1 of the new settlement of Cranbrook. Outline application 03/P1900 was approved with conditions on 29 October 2010 for

¹⁷ Proposals Maps are now called Policies Maps. Note that Cranbrook Phase 1 encompasses Phases 1 to 6 Reserved Matters

¹⁸ That outline permission (03/P1900) expired on 29 October 2022

a new community comprising up to 2,900 residential dwellings; a town centre and a local centre including retail, residential and employment; assembly and leisure uses; non-residential institutions (including two primary schools and one secondary school); sports and recreation facilities; a country park; a railway station; landscaping; engineering works; associated infrastructure; and car parking. The outline planning permission expired on 29 October 2022. No reserved matters applications have been submitted on Parcel TC1.

B.188 The Council understand that land has been serviced and is being transferred to the County Council in accordance with the terms of the Section 106 in preparation for a scheme which is anticipated to be brought forward in the next 12 months.

Table 3/WE1-CB1-12 : Current planning status & planning application progress

| Planning application | Proposal (no of dwellings) | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|------------------------------|-------------------------------------|--------------------|---|
| 03/P1900* | 2900 (expired) | Outline | 25/07/2003 | Approved (Expired) | 29/10/2010 (29/10/2022) |
| SITE TOTAL * | | 0 | | | |

- But see paragraph B.192 below regarding the S106 agreement 29/10/2010 and Deed of Variation 18/05/2018

B.189 As at the 2023 Monitoring Point Site **WE1-CB1-12** had no extant outline planning approval and no detailed planning approval.

B.190 It should be noted that a full planning application 13/1752/MFUL was approved on 24 November 2014, for an additional 587 dwellings within the area of the outline planning approval, bringing the Cranbrook total to 3,847 dwellings. Parcel TC1 is not within the site area of approval 13/1752/MFUL so is not being double counted.

B.191 The site is within the area that has had outline planning approval 03/P1900 for a new community comprising up to 2,900 residential dwellings; a town centre and a local centre (approved with conditions 29 October 2010), However, Condition 3 of 03/P1900 required that all subsequent applications for approval of reserved matters shall be made to the LPA before the expiration of 12 years from the date of that permission. That consent has expired. So development of the Extra Care housing will require either a full application or new outline application followed by a Reserved Matters application.

B.192 The principal S106 agreement (29 October 2010) for the Cranbrook Development as varied by the Town Centre Deed of Variation -1, dated 18 May 2018, identifies planning obligations with respect to the town centre land on which a mixed use development shall be developed, including Extra

Care land. Under Schedule 1 of that Deed of Variation (varying Schedule 29 of the principal S106), and prior to the first Occupation of 2500 Dwellings the Owners are required to lay out and complete Extra Care Land as Serviced Land and transfer this to Devon County Council.

- B.193 The council's housing monitoring records show that 2,929 dwellings have been built and occupied at Cranbrook as at 31 March 2023. The planning obligation for the Extra care land as serviced land has therefore been triggered.
- B.194 Devon County Council recently consulted on a suite of strategies, including "Ageing well in Devon – a Strategy for Devon County Council 2023 to 2028". In this they focus on the needs of people as they get older. It sits alongside their Living Well and Caring Well strategies. In Ageing well in Devon, the strategy looks to address a range of challenges and provide an opportunity to transform how the County Council can support people in Devon as they get older.
- B.195 In the strategy, that County Council states that:
- "Extra Care Housing and Supported Living, accommodation with care delivered on site, gives people greater independence and a choice over the care that is provided for them in their own property. People living in this accommodation have a tenancy or can buy their flat outright. Adult Social Care is only responsible for funding the care costs but not the housing costs. We want to greatly increase this type of housing across Devon to support people to live more independently in the community.*
- We will move away from our reliance on residential and/or nursing care homes for people as they get older. This means that we will commission more support within the community for older people and increase the amount of Extra Care Housing, Supported Living and care at home. This will be accompanied by an increased emphasis in reablement, short-term support and social care culture change. "*
- B.196 The Devon County Council response to the EDDC 2023 questionnaire (See Appendix F - Response **R/WE1-CB1-12**) confirms it is anticipated that a full planning application for Extra Care housing development is to be submitted in June 2024. Devon County Council anticipate 58 self-contained Extra Care units to be developed on the land to be transferred.

b) Discharging conditions

- B.197 Outline planning application has expired without a Reserved matters application on this site. No conditions being discharged at this time. See Footnote 1 to Appendix B.

c) Site progress

- B.198 Whilst reserved matters applications have been approved elsewhere relating to 03/P1900, there are no reserved matters approvals on Parcel TC1. In their response to the 2023 questionnaire, Devon County Council advised that they were awaiting confirmation from the New Community Partners

that the land is serviced and completed ready for transfer. At the time of writing this document, EDDC understands that Devon County Council are content that the land is serviced. The 2023 response by Devon County Council confirmed that transfer documents have been agreed and are awaiting final approval. They hoped that transfer will take place within the next 2 months, subject to receiving final approval.

d) Dwellings under construction

B.199 The 2023 response confirms that no dwellings were under construction at the 2023 Monitoring Point.

e) Developer/housebuilder/owner

B.200 At the time of preparing this document, the owners of the site **Map B/WE1-CB1-12** were the New Community Partners. However. The serviced land is to be transferred to Devon County Council who provided a response to the EDDC 2023 questionnaire. Devon County Council confirmed that they do not intend to be the developer and will not be a Joint Venture partner in the development of this site.

B.201 When the land is in its ownership Devon County Council intends transferring the land to another organisation (consistent with the legal agreement). In July 2023, discussions were in progress to transfer the site to LiveWest as proposed Registered Provider. Devon CC expects that the land will be transferred to the Registered Provider within three months of receiving from the New Community Partners.

B.202 The Registered Provider will be the housing provider and will work in partnership with one or more care providers. Devon County Council intends to tender for the Care and Support contract.

B.203 It is anticipated that the Registered Provider will be the developer and will submit a full planning application for development.

B.204 Policy CB21 specifies Extra Care Housing for a minimum of 55 beds. However, Devon County Council, working with LiveWest, anticipates the development would comprise 58 self-contained Extra Care units¹⁹ and that 100% of these self-contained extra care units would be affordable housing as per current national planning policy definition. All units will be for social rent.

f) Identified registered provider

B.205 LiveWest is to be the registered provider for the affordable housing on this site. Delivery of the extra care housing depends on external funding and to support this. The Devon County Council response confirms that LiveWest has allocated grant for the Extra Care Housing through its strategic partnership with Homes England. This arrangement requires construction to start by March 2026 and the scheme to be completed by March 2028.

¹⁹ This means that for the EDDC housing monitoring, each extra care housing unit would be counted as a dwelling (ie 58 dwellings in total)

3. Dwelling completions

a) Completions by 31 March 2023

- B.206 EDDC records show that no dwellings were completed by the 2023 Monitoring Point.
- B.207 'Lead in time' was therefore still in progress at the 2023 Monitoring Point as no dwellings had been completed on the site at that time.

b) Forecast completions after 31 March 2023

- B.208 The forecast for this site is not based on the standard HELAA method assumptions. Instead, the council forecasts housing delivery trajectory at Cranbrook based on outlets. That is, the sites where each builder/developer has planning approvals and specific interests. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/WE1-CB1-12**.

Developer information

- B.209 Site **WE1-CB1-12** relates to an 'outlet', where there will be a single builder/developer implementing the detailed planning approval(s).
- B.210 In 2023 EDDC engaged with Devon County Council in forecasting the delivery of housing on this site (outlet). Devon County Council have been in discussions with LiveWest about the provision of 100% affordable extra care housing on the site. Devon County Council completed and returned the 2023MP site proforma. Their responses to the tailored questions in the site proforma are set out in Appendix F. The respondent completed their 2023MP trajectory on a monitoring year-by-year basis, which is shown in **Table 4/WE1-CB1-12**.
- B.211 This is the first time that a housing delivery trajectory has been produced for this outlet. EDDC believes that the DCC response to Q13 (i.e. expecting the first dwellings to start on site in June 2025) may be an error, as that would be before the expected commencement of development in December 2025 (response to Q11). Allowing for the 3 to 6 months for site works in the Q14 response, followed by the dwellings construction period starting in June 2026 and completing in December 2027 (Q15 response), results in a 2 year build programme (Q15 response). Based on those responses, it would then be realistic to anticipate the first dwellings to start in June 2026.
- B.212 EDDC understands that Devon County Council have taken a cautious approach, forecasting all 58 dwellings to be completed in 2027/28. This aligns with the Homes England requirement for construction to start by March 2026 and the scheme to be completed by March 2028. The 2023 Devon County Council response anticipates a build programme of 24

months, likely to complete in December 2027, with simultaneous practical completion of all homes on this site. The development design is for a single block of 58 apartments (i.e. meaning that all 58 units would be physically built at the same time). This is consistent with earlier discussions as part of the council's negotiations with the landowner/developer and layouts reported to Strategic Planning Committee on 15 December 2020.

Council consideration of developer information

- B.213 EDDC has carefully considered the latest, site-specific information received from Devon County Council obtained via the 2023 Monitoring Point engagement process. The council agrees with their trajectory for the following reasons:
- a) Policy CB21 Cranbrook town centre in the adopted Cranbrook Plan, requires development to include extra care housing of a minimum of 55 beds. The development proposal for 58 self-contained extra care units meets and exceeds that minimum requirement.
 - b) The current proposal for development of self-contained extra care units, rather than extra care home bedrooms, aligns well with the latest 'Ageing well in Devon – a Strategy for Devon County Council 2023 to 2028'. The scheme has County Council support as evidenced by their 2023 response.
 - c) Land is identified for the extra care housing. Through the legal agreement there is an obligation on the landowners (the New Community Partners) to lay out and complete Extra Care Land as Serviced Land in the approved location shown on the Location Plan to Completion Standard has been secured through the Deed of Variation to the S106 agreement (dated 18 September 2018), The fact that the outline planning permission for Cranbrook Phase 1 has expired does not remove that obligation.
 - d) The Deed of Variation to the S106 agreement is the mechanism to secure provision that on completion of the Extra Care Land as Serviced Land, the owners shall offer to Transfer the Extra Care Land to Devon County Council (or if jointly directed in writing by EDDC and DCC to DCC or such other organisation). The 2023 response from Devon County Council confirms the expectation that County Council will transfer the land to the Registered Provider, who will be the site developer. The registered provider is LiveWest.
 - e) The scheme is funded and currently viable. LiveWest has allocated grant for the Extra Care Housing through its strategic partnership with Homes England. Devon County Council has stated that *"build cost inflation remains high. The scheme is viable at present, but further delays and extraordinary inflation present a risk"*.

f) EDDC considers there is sufficient lead in time, plus a realistic build programme to enable the 58 units to be completed in year 5 of the housing trajectory, based on the following considerations:

- The expectation that a full planning application will be submitted in the early summer of 2024.
- There is sufficient time between June 2024 and commencement in December 2025 (i.e. allowing for the application to be determined and pre-commencement conditions to be discharged, and mindful that Homes England requires construction to start by March 2026).
- A 2 year build programme is realistic, and not dissimilar to other apartment schemes in East Devon (taking into account that this is a greenfield site, and not brownfield) and including 3 to 6 months of site works. Forecasting the first dwellings to start construction on site in June 2026 is a reasonable expectation (mindful of the EDDC views on the DCC response to Q13 as set out in paragraph B.211 above) Based on construction of a block of apartments, there are realistic prospects that 58 units would be built by December 2027.
- The 2021 census shows that around 30% of the district population is aged 65 and over. The population in that age group increased by 21% in the last 10 years. The district affordability ratio remains high, currently at 10.16. Mindful of the urgent need for affordable extra care housing in East Devon, and the intention is for all 58 units to be for social rent. EDDC considers that it is likely that demand for these units will be such that they would be occupied very rapidly.
- Unlike market housing apartments, the registered provider is the developer, so there is no waiting period to transfer ownership to them and occupation of the units is not dependent on market sales. It is therefore reasonable to expect that the extra care units will be occupied by the end of the monitoring year 2027/28.

B.214 The council agrees that 58 dwellings would therefore be completed on this site in year 5 from the 2023 Monitoring Point and agrees with the County Council's trajectory shown in **Table 4/WE1-CB1-12**.

4. EDDC conclusion on site deliverability

B.215 The EDDC trajectory for this site (i.e. the outlet based on Parcel TC1) is therefore as set out in **Table 4/WE1-CB1-12**. This trajectory is justified, based on the following:

- The development is suitable and available based on the evidence that:
 - The site is part of Cranbrook Town Centre in the adopted Cranbrook Plan, where Policy CB21 includes provision for extra care housing.

- Under the legal agreement, there is an obligation on the landowners to layout serviced land and on completion of the Extra care land as serviced land to transfer that land to Devon County Council.
- The 2023 response is evidence that Devon County Council intend to transfer the land to the registered provider who will be the site developer for the affordable extra care housing.
- The 2023 response is evidence that a full planning application is expected to be submitted in June 2024.
- The site is also deliverable. This site's trajectory does not rely on the application of prescriptive assumptions. The council has engaged with the developer to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:
 - The land will be transferred to LiveWest who will be the site developer and housing provider/manager. They are a large, registered provider in the south-west.
 - Devon County Council, in conjunction with LiveWest, has provided evidence about forecast delivery, including confirming that they expect the site to be completed by 2027/28. That is, 58 dwellings would be completed in the 5 year period after the 2023 Monitoring Point.
 - EDDC considers that the forecast lead in time and build rate (with simultaneous build completion of all units) on this site are prudent and realistic at this time.
 - Mindful of the demand for affordable extra care housing in Devon, that the proposal is for 58 affordable units, and the district's demographic profile and current economic circumstances, it is reasonable to expect the build and occupation of the 58 units to be completed within the 5 year period from the 2023 Monitoring Point.
 - Consequently, EDDC concludes that there is clear evidence that the 58 homes will be started in the five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

B.216 Clause b) in the NPPF definition of deliverable lists circumstances where e.g. *"where a site has outline planning permission for major development, has been allocated in a development plan..."*. However, the NPPF definition of 'deliverable' is silent on cases where the outline planning approval has expired since the detailed application was validated and/or where a

previous DPD allocation was not re-allocated in a subsequent DPD, does not preclude these types of sites from being considered for NPPF paragraph 74 purposes.

- B.217 The Council acknowledges that outline planning approval 03/P1900 expired on 29 November 2022, after the reserved matters planning application 22/2411/MRES was validated on 22 November 2022. Also, the Cranbrook DPD has not reallocated Phase 1 of the Cranbrook development.
- B.218 In these circumstances the council is mindful of caselaw. In particular, that the Secretary of State has conceded that his interpretation of the definition of 'deliverable' within the glossary of the National Planning Policy Framework as a 'closed list'²⁰ is incorrect (and an error of law)²¹. The particulars of the consent order reports that the Defendant (ie the Secretary of State) accepts that:
- "The proper interpretation of the definition is that any site which can be shown to 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' will meet the definition; and that the examples given in categories (a) and (b) are not exhaustive of all the categories of site which are capable of meeting that definition. Whether a site does or does not meet the definition is a matter of planning judgment on the evidence available".*
- B.219 Consequently, the council's planning judgement based on the evidence available is that the council expects 58 extra care dwellings to be completed on this site in the next 5 years as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.213 to B.218, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and In accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 58 dwellings fall within the definition of deliverable. That is, there are realistic prospects of 58 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Cranbrook PHASE 1 – Town Centre - Extra Care housing.
- B.220 The council concludes that for development management and NPPF Paragraph 74 purposes, 58 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.221 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

²⁰ A 'closed list' – i.e. that the only types of sites that can be considered are those listed there

²¹ SoS Consent to Judgement in relation to an Appeal decision for residential development on Land West of Nos. 7-12 The Willows, Thrapston - Relating to the appeal decision APP/G2815/W/193232099 at East Northamptonshire to allow the appeal, and subsequent Consent Order CO/917/2020 quashing the appeal on 12 May 2020.

6. EDDC conclusion about the site's contribution to plan period supply

B.222 Based on the above information for site **WE1-CB1-12**, EDDC concludes that for plan monitoring and plan-making purposes:

- The forecast 58 dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
- With no completions before the 2020 monitoring point, the forecast 58 dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/WE1-CB1-12 – Housing Trajectory

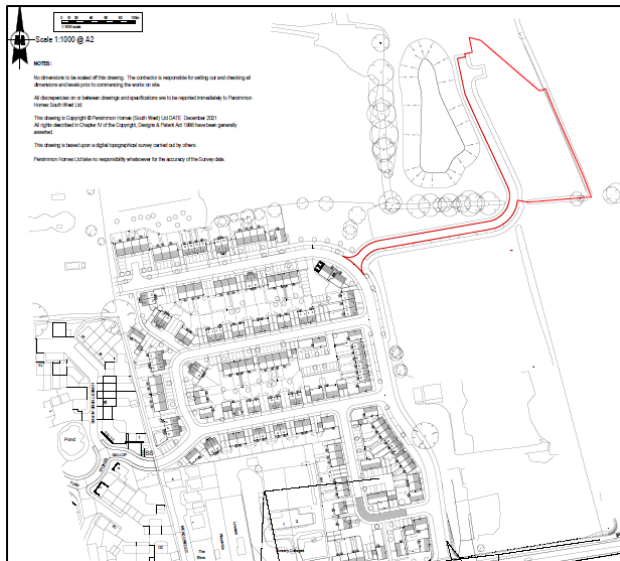
| 2023 MP | Table 4/WE1-CB1-12 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | |
|-----------------------------------|--|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| Site | Cranbrook PHASE 1 – Town Centre - Extra Care housing | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | | | | Devon County Council /LiveWest | | | | | | | | | | | | | | |
| Planning Status at end March 2023 | Policy CB21 Legal Agreement | 58 | 58 | | | | | | | | | | | | | | | |
| Developer's trajectory | | 58 | 58 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 58 |
| EDDC trajectory | | 58 | 58 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 58 |

This table is based on:

- an extract (*Table 1*) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information and delivery trajectory provided by the developer's response
- the EDDC trajectory, having considered the developer information and trajectory and other relevant information on housing delivery particularly within/at the settlement.

Site WE1-CB1-13 : Cranbrook PHASE 1 - Extension to the Ingrams (NE Parcel)

Map WE1-CB1-13



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Note: The red line is the area of detailed planning permission **22/2411/MRES**

Table 1/WE1-CB1-13 Deliverability Summary

| | |
|--|-------------------------------|
| NPPF Annex 2 deliverability category | N/A (not a closed list) |
| A/B Sub-category | Detailed planning application |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 10 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | No (no questionnaire sent) |

Table 2/WE1-CB1-13 Site Progress Summary

| | |
|--|---|
| Planning Status | Outline planning approval 03/P1900 (expired 29 Oct 2022) + RM application |
| Gross No dwellings approved | 10 (estimated residue of outline pp total) |
| Net No dwellings approved | 10 (estimated residue of outline pp total) |
| Builder/Developer/Landowner | Persimmon Homes |
| Site development status at 31/03/2023 | Not commenced |
| Site development status post 31/03/2023 update | Not commenced |
| Dwellings not started at 31/03/2023 | 10 |
| Dws under construction at 31/03/2023 | 0 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

- B.223 Housing development on site **WE1-CB1-13** (shown on the area outlined in red on **Map B/WE1-CB1-13**) lies within the Built up Area Boundary (BUAB) shown on the Cranbrook Plan-Policies Map. Policy CB8 in the Cranbrook Plan DPD (adopted 19 October 2022) established the Cranbrook Built up Area Boundary. The Cranbrook Plan is the latest adopted DPD covering this site.
- B.224 Site **WE1-CB1-13** lies within the area of Cranbrook Phase 1. Policy Strategy 12 **Development in Cranbrook** in the adopted East Devon Local Plan 2013 – 2031 which had previously allocated land for development, with Cranbrook to be developed as a modern market town. Cranbrook Phase 1 was shown on the Proposals Map²² (West End Inset Map). The Inset Map's legend showed that Cranbrook Phase 1 related to Policy Strategy 9 and to Policy Strategy 12.
- B.225 However, the adopted Cranbrook Plan has superseded Policy Strategy 12. Paragraph 1.8 of the Cranbrook Plan states that:
- “Upon adoption, this DPD supersedes in its entirety, Strategy 12 ('Development at Cranbrook) of the adopted East Devon Local Plan 2013 - 2031 and makes redundant the 'Cranbrook Plan Area' shown on the West End Inset Map which was an area of search for the additional planned growth required by that plan. The Cranbrook Plan Area now depicted on the Cranbrook Plan Policies Map identifies the land within which the policies of the Cranbrook Plan (this plan) will be applicable.”*
- B.226 Cranbrook Plan policy does not reallocate Cranbrook Phase 1, nor is Phase 1 shown on the Cranbrook Plan Policies Map as an allocation.
- B.227 The Cranbrook Policies Map does show that this site is on land located within the 'existing Cranbrook outline permission'²³. As at the 2023 Monitoring Point, site **WE1-CB1-13** did not have detailed planning permission regarding reserved matters relating to that outline planning permission.

2. Lead-in Time

a) Planning application status and progress

- B.228 **Table 3/WE1-CB1-13** summarises the current planning application status & planning application progress on Site WE1-CB1-13. This site lies within the area of outline planning permission for Phase 1 of the new settlement of Cranbrook. Outline application 03/P1900 was approved with conditions on 29 October 2010 for a new community comprising up to 2,900 residential dwellings; a town centre and a local centre including retail, residential and employment; assembly and leisure uses; non-residential institutions (including

²² Proposals Maps are now called Policies Maps. Note that Cranbrook Phase 1 encompasses Phases 1 to 6 Reserved Matters

²³ That outline permission (03/P1900) expired on 29 October 2022

two primary schools and one secondary school); sports and recreation facilities; a country park; a railway station; landscaping; engineering works; associated infrastructure; and car parking. The outline planning permission expired on 29 October 2022, after detailed planning application **22/2411/MRES** for 10 dwellings was submitted.

Table 3/WE1-CB1-13 : Current planning status & planning application progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|-----------|------------------------------|-------------------------------------|---------------------|---|
| 03/P1900 | 2900 | | Outline | 25/07/2003 | Approved Expired | 29/10/2010 29/10/2022 |
| 22/2411/MRES | | 10 | Reserved Matters | 22/11/2022 | Awaiting decision | N/A |
| SITE TOTAL | | 10 | | | | |

B.229 As at the 2023 Monitoring Point Site **WE1-CB1-13** has had outline planning approval but no detailed planning approval, but the reserved matters application 22/2411/MRES (in respect of outline planning permission 03/P1900) was submitted to the Local Planning Authority via the Planning Portal on 25 October 2022, subsequently validated on 22 November 2022, and is awaiting decision (See Table **3/WE1-CB1-13**).

B.230 It should be noted that a full planning application 13/1752/MFUL was approved on 24 November 2014, for an additional 587 dwellings within the area of the outline planning approval, bringing the Cranbrook total to 3,847 dwellings. Application 22/2411/MRES is not within the site area of approval 13/1752/MFUL so is not being double counted.

b) Discharging conditions

B.231 With the decision awaited, pre-commencement conditions cannot be discharged at this time. See Footnote 1 to Appendix B.

c) Site progress

B.232 Development has not commenced.

d) Dwellings under construction

B.233 No dwellings were under construction at the 2023 Monitoring Point.

e) Developer/housebuilder/owner

B.234 In 2021, the council understood that HDD Cranbrook Ltd/ Hallam Land Management Ltd were the landowners and developers of the residue of the outline planning approval without detailed planning approval, including this site **WE1-CB1-13**.

B.235 The current developer of the site shown on **Map B/WE1-CB1-13** is Persimmon Homes South West, who is the applicant for 22/2411/MRES. The Planning

Statement submitted with that planning application states the “application is controlled by PHSW”. Persimmon Homes South West is a national, volume house builder.

f) Identified registered provider

- B.236 The Planning Statement/Affordable Housing Statement accompanying the Reserved Matters application provides no information about who will be the registered provider for the affordable housing on this site. However, LiveWest are the housing provider on the PHSW site **B/WE1-CB1-1** Cranbrook Phase 1 – The Ingrams which adjoins site **B/WE1-CB1-13**.

3. Dwelling completions

a) Completions by 31 March 2023

- B.237 EDDC records show that no dwellings were completed by the 2023 Monitoring Point.
- B.238 ‘Lead in time’ was therefore still in progress at the 2023 Monitoring Point as no dwellings had been completed on the site at that time.

b) Forecast completions after 31 March 2023

- B.239 This site is part of the much larger Phase 1 development at Cranbrook where the outline approval was for 2900 dwellings. The council is mindful that there are multiple developers and outlets on Phase 1 and that developers could only provide housing delivery trajectory information about their own outlets. The council therefore does not produce a single trajectory for Phase 1. Nor is the forecast based on the standard HELAA method assumptions e.g. for a site of 1000+ dwellings with 3 developers.
- B.240 Instead, the council forecasts housing delivery trajectory at Cranbrook based on outlets. That is, the sites where each builder/developer has planning approvals and specific interests. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/WE1-CB1-13**.

Developer information

- B.241 The council engages with developers to obtain evidence about their expectations regarding site development, and to produce a more rounded and robust forecast of completions.
- B.242 However, this site is one of three sites within the residue of the outline approval 03/P1900 that has since expired, where the reserved matters application has not yet been determined. No further reserved matters applications can therefore be submitted with respect to outline approval 03/P1900. Submission of the reserved matters application 22/2411/MRES only

10 days before the outline approval expired is clear evidence of site availability and the developer's intention to progress development and avoid further delays that a full application or a new outline application and subsequent reserved matters would otherwise entail.

- B.243 The outlet site is of modest scale at only 10 dwellings and is a part of the small residue relating to 03/P1900. Its development would be in conjunction with the approved development at the adjoining Ingrams site, also being developed by Persimmon Homes South West, and can reasonably be expected to be built out consecutively or concurrently with that development.
- B.244 Mindful of this, the council has produced its own forecast ahead of the awaited decision, informed by the progress of the development management process for the current detailed planning application. The Council chose not to send the applicant a 2023 questionnaire. So, there is no 2023 developer response.
- B.245 The council therefore relies on its own assessment of deliverability of this site at the 2023 Monitoring Point for NPPF paragraph 74 purposes.

4. EDDC conclusion on site deliverability

- B.246 Site **WE1-CB1-13** relates to an 'outlet' on part of Phase 1, where there is a single builder/developer who has submitted a detailed planning application, where the decision is awaited.
- B.247 The EDDC trajectory for this site (i.e. the outlet based on detailed planning application 22/2411/MRES) is therefore as set out in **Table 4/WE1-CB1-13**. This trajectory is justified, based on the following:
- The approved development is suitable and available based on the evidence that:
 - The site is part of a larger area which had outline planning permission that had not expired at the time the reserved matters application 22/2411/MRES was submitted.
 - The reserved matters application 22/2411/MRES for 10 dwellings was submitted on 25 October 2022, validated on 22 November 2022 and is progressing through the development management process. Although there are still some issues to be resolved the council considers that these are minor and can be resolved quite easily.
 - The developer is Persimmon Homes South West who is the applicant for 22/2411/MRES and where the Planning Summary evidence submitted with the application confirms that the developer controls the application.
 - The detailed application is for 10 dwellings on land adjoining and accessed from the Ingrams site which is also being developed by Persimmon Home South West.

- The site is also deliverable based on the following evidence:
 - Persimmon Homes South West are a national volume housebuilder, with a track record of housing delivery on outlets at Cranbrook Phase 1.
 - This site **WE1-CB1-13** is linked to the development of the Ingrams site **WE1-CB1-1**. At paragraph 5.1, the Planning Statement submitted with planning application 22/2411/MRES states that:

“The proposal for the additional 10 dwellings at Ingram’s Land is seen in conjunction with the recently approved development of 140 dwellings at the Site immediately to the South West”.
 - Evidence in the 2023 response provided by Persimmon Homes South West site for adjoining Ingrams site **WE1-CB1-1** confirms that they expect site **WE1-CB1-1** to be completed by 2026/27 based on a build rate of 50 per year, with the last 40 completed in 2026/27.
 - The council therefore anticipates that the 10 dwellings on site **WE1-CB1-13** could therefore be completed in 2026/27, consecutively or concurrently with the residue of completions at the Ingrams, within the overall 50/year build rate. There is sufficient time to complete the development management process for application 22/2411/MRES, discharge conditions, commence development, carry out site works and complete the build and occupation of 10 dwellings by March 2027.
 - EDDC considers that the council's forecast lead in time and build rate on this site are prudent and realistic at this time.
 - If there were a minor slippage in site commencement due to the on-going development management process for the latest reserved matters planning application, or site works there is still sufficient time for the site of 10 dwellings to be completed within the 5 year period from the 2023 Monitoring Point (ie before 31 March 2028).

B.248 Consequently, EDDC concludes that based on paragraph B.247 and its bullet points there is clear evidence that housing completions will begin on site within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

B.249 The Council acknowledges that outline planning approval 03/P1900 expired on 29 October 2022, after the reserved matters planning application 22/2411/MRES was submitted on 25 October 2022. Also, the Cranbrook DPD has not reallocated Phase 1 of the Cranbrook development.

B.250 Clause b) in the NPPF definition of deliverable lists circumstances where e.g. *“where a site has outline planning permission for major development, has been allocated in a development plan...”*. However, although the NPPF definition of ‘deliverable’ is silent on cases where the outline planning

approval has expired since the detailed application was validated and/or where a previous DPD allocation was not re-allocated in a subsequent DPD, this does not preclude them from being considered for NPPF paragraph 74 purposes.

- B.251 In these circumstances the council is mindful of caselaw. In particular, that the Secretary of State has conceded that his interpretation of the definition of 'deliverable' within the glossary of the NPPF as a 'closed list'²⁴ is incorrect (and an error of law)²⁵. The particulars of the consent order reports that the Defendant (ie the Secretary of State) accepts that:

"The proper interpretation of the definition is that any site which can be shown to 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' will meet the definition; and that the examples given in categories (a) and (b) are not exhaustive of all the categories of site which are capable of meeting that definition. Whether a site does or does not meet the definition is a matter of planning judgment on the evidence available".

- B.252 Consequently, the council's planning judgement based on the evidence available is that the council expects 10 dwellings to be completed on this site in the next 5 years as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.247 to B.251, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 10 dwellings fall within the definition of deliverable. That is, there are realistic prospects of 10 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Cranbrook Phase 1 - Extension to the Ingrams (NE Parcel).
- B.253 The council concludes that for development management and NPPF Paragraph 74 purposes, 10 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.254 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

- B.255 Based on the above information for site **WE1-CB1-13**, EDDC concludes that for plan monitoring and plan-making purposes:

²⁴ A 'closed list' – i.e. that the only types of sites that can be considered are those listed there

²⁵ SoS Consent to Judgement in relation to an Appeal decision for residential development on Land West of Nos. 7-12 The Willows, Thrapston - Relating to the appeal decision APP/G2815/W/193232099 at East Northamptonshire to allow the appeal, and subsequent Consent Order CO/917/2020 quashing the appeal on 12 May 2020

- The forecast 10 dwelling completions can count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
- With no completions before the 2020 monitoring point, the forecast 10 dwelling completions can be included as deliverable at the 2023 Monitoring Point in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/WE1-CB1-13 – Housing Trajectory

| 2023 MP | Table 4/WE1-CB1-13 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | | |
|-----------------------------------|---|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|--|
| Site | Cranbrook PHASE 1 - Extension to the Ingrams (NE Parcel) | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | |
| Developer Contact | | | | | | | | | | | | | | | | | | | |
| Planning Status at end March 2023 | Outline planning approval - Detailed planning application | 10 | 10 | | | | | | | | | | | | | | | | |
| <i>Developer's trajectory</i> | N/A | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| EDDC trajectory | | 10 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | |

This table is based on:

- EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- the EDDC trajectory, having considered the relevant information provided by the development management process and some information from the developer's response on the adjoining site at the Ingrams

Site WE1-CB1-14 : Cranbrook PHASE 1 - land at Tillhouse Farm

Map WE1-CB1-14



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Note: The red line is the area of detailed planning permission **22/2343/MRES**

Table 1/WE1-CB1-14 Deliverability Summary

| | |
|--|-------------------------------|
| NPPF Annex 2 deliverability category | N/A (not a closed list) |
| A/B Sub-category | Detailed planning application |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 12 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | No (no questionnaire sent) |

Table 2/WE1-CB1-14 Site Progress Summary

| | |
|--|---|
| Planning Status | Outline planning approval 03/P1900 (expired 29 Oct 2022) + RM application |
| Gross No dwellings approved | 12 (estimated residue of outline pp total) |
| Net No dwellings approved | 12 (estimated residue of outline pp total) |
| Builder/Developer/Landowner | East Devon New Community Partners |
| Site development status at 31/03/2023 | Not commenced |
| Site development status post 31/03/2023 update | Not commenced |
| Dwellings not started at 31/03/2023 | 12 |
| Dws under construction at 31/03/2023 | 0 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

- B.256 Both the housing development on site **WE1-CB1-14** (shown on the area outlined in red on **Map B/WE1-CB1-14**) and Policy CB28 Tillhouse Farm Redevelopment in the Cranbrook Plan DPD (adopted on 22 October 2022) relate to the Tillhouse Farm complex of buildings located north east of Yarlington Mill.
- B.257 Housing development on site **WE1-CB1-14** (shown on the area outlined in red on **Map B/WE1-CB1-14**) also lies within the Built up Area Boundary (BUAB) shown on the Cranbrook Plan-Policies Map. Policy CB8 in the Cranbrook Plan DPD (adopted 19 October 2022) established the Cranbrook Built up Area Boundary. The Cranbrook Plan is the latest adopted DPD covering this site.
- B.258 Site **WE1-CB1-14** lies within the area of Cranbrook Phase 1. Policy Strategy 12 **Development in Cranbrook** in the adopted East Devon Local Plan 2013 – 2031 which had previously allocated land for development, with Cranbrook to be developed as a modern market town. Cranbrook Phase 1 was shown on the Proposals Map²⁶ (West End Inset Map). The Inset Map's legend showed that Cranbrook Phase 1 related to Policy Strategy 9 and to Policy Strategy 12.
- B.259 However, the adopted Cranbrook Plan has superseded Policy Strategy 12. Paragraph 1.8 of the Cranbrook Plan states that:
- “Upon adoption, this DPD supersedes in its entirety, Strategy 12 ('Development at Cranbrook) of the adopted East Devon Local Plan 2013 - 2031 and makes redundant the 'Cranbrook Plan Area' shown on the West End Inset Map which was an area of search for the additional planned growth required by that plan. The Cranbrook Plan Area now depicted on the Cranbrook Plan Policies Map identifies the land within which the policies of the Cranbrook Plan (this plan) will be applicable.”*
- B.260 Cranbrook Plan policy does not reallocate Cranbrook Phase 1, nor is Phase 1 shown on the Cranbrook Plan Policies Map as an allocation.
- B.261 The Cranbrook Policies Map does show that this site is on land located within the 'existing Cranbrook outline permission'²⁷. As at the 2023 Monitoring Point, site **WE1-CB1-14** did not have has detailed planning permission regarding reserved matters relating to that outline planning permission.

2. Lead-in Time

a) Planning application status and progress

- B.262 **Table 3/WE1-CB1-14** summarises the current planning application status & planning application progress on Site WE1-CB1-14. This site lies within the

²⁶ Proposals Maps are now called Policies Maps. Note that Cranbrook Phase 1 encompasses Phases 1 to 6 Reserved Matters

²⁷ That outline permission (03/P1900) expired on 29 October 2022

area of outline planning permission for Phase 1 of the new settlement of Cranbrook. Outline application 03/P1900 was approved with conditions on 29 October 2010 for a new community comprising up to 2,900 residential dwellings; a town centre and a local centre including retail, residential and employment; assembly and leisure uses; non-residential institutions (including two primary schools and one secondary school); sports and recreation facilities; a country park; a railway station; landscaping; engineering works; associated infrastructure; and car parking. The outline planning permission expired on 29 October 2022, after planning application **22/2343/MRES** for conversion of a dairy building to 2 residential dwellings and the construction of 10 new residential dwellings was submitted via the Planning Portal on 19 October 2022 and validated on 27 October 2022.

B.263 As part of the development of 12 dwellings proposed by detailed planning application 22/2343/MRES, Tillhouse Farmhouse is being replaced by a terrace of 4 dwellings. The farmhouse is not currently registered as residential use for Council Tax banding purposes. Tillhouse had traditionally been used as a farm but from a local press report in 2021 the Council understands that the final tenants left in 2005 prior to the construction work beginning on the new town. Given this, the council considers that the effective loss of a residential unit predates the monitoring periods for the adopted East Devon local plan and the emerging local plan. Therefore, the gross and net number of dwellings on this site is 12 dwellings for 5 year land supply purposes and for local plan monitoring and preparation.

Table 3/WE1-CB1-14 : Current planning status & planning application progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|-----------|------------------------------|-------------------------------------|---------------------|---|
| 03/P1900 | 2900 | | Outline | 25/07/2003 | Approved Expired | 29/10/2010 29/10/2022 |
| 22/2343/MRES | | 12 | Reserved Matters | 27/10/2022 | Awaiting decision | N/A |
| SITE TOTAL | | 12 | | | | |

B.264 As at the 2023 Monitoring Point Site **WE1-CB1-14** has had outline planning approval but no detailed planning approval, but the reserved matters application 22/2343/MRES (in respect of outline planning permission 03/P1900) was submitted on 19 October 2022 via the Planning Portal and validated on 27 October 2022 before the outline approval expired on 29 October 2022, and is awaiting decision (See Table **3/WE1-CB1-14**).

B.265 Tillhouse Farmhouse was derelict for years after it was severely damaged by fire in December 2015. On 28 July 2022 a decision was taken by the Secretary of State for Digital, Culture, Media and Sport to remove the Grade

II Tillhouse Farmhouse and farm buildings at Tillhouse London Road, Broadclyst, Exeter, EX5 3BB from the List of Buildings of Special Architectural or Historic Interest. The Devon and Dartmoor HER records that the principal reasons for removing Tillhouse Farmhouse as set out in the Historic England Advice Report from the List of Buildings of Special Architectural or Historic Interest were:

- The vast majority of the building's historic fabric has been destroyed by fire resulting in the irretrievable loss of special interest. It no longer has the requisite degree of survival, architectural quality and historic integrity to be of special interest;
- The adjacent farm buildings have a degree of interest for their relationship with the farmhouse, but all have undergone alteration or substantial rebuilding, and none of them merit listing.

B.266 All buildings are to be demolished except for The Dairy which is to be refurbished and converted to 2 dwellings.

B.267 It should be noted that a full planning application 13/1752/MFUL was approved on 24 November 2014, for an additional 587 dwellings within the area of the outline planning approval, bringing the Cranbrook total to 3,847 dwellings. The southern part of Application 21/2343/MRES (ie excluding the Tillhouse Farm house) is within the site area of approval 13/1752/MFUL. (There was also a Listed Building application 13/1765/LBC). The application was amended to exclude development of 14 dwellings on the southern part of 13/1752/MFUL. So, there is no double counting of proposed dwellings within the Tillhouse Farm complex.

b) Discharging conditions

B.268 As confirmed on the application form, the applicant for 22/2343/MRES is also seeking to discharge the Outline Planning Permission 03/P1900 conditions that relate to this application as set out below: 6, 11, 14, 17, 20, 22, 23, 24, 28, 29 and 37. With the decision awaited, pre-commencement conditions cannot be discharged at this time. See Footnote 1 to Appendix B.

c) Site progress

B.269 Development has not commenced.

d) Dwellings under construction

B.270 No dwellings were under construction at the 2023 Monitoring Point.

e) Developer/housebuilder/owner

B.271 In 2021, the council understood that HDD Cranbrook Ltd/ Hallam Land Management Ltd were the landowners and developers of the residue of the outline planning approval without detailed planning approval, including this site **WE1-CB1-14**.

B.272 East Devon New Community Partners (EDNCP) comprising; Hallam Land Management Ltd, Taylor Wimpey UK Limited & Persimmon Homes Ltd are the

applicants for 22/2343/MRES. Persimmon Homes and Taylor Wimpey are national, volume house builders.

f) Identified registered provider

- B.273 The Planning Statement/Affordable Housing Statement accompanying the Reserved Matters application provides no information about who will be the registered provider for the affordable housing on this site.

3. Dwelling completions

a) Completions by 31 March 2023

- B.274 EDDC records show that no were dwellings completed by the 2023 Monitoring Point.
- B.275 'Lead in time' was therefore still in progress at the 2023 Monitoring Point as no dwellings had been completed on the site at that time.

b) Forecast completions after 31 March 2023

- B.276 This site is part of the much larger Phase 1 development at Cranbrook where the outline approval was for 2900 dwellings. The council is mindful that there are multiple developers and outlets on Phase 1 and that developers could only provide housing delivery trajectory information about their own outlets. The council therefore does not produce a single trajectory for Phase 1. Nor is the forecast based on the standard HELAA method assumptions e.g. for a site of 1000+ dwellings with 3 developers.
- B.277 Instead, the council forecasts housing delivery trajectory at Cranbrook based on outlets. That is, the sites where each builder/developer has planning approvals and specific interests. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/WE1-CB1-14**.

Developer information

- B.278 The council engages with developers to obtain evidence about their expectations regarding site development, and to produce a more rounded and robust forecast of completions.
- B.279 However, this site is one of three sites within the residue of the outline approval 03/P1900 that has since expired, where the reserved matters application has not yet been determined. No further reserved matters applications can therefore be submitted with respect to outline approval 03/P1900. Submission of the reserved matters application 22/2343/MRES only 10 days before the outline approval expired is clear evidence of site availability and the developer's intention to progress development and

avoid further delays that a full application or a new outline application and subsequent reserved matters would otherwise entail.

- B.280 The outlet site is of modest scale at only 12 dwellings and is a part of the small residue relating to J3/P1900. Its development is an opportunity to deliver housing and improve the area by resolving the issue of a vacant, disused site with derelict and fire damaged buildings, that is largely surrounded by new housing.
- B.281 Mindful of this, the council has produced its own forecast ahead of the awaited decision, informed by the progress of the development management process for the current detailed planning application. The Council chose not to send the applicant a 2023 questionnaire. So, there is no 2023 developer response.
- B.282 The council therefore relies on its own assessment of deliverability of this site at the 2023 Monitoring Point for NPPF paragraph 74 purposes.

4. EDDC conclusion on site deliverability

- B.283 Site **WE1-CB1-14** relates to an 'outlet' on part of Phase 1, where there is a single builder/developer who has submitted a detailed planning application, where the decision is awaited.
- B.284 The EDDC trajectory for this site (i.e. the outlet based on detailed planning application 22/2343/MRES) is therefore as set out in **Table 4/WE1-CB1-14**. This trajectory is justified, based on the following:
- The approved development is suitable and available based on the evidence that:
 - The site is part of a larger area which had outline planning permission that had not expired at the time that the reserved matters application 22/2343/MRES was submitted.
 - The reserved matters application 22/2343/MRES for 12 dwellings was validated on 27 October 2022 and is progressing through the development management process. Although there are still some issues to be resolved the council considers that these are minor and can be resolved quite easily.
 - The developer is East Devon New Community Partners (EDNCP), comprising; Hallam Land Management Ltd, Taylor Wimpey UK Limited & Persimmon Homes Ltd, who is the applicant for 22/2343/MRES.
 - The site is also deliverable based on the following evidence:
 - Taylor Wimpey UK Limited and Persimmon Homes South West are national volume housebuilders, with a track record of housing delivery on outlets at Cranbrook Phase 1.

- This site is of modest scale and is not directly related to another outlet, so would not be subject to sequential phasing. Therefore the council anticipates that the 12 dwellings on site **WE1-CB1-14** could be completed in 2025/26. There is sufficient time to complete the development management process for application 22/2343/MRES, discharge conditions, commence development, carry out site works and complete the build and occupation of 12 dwellings by March 2026.
- EDDC considers that the council's forecast lead in time and build rate on this site are prudent and realistic at this time.
- If there were to be a slippage in site commencement due to the on-going development management process regarding the latest reserved matters planning application, or site works there is still sufficient time for the site of 10 dwellings to be completed within the 5 year period from the 2023 Monitoring Point (i.e. before 31 March 2028).
- Consequently, EDDC concludes that based on paragraph B.284 and its bullet points there is clear evidence that housing completions will begin on site within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.285 Clause b) in the NPPF definition of deliverable lists circumstances where e.g. *“where a site has outline planning permission for major development, has been allocated in a development plan...”*. However, the NPPF definition of ‘deliverable’ is silent on cases where the outline planning approval has expired since the detailed application was validated and/or where a previous DPD allocation was not re-allocated in a subsequent DPD, does not preclude these types of sites from being considered for NPPF paragraph 74 purposes.
- B.286 The Council acknowledges that outline planning approval 03/P1900 expired on 29 October 2022, after the reserved matters planning application 22/2411/MRES was validated on 22 November 2022. Also, the Cranbrook DPD has not reallocated Phase 1 of the Cranbrook development.
- B.287 In these circumstances the council is mindful of caselaw. In particular, that the Secretary of State has conceded that his interpretation of the definition of ‘deliverable’ within the glossary of the National Planning Policy Framework as a ‘closed list’²⁸ is incorrect (and an error of law)²⁹. The particulars of the

²⁸ A ‘closed list’ – i.e. that the only types of sites that can be considered are those listed there

²⁹ SoS Consent to Judgement in relation to an Appeal decision for residential development on Land West of Nos. 7-12 The Willows, Thrapston - Relating to the appeal decision APP/G2815/W/193232099 at East Northamptonshire to allow the appeal, and subsequent Consent Order CO/917/2020 quashing the appeal on 12 May 2020

consent order reports that the Defendant (ie the Secretary of State) accepts that:

“The proper interpretation of the definition is that any site which can be shown to 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’ will meet the definition; and that the examples given in categories (a) and (b) are not exhaustive of all the categories of site which are capable of meeting that definition. Whether a site does or does not meet the definition is a matter of planning judgment on the evidence available”.

- B.288 Consequently, the council's planning judgement based on the evidence available is that the council expects 10 dwellings to be completed on this site in the next 5 years as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.280 to B.287, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of ‘deliverable’ in the glossary of the NPPF (published in September 2023), these 12 dwellings fall within the definition of deliverable. That is, there are realistic prospects of 12 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Cranbrook PHASE 1 - land at Tillhouse Farm.
- B.289 The council concludes that for development management and NPPF Paragraph 74 purposes, 12 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.290 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

- B.291 Based on the above information for site **WE1-CB1-14**, EDDC concludes that for plan monitoring and plan-making purposes:
- The forecast 12 dwelling completions can count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
 - With no completions before the 2020 monitoring point, the forecast 12 dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/WE1-CB1-14 – Housing Trajectory

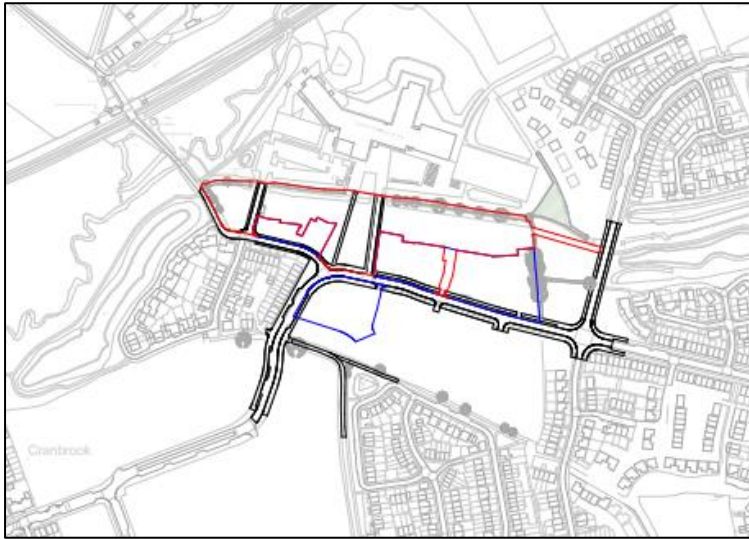
| 2023 MP | Table 4/WE1-CB1-14 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | |
|-----------------------------------|--|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| Site | Cranbrook PHASE 1 - land at Tillhouse Farm | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | East Devon New Community Partners | | | | | | | | | | | | | | | | | |
| Planning Status at end March 2023 | Outline planning approval Detailed planning application | 12 | 12 | | | | | | | | | | | | | | | |
| <i>Developer's trajectory</i> | N/A | | | | | | | | | | | | | | | | | |
| EDDC trajectory | | 12 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | | |

This table is based on:

- EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- the EDDC trajectory, having considered the relevant information provided by the development management process

**Site WE1-CB1-15 : Cranbrook PHASE 1 - Land To The North Of Tillhouse Road
Cranbrook Town Centre**

Map WE1-CB1-15 -a



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Note: The red line is the area of detailed planning application 22/2306/MRES

Map B/WE1-CB1-15-b



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Note: Development Parcels TC5a, TC5b and TC6 are shown as residential. Parcels TC5b, and the northern parts of TC5a and TC6 cover the area of detailed planning application 22/2306/MRES

Source: Extract from 15 December 2020 EDDC Strategic Planning Committee report - Cranbrook Town Centre (Appendix 2 -Cranbrook Town Centre Parcel Plan) p35 ³⁰)

³⁰ [\(Public Pack\)Agenda Document for Strategic Planning Committee, 15/12/2020 14:00 \(eastdevon.gov.uk\)](#)

Table 1/WE1-CB1-15 Deliverability Summary

| | |
|--|-------------------------------|
| NPPF Annex 2 deliverability category | N/A (not a closed list) |
| A/B Sub-category | Detailed planning application |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 31 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | No (no questionnaire sent) |

Table 2/WE1-CB1-15 Site Progress Summary

| | |
|--|--|
| Planning Status | (Cranbrook Plan -town centre) S106 Agreement Deed of Variation Outline planning approval 03/P1900 (expired 29 Oct 2022) Reserved Matters application |
| Gross No dwellings approved | 31 (estimated residue of outline pp total) |
| Net No dwellings approved | 31 (estimated residue of outline pp total) |
| Builder/Developer/Landowner | East Devon New Community Partners |
| Site development status at 31/03/2023 | Not commenced |
| Site development status post 31/03/2023 update | Not commenced |
| Dwellings not started at 31/03/2023 | 31 |
| Dws under construction at 31/03/2023 | 0 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE**1. Local Plan status**

B.292 Site **WE1-CB1-15** (see **Map B/WE1-CB15-1a**) lies within the Cranbrook Town Centre identified by Policy CB21 in the Cranbrook Plan DPD (adopted 19 October 2022). Policy CB21 states that:

“As a Healthy New Town, which is self-supporting and capable of meeting most of its own retail, commercial, educational, economic, leisure, and social needs, it is essential that the area is vibrant. Through good layout, physical design and the range of uses and activities available (including the delivery of residential units the Town Centre must draw people into a place where they can meet, take part in the activities and resources available or simply sit and watch the world go by.

- B.293 The Cranbrook Plan is the latest adopted DPD covering this site. Paragraph 4.51 states that *“Land is allocated in the Cranbrook Plan for the development of a vibrant and successful town centre which is seen as critical for the future success of Cranbrook. The Cranbrook policies map identifies the extent of the town centre”*.
- B.294 Site **WE1-CB1-15** also lies within the Built up Area Boundary (BUAB) shown on the Cranbrook Plan-Policies Map. Policy CB8 in the Cranbrook Plan DPD established the Cranbrook Built up Area Boundary.
- B.295 Site **WE1-CB1-15** lies within the area of Cranbrook Phase 1. Policy Strategy 12 **Development in Cranbrook** in the adopted East Devon Local Plan 2013 – 2031 had previously allocated land for development, with Cranbrook to be developed as a modern market town. Cranbrook Phase 1 was shown on the Proposals Map³¹ (West End Inset Map). The Inset Map’s legend showed that Cranbrook Phase 1 related to Policy Strategy 9 and to Policy Strategy 12.
- B.296 However, the adopted Cranbrook Plan has superseded Policy Strategy 12. Paragraph 1.8 of the Cranbrook Plan states that:
- “Upon adoption, this DPD supersedes in its entirety, Strategy 12 (‘Development at Cranbrook’) of the adopted East Devon Local Plan 2013 - 2031 and makes redundant the ‘Cranbrook Plan Area’ shown on the West End Inset Map which was an area of search for the additional planned growth required by that plan. The Cranbrook Plan Area now depicted on the Cranbrook Plan Policies Map identifies the land within which the policies of the Cranbrook Plan (this plan) will be applicable.”*
- B.297 Cranbrook Plan policy does not reallocate Cranbrook Phase 1, nor is Phase 1 shown on the Cranbrook Plan Policies Map as an allocation.
- B.298 The Cranbrook Policies Map does show that this site is on land located within the ‘existing Cranbrook outline permission’³². There are no detailed planning permissions on Site **WE1-CB1-15** regarding reserved matters relating to that outline planning permission.

2. Lead-in Time

a) Planning application status and progress

- B.299 **Table 3/WE1-CB1-15** summarises the current planning application status and progress on Site WE1-CB1-15. This site lies within the area of outline planning permission for Phase 1 of the new settlement of Cranbrook. Outline application 03/P1900 was approved with conditions on 29 October 2010 for a new community comprising up to 2,900 residential dwellings; a town centre and a local centre including retail, residential and employment; assembly and leisure uses; non-residential institutions (including two primary schools and one secondary school); sports and recreation facilities; a country park; a railway station; landscaping; engineering works; associated

³¹ Proposals Maps are now called Policies Maps. Note that Cranbrook Phase 1 encompasses Phases 1 to 6 Reserved Matters

³² That outline permission (03/P1900) expired on 29 October 2022

infrastructure; and car parking. The outline planning permission expired on 29 October 2022 after planning application 22/2306/MRES for 31 dwellings was submitted on 13 October 2022 and validated on 27 October 2022.

Table 3/WE1-CB1-15 : Current planning status & planning application progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|-----------|------------------------------|-------------------------------------|--------------------|---|
| 03/P1900 | 2900 | | Outline | 25/07/2003 | Approved (Expired) | 29/10/2010 (29/10/2022) |
| 22/2306/MRES | | 31 | Reserved Matters | 27/10/2022 | Awaiting decision | |
| SITE TOTAL | | 31 | | | | |

B.300 As at the 2023 Monitoring Point Site WE1-CB1-15 had no detailed planning approval, but the reserved matters application 22/2306/MRES (in respect of outline planning permission 03/P1900) was submitted to the Local Planning Authority via the Planning Portal on 13 October 2022, subsequently validated on 27 October 2022, and is awaiting decision (See Table 3/WE1-CB1-15).

B.301 For the avoidance of doubt, the site area of application 22/2306/MRES (see Map **B/WE1-CB1-15-b**) does not include the southern part of parcel TC5a or the southern part of parcel TC5b (parts of site **WE1-CB1-16**) where a separate full planning application 22/2354/MFUL for residential development has since been submitted and validated:

- 22/2354/MFUL for the development of residential dwellings and associated car parking, roads, access, landscaping, infrastructure and engineering works (including ground modelling and utilities on Parcels Tc5a, Tc6 & Tc7a Submitted 18 October 2022 and validated 11 November 2022. Awaiting decision. Where residential dwellings are proposed on the southern parts of parcels TC5 and TC6 (as well as TC7).

B.302 It should be noted that a full planning application 13/1752/MFUL was approved on 24 November 2014, for an additional 587 dwellings within the area of the outline planning approval, bringing the Cranbrook total to 3,847 dwellings. Application 22/2411/MRES abuts but is not within the site area of approval 13/1752/MFUL so is not being double counted.

b) Discharging conditions

B.303 Application 22/2306/MRES seeks the discharge of the relevant conditions of the outline permission (6, 11, 14, 17, 20, 21, 22, 23, 24, 28, 36 and 37). With the decision awaited, pre-commencement conditions cannot be discharged at this time. See Footnote 1 to Appendix B.

c) Site progress

B.304 Development has not commenced.

d) Dwellings under construction

B.305 No dwellings were under construction at the 2023 Monitoring Point.

e) Developer/housebuilder/owner

B.306 In 2021, the council understood that HDD Cranbrook Ltd/ Hallam Land Management Ltd were the landowners and developers of the residue of the outline planning approval without detailed planning approval, including this site **WE1-CB1-15**.

B.307 The current developer of the site shown on **Map B/WE1-CB1-15** is the East Devon New Community Partners (comprising; Hallam Land Management Ltd, Taylor Wimpey Developments Ltd & Persimmon Homes Ltd) who is the applicant for 22/2306/MRES. Persimmon Homes and Taylor Wimpey are national, volume house builders.

f) Identified registered provider

B.308 The s106 Agreement relating to the outline approval would require 9 affordable dwellings to be provided on this site relating to the site total of 31 dwellings, plus additional affordable dwellings to make up the affordable housing that was not provided by the town centre scheme approved in 2022. The reserved matters application does not indicate whether a registered provider has been identified.

3. Dwelling completions

a) Completions by 31 March 2023

B.309 EDDC records show that no were dwellings completed by the 2023 Monitoring Point.

B.310 'Lead in time' was therefore still in progress at the 2023 Monitoring Point as no dwellings had been completed on the site at that time.

b) Forecast completions after 31 March 2023

B.311 This site is part of the much larger Phase 1 development at Cranbrook where the outline approval was for 2900 dwellings. The council is mindful that there are multiple developers and outlets on Phase 1 and that developers could only provide housing delivery trajectory information about their own outlets. The council therefore does not produce a single trajectory for Phase 1. Nor is the forecast based on the standard HELAA method assumptions e.g. for a site of 1000+ dwellings with 3 developers.

B.312 Instead, the council forecasts housing delivery trajectory at Cranbrook based on outlets. That is, the sites where each builder/developer has planning approvals and specific interests. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to

support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/WE1-CB1-15**.

Developer information

- B.313 The council engages with developers to obtain evidence about their expectations regarding site development, and to produce a more rounded and robust forecast of completions.
- B.314 However, this site is one of three sites within the residue of the outline approval 03/P1900 that has since expired, where the reserved matters application has not yet been determined. No further reserved matters applications can therefore be submitted with respect to outline approval 03/P1900. Submission of the reserved matters application 22/2306/MRES only 16 days before the outline approval expired is clear evidence of site availability and the developer's intention to progress development and to avoid further delays that a full application or a new outline application and subsequent reserved matters would otherwise entail.
- B.315 The outlet site is of moderate scale at only 31 dwellings and is a part of the small residue relating to 03/P1900.
- B.316 Mindful of this, the council has produced its own forecast ahead of the awaited decision, informed by the progress of the development management process for the current detailed planning application. The Council chose not to send the applicant a 2023 questionnaire. So, there is no 2023 developer response.
- B.317 The council therefore relies on its own assessment of deliverability of this site at the 2023 Monitoring Point for NPPF paragraph 74 purposes.

4. EDDC conclusion on site deliverability

- B.318 Site **WE1-CB1-15** relates to an 'outlet' on part of Phase 1, where there is a single builder/developer who has submitted a detailed planning application, where the decision is awaited.
- B.319 The EDDC trajectory for this site (i.e. the outlet based on detailed planning application 22/2306/MRES) is therefore as set out in **Table 4/WE1-CB1-15**. This trajectory is justified, based on the following:
- The approved development is suitable and available based on the evidence that:
 - The site is part of a larger area which had outline planning permission that had not expired at the time the reserved matters application 22/2306/MRES was validated.
 - The reserved matters application 22/2306/MRES for 31 dwellings was validated on 27 October 2022 and is progressing through the development management process. Although there are still some

issues to be resolved the council considers that these are minor and can be resolved quite easily.

- The developer is East Devon New Community Partners (comprising Persimmon Homes, Hallam Land and Taylor Wimpey) who is the applicant for 22/2306/MRES and where the Planning Summary evidence submitted with the application confirms that the developer controls the application.
- The site is also deliverable based on the following evidence:
 - Persimmon Homes , Hallam Land and Taylor Wimpey are national volume housebuilders, with a track record of housing delivery on outlets at Cranbrook Phase 1.
 - The council anticipates that the 31 dwellings on site **WE1-CB1-15** could therefore be completed in 2027/28. There is sufficient time to complete the development management process for application 22/2306/MRES, discharge conditions, commence development, carry out site works and complete the build and occupation of 31 dwellings by March 2028.
 - EDDC considers that the council's forecast lead in time and build rate on this site are prudent and realistic at this time.
 - Consequently, EDDC concludes that based on paragraph B.319B.247 and its bullet points there is clear evidence that housing completions will begin on site within 5 years and that 31 homes will be delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.320 Clause b) in the NPPF definition of deliverable lists circumstances where eg *“where a site has outline planning permission for major development, has been allocated in a development plan...”*. However, the NPPF definition of ‘deliverable’ is silent on cases where the outline planning approval has expired since the detailed application was validated and/or where a previous DPD allocation was not re-allocated in a subsequent DPD, does not preclude these types of sites from being considered for NPPF paragraph 74 purposes.
- B.321 The Council acknowledges that outline planning approval 03/P1900 expired on 29 October 2022, after the reserved matters planning application 22/2306/MRES was validated on 27 October 2022. Also, the Cranbrook DPD has not reallocated Phase 1 of the Cranbrook development.
- B.322 In these circumstances the council is mindful of caselaw. In particular, that the Secretary of State has conceded that his interpretation of the definition of ‘deliverable’ within the glossary of the National Planning Policy Framework

as a 'closed list'³³ is incorrect (and an error of law)³⁴. The particulars of the consent order reports that the Defendant (ie the Secretary of State) accepts that:

"The proper interpretation of the definition is that any site which can be shown to 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' will meet the definition; and that the examples given in categories (a) and (b) are not exhaustive of all the categories of site which are capable of meeting that definition. Whether a site does or does not meet the definition is a matter of planning judgment on the evidence available".

- B.323 Consequently, the council's planning judgement based on the evidence available is that the council expects 31 dwellings to be completed on this site in the next 5 years as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.315 to B.322, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 31 dwellings fall within the definition of deliverable. That is, there are realistic prospects of 31 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Cranbrook Phase 1 - Extension to the Ingrams (NE Parcel).
- B.324 The council concludes that for development management and NPPF Paragraph 74 purposes, 31 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.325 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

- B.326 Based on the above information for site **WE1-CB1-15**, EDDC concludes that for plan monitoring and plan-making purposes:
- The forecast 31 dwelling completions can count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
 - With no completions before the 2020 monitoring point, the forecast 31 dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and count towards meeting the housing requirement in that plan period.

³³ A 'closed list' – i.e. that the only types of sites that can be considered are those listed there

³⁴ SoS Consent to Judgement in relation to an Appeal decision for residential development on Land West of Nos. 7-12 The Willows, Thrapston - Relating to the appeal decision APP/G2815/W/193232099 at East Northamptonshire to allow the appeal, and subsequent Consent Order CO/917/2020 quashing the appeal on 12 May 2020

Table 4/WE1-CB1-15 – Housing Trajectory

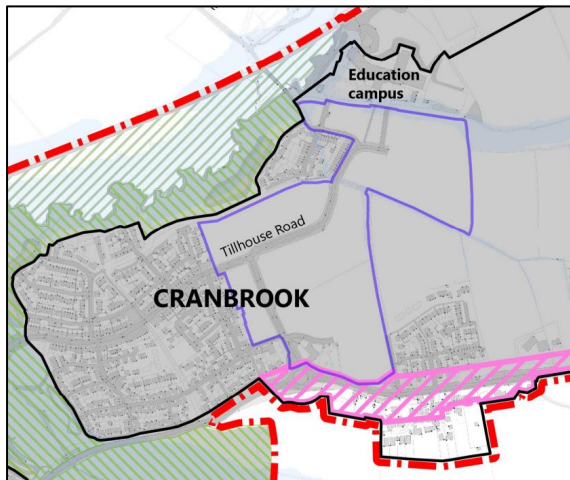
| 2023 MP | Table 4/WE1-CB1-15 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | |
|-----------------------------------|--|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| Site | Cranbrook PHASE 1 - land at Tillhouse Farm | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | East Devon New Community Partners | | | | | | | | | | | | | | | | | |
| Planning Status at end March 2023 | Outline planning approval Detailed planning application | 31 | 31 | | | | | | | | | | | | | | | |
| <i>Developer's trajectory</i> | N/A | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| EDDC trajectory | | 31 | 31 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 31 |

This table is based on:

- EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- the EDDC trajectory, having considered the relevant information provided by the development management process

Site WE1-CB1-16 : Cranbrook PHASE 1 – Town Centre Residue

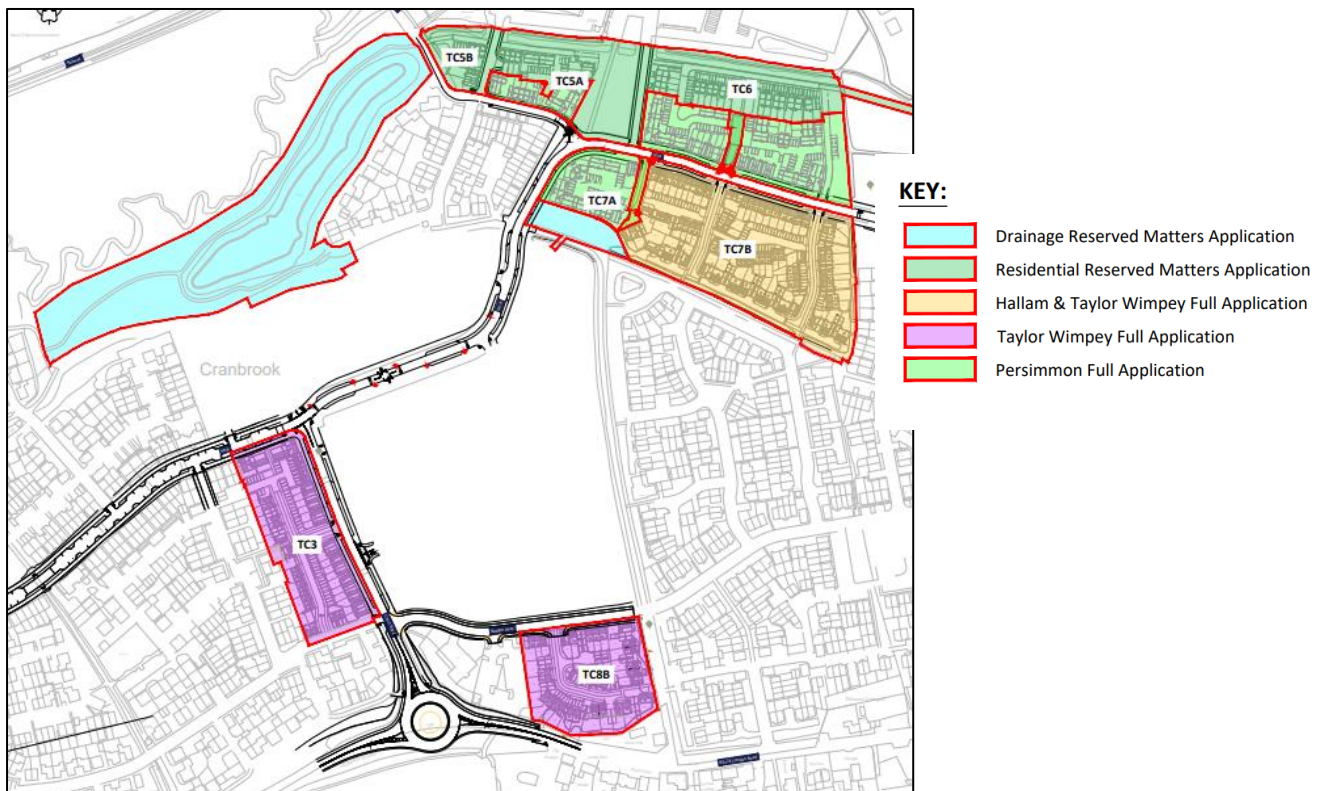
Map B/WE1-CB1-16a



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Note: The polygon outlined in purple is Policy CB21 Cranbrook Town Centre as shown on the Cranbrook Plan policies map.

Map B/WE1-CB1-16b



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Note: The land parcels are as shown in the Planning Statement - APPENDIX 1 Cranbrook Town Centre Residential Applications Site Location Plan submitted as part of planning application 23/0554/MFUL (see also 23/0511/MFUL, and 23/0554/MFUL). Together the 3 full planning applications are proposing 228 dwellings.

Table 1/WE1-CB1-16 Deliverability Summary

| | |
|--|--------------------------------|
| NPPF Annex 2 deliverability category | N/A (not a closed list) |
| A/B Sub-category | Detailed planning applications |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | No |
| No of units forecast as DELIVERABLE (years 1 to 5) | 0 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | No (no questionnaires sent) |

Table 2/WE1-CB1-16 Site Progress Summary

| | |
|--|---|
| Planning Status | Detailed planning applications |
| Gross No dwellings approved | 0 |
| Net No dwellings approved | 0 |
| Builder/Developer/Landowner | Taylor Wimpey Persimmon Homes South West Hallam Land Management |
| Site development status at 31/03/2023 | Not commenced |
| Site development status post 31/03/2023 update | Not commenced |
| Dwellings not started at 31/03/2023 | 0 |
| Dws under construction at 31/03/2023 | 0 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE**1. Local Plan status**

B.327 This Housing Monitoring Audit Trail document is reporting on a site comprising the residue of the town centre at this time, based on three full applications, and ahead of their determination. This is because the adopted Cranbrook Plan Policy CB21 clearly states that the town centre will comprise a mix of uses including residential, although it is not a site-specific allocation. Site **WE1-CB1-16** is technically a windfall site comprising a series of land parcels within Cranbrook Town Centre, where full planning applications have been submitted and validated since October 2022, specifically:

Parcel TC3 (23/0554/MFUL 48 dws - Taylor Wimpey)
Parcel TC5a }
Parcel TC6 } (22/2354/MFUL total of 84 dws - Persimmon Homes)
Parcel TC7a }
Parcel TC7b (23/0511/MFUL 64 dws - Hallam Land Management)
Parcel TC8b (23/0554/MFUL 32 dws – Taylor Wimpey UK Ltd)

B.328 These parcels are shown on **Map B/WE1-CB1-16b**. They lie within the Cranbrook Town Centre identified by Policy CB21 in the Cranbrook Plan DPD (adopted 19 October 2022), as indicated on the Policies Map. Policy CB21 states that:

“As a Healthy New Town, which is self-supporting and capable of meeting most of its own retail, commercial, educational, economic, leisure, and social needs, it is essential that the area is vibrant. Through good layout, physical design and the range of uses and activities available (including the delivery of residential units the Town Centre must draw people into a place where they can meet, take part in the activities and resources available or simply sit and watch the world go by.

B.329 Policy CB21 clearly shows that the town centre will comprise a mix of uses, including residential, but it is not a site-specific allocation. Nor does it quantify the amount of residential development being planned for within the town centre. Nevertheless, the policy allows for some housing development within the town centre. There are already 26 dwellings approved and being built on Site **WE1-CB1-11** and a reserved matters application for 31 dwellings on Site **WE1-CB1-15**. The three full planning applications are evidence of the availability of land with the potential for additional housing in the town centre, if approved. It is reasonable at this time for the council to consider whether there are any realistic prospects of them providing deliverable or developable housing supply.

B.330 Site **WE1-CB1-16** also lies within the Built up Area Boundary (BUAB) shown on the Cranbrook Plan-Policies Map. Policy CB8 in the Cranbrook Plan DPD established the Cranbrook Built up Area Boundary.

B.331 Site **WE1-CB1-16** lies within the area of Cranbrook Phase 1. Policy Strategy 12 **Development in Cranbrook** in the adopted East Devon Local Plan 2013 – 2031 had previously allocated land for development, with Cranbrook to be developed as a modern market town. Cranbrook Phase 1 was shown on the Proposals Map³⁵ (West End Inset Map). The Inset Map's legend showed that Cranbrook Phase 1 related to Policy Strategy 9 and to Policy Strategy 12.

B.332 However, the adopted Cranbrook Plan has superseded Policy Strategy 12. Paragraph 1.8 of the Cranbrook Plan states that:

“Upon adoption, this DPD supersedes in its entirety, Strategy 12 ('Development at Cranbrook) of the adopted East Devon Local Plan 2013 - 2031 and makes redundant the 'Cranbrook Plan Area' shown on the West End Inset Map which was an area of search for the additional planned growth required by that plan. The Cranbrook Plan Area now depicted on the Cranbrook Plan Policies Map identifies the land within which the policies of the Cranbrook Plan (this plan) will be applicable.”

³⁵ Proposals Maps are now called Policies Maps. Note that Cranbrook Phase 1 encompasses Phases 1 to 6 Reserved Matters

- B.333 Cranbrook Plan policy does not reallocate Cranbrook Phase 1, nor is Phase 1 shown on the Cranbrook Plan Policies Map as an allocation. If the full applications are approved, these land parcels would therefore be classified as windfalls, as defined by the NPPF glossary.
- B.334 The Cranbrook Policies Map does show that this site is on land located within the 'existing Cranbrook outline permission'³⁶. There are no detailed planning permissions on Site **WE1-CB1-16** regarding reserved matters relating to that outline planning permission.

2. Lead-in Time

a) Planning application status and progress

- B.335 Following collaborative working with East Devon District Council, Devon County Council and Cranbrook Town Council the location of the various community, civic and retail uses within Cranbrook town centre has now been agreed. These include a multi-purpose building to provide a youth and children's facility and a library, a health and wellbeing centre, an extra care facility, the Town Council building and a blue light facility. The requirement to deliver a supermarket and high street shops has also been agreed and reserved matters consent granted. The location of other land to be reserved for potential future uses was then to be agreed. A memorandum of understanding (MoU) was entered into by East Devon District Council, Devon County Council, the East Devon New Community partners and HDD Cranbrook Limited to facilitate the development of the town centre.
- B.336 This MoU sets out the expectation that there would be an application or applications for additional residential development, as well as the reserved matters application for dwellings approved under the original outline consent. A Memorandum of Understanding is a statement of intent, but it is not legally binding. Planning applications need to progress through the development management process, including completing legal agreements where necessary.
- B.337 **Table 3/WE1-CB1-16** summarises the current planning application status and progress on Site WE1-CB1-16. This site lies within the area of outline planning permission for Phase 1 of the new settlement of Cranbrook. Outline application 03/P1900 was approved with conditions on 29 October 2010 for a new community comprising up to 2,900 residential dwellings; a town centre and a local centre including retail, residential and employment; assembly and leisure uses; non-residential institutions (including two primary schools and one secondary school); sports and recreation facilities; a country park; a railway station; landscaping; engineering works; associated infrastructure; and car parking. The outline planning permission expired on 29 October 2022 before full planning applications 23/0551/MFUL and 23/0554/MFUL for 64 and 80 dwellings respectively were submitted on 17 and 3 March and validated on 13 April 2023. The outline planning permission

³⁶ That outline permission (03/P1900) expired on 29 October 2022

expired 11 days after submission of 22/2354/MFUL (This full planning application was necessary because the proposed number of dwellings would have resulted in the total number of dwellings exceeding that approved by the outline planning permission 03/P1900.)

- B.338 The residue of the outline planning approval where no reserved matters had been submitted by 29 October 2022 is now NIL because the outline planning approval expired on that date. However, three full planning applications for residential development in the town centre have been submitted and validated. See **Table 3/WE1-CB1-16**.

Table 3/WE1-CB1-16 : Current planning status & planning application progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|------------|------------------------------|-------------------------------------|--------------------|---|
| 03/P1900 | 2900 | | Outline | 25/07/2003 | Approved (Expired) | 29/10/2010 (29/10/2022) |
| 22/2354/MFUL | | 84 | Full | 11/11/2022 | Awaiting decision | |
| 23/0511/MFUL | | 64 | Full | 13/04/2023 | Awaiting decision | |
| 23/0554/MFUL | | 80 | Full | 13/04/2023 | Awaiting decision | |
| SITE TOTAL | | 228 | | | | |

- B.339 As at the 2023 Monitoring Point Site **WE1-CB1-16** had no detailed planning approval, but the full application 22/2354/MFUL was submitted to the Local Planning Authority via the Planning Portal on 18 October 2022, subsequently validated on 27 October 2022, and was awaiting decision (See Table 3/WE1-CB1-15).

- B.340 For the avoidance of doubt, the site area of application 22/2354/MFUL (see Map **B/WE1-CB1-16-b**) does not include the northern part of parcel TC5a or the northern part of TC5b where reserved matters planning application 22/2306/MRES for residential development has since been submitted and validated (see Site **WE1-CB1-15**).

- B.341 It should be noted that a full planning application 13/1752/MFUL was approved on 24 November 2014, for an additional 587 dwellings within the area of the outline planning approval, bringing the Cranbrook total to 3,847 dwellings. The three full planning applications abut but are not within the site area of approval 13/1752/MFUL so are not being double counted.

b) Discharging conditions

- B.342 Decisions are awaited on full applications 22/2354/MFUL, 23/0511/MFUL and 23/0554/MFUL, so there are no pre-commencement conditions to be discharged at this time. See Footnote 1 to Appendix B.

c) Site progress

B.343 Development has not commenced on any of these parcels.

d) Dwellings under construction

B.344 No dwellings were under construction at the 2023 monitoring point.

e) Developer/housebuilder/owner

B.345 In 2021, the council understood that HDD Cranbrook Ltd/ Hallam Land Management Ltd were the landowners and developers of the residue of the outline planning approval without detailed planning approval, including this site **WE1-CB1-16**.

B.346 The current applicants of the parcels shown on **Map B/WE1-CB1-16** are as follows:

- Parcel TC3 - Taylor Wimpey UK Ltd
- Parcel TC5a /TC6/TC7a - Persimmon Homes
- Parcel TC7b 64 dws - Hallam Land Management (HDD)
- Parcel TC8b - Taylor Wimpey UK Ltd

B.347 Persimmon Homes and Taylor Wimpey are national, volume house builders.

f) Identified registered provider

B.348 The full planning application do not indicate whether a registered provider has been identified for each site.

3. Dwelling completions

a) Completions by 31 March 2023

B.349 EDDC records show that no were dwellings completed by the 2023 Monitoring Point.

B.350 'Lead in time' was therefore still in progress at the 2023 Monitoring Point as the development management process is still in progress and no dwellings had been completed on the parcels on this site at that time.

b) Forecast completions after 31 March 2023

B.351 The council forecasts housing delivery trajectory at Cranbrook based on outlets. That is, the sites where each builder/developer has planning approvals and specific interests. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this.

B.352 This site is the residue of the much larger Phase 1 development at Cranbrook where the outline approval was for 2900 dwellings, where that outline approval has expired. The submission of 3 full applications by three different developers means that if approved, they would be at least 3 separate outlets.

B.353 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. So, this site will be subdivided

at a future date for forecasting purpose, if and when planning approval is granted. But for this year, a single site forecast is produced, albeit taking account of the proposed developments of the 3 separate full planning applications. Therefore, the council forecast is not based on the standard HELAA method assumptions e.g. for a site of 1000+ dwellings with 3 developers

- B.354 The planning application information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/WE1-CB1-16**.

Developer information

- B.355 The council engages with developers to obtain evidence about their expectations regarding site development, and to produce a more rounded and robust forecast of completions.
- B.356 However, this site is the residue of the outline approval 03/P1900 which has expired, and there are three full planning applications that have not yet been determined. Mindful of this, the council chose not to send the applicants a 2023 questionnaire for their parcels. So, there are no 2023 developer responses. Instead, the council has produced its own forecast of housing delivery on the site informed by the progress of the development management process for the three applications.
- B.357 The council therefore relies on its own assessment of deliverability of the parcels on this site at the 2023 Monitoring Point for NPPF paragraph 74 purposes.

4. EDDC conclusion on site deliverability

- B.358 Site **WE1-CB1-16** relates to 3 'outlets' on part of Phase 1, where there are 3 builders/developers who have submitted full planning applications, where the decisions are awaited.
- B.359 The EDDC trajectory for this site (i.e. the outlets based on detailed planning applications 22/2354/MFUL, 23/0511/MFUL and 23/0554/MFUL) is therefore as set out in **Table 4/WE1-CB1-16**. This trajectory is justified, based on the following:
- The land parcels are available based on the evidence that full planning applications have been submitted and validated, but not yet determined.
 - The land parcels may be suitable based on the evidence that:
 - They are within the area of the outline planning approval 03/P1900 but that approval has now expired.
 - They are within the Cranbrook Town Centre designated by Cranbrook Plan Policy CB21, where residential development is part of the mix of uses identified by the policy,

- They are within the BUAB and could come forward as windfall sites.
- The council is party to a Memorandum of Understanding about land uses across the town centre, although the MoU is not legally binding, and development proposals are still subject to the development management process.
- Housing on these land parcels may be deliverable, but at this time the council does not have clear evidence to demonstrate there are realistic prospects of delivery in the 5 years from the 2023 Monitoring Point, including because:
 - There are issues that are not minor which have not yet been resolved. The time and means to resolve the outstanding issues is currently uncertain.
 - The development management process is the appropriate mechanism to determine detailed application proposals are acceptable, and the applications are still progressing through that process.
- To avoid prejudging the outcome of the development management process, the council considers that at this time it is not reasonable to conclude that the land parcels on this site could deliver housing in the long term, notwithstanding the involvement of Persimmon Homes and Taylor Wimpey, who are national, volume housebuilders, and the control of land by HDD and the New Community Partners. EDDC considers that it is prudent and realistic at this time to conclude that housing development on those parcels is not identified as 'developable'. The council will reassess the position in due course, for example at the next monitoring point.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.360 Clause b) in the NPPF definition of deliverable lists circumstances where eg *"where a site has outline planning permission for major development, has been allocated in a development plan..."*. However, the NPPF definition of 'deliverable' is silent on cases where the outline planning approval has expired and/or where a previous DPD allocation was not re-allocated in a subsequent DPD, and new windfall detailed applications have been submitted and are progressing through the development management process, does not preclude these types of sites from being considered for NPPF paragraph 74 purposes.
- B.361 The Council acknowledges that outline planning approval 03/P1900 expired on 29 November 2022, Also, the Cranbrook DPD has not reallocated Phase 1 of the Cranbrook development.
- B.362 In these circumstances the council is mindful of caselaw. In particular, that the Secretary of State has conceded that his interpretation of the definition of 'deliverable' within the glossary of the National Planning Policy Framework

as a 'closed list'³⁷ is incorrect (and an error of law)³⁸. The particulars of the consent order reports that the Defendant (ie the Secretary of State) accepts that:

"The proper interpretation of the definition is that any site which can be shown to 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' will meet the definition; and that the examples given in categories (a) and (b) are not exhaustive of all the categories of site which are capable of meeting that definition. Whether a site does or does not meet the definition is a matter of planning judgment on the evidence available".

- B.363 Consequently, the council's planning judgement based on the evidence available is that the council does not expect that the 228 dwellings would be completed on the parcels of this site in the next 5 years as at the 2023 Monitoring Point.
- B.364 For the reasons set out in paragraphs B.355 to B.363, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 228 dwellings do not fall within the definition of deliverable. That is, at the current time the council cannot demonstrate that there are realistic prospects of those 228 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Cranbrook Phase 1 -Residue of the Cranbrook Town Centre.
- B.365 The council concludes that for development management and NPPF Paragraph 74 purposes, because the 228 dwelling completions are not 'deliverable' they therefore they do not count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.366 At this time, the council is not forecasting delivery of 228 dwellings within the town centre residue in years 6+, so they are not counted as developable for the following reasons:
- The proposed development of these parcels would be large windfalls³⁹ as the Cranbrook Plan does not allocate them and the emerging East Devon Local Plan is not proposing to allocate sites within the area of the Cranbrook Plan.

³⁷ A 'closed list' – i.e. that the only types of sites that can be considered are those listed there

³⁸ SoS Consent to Judgement in relation to an Appeal decision for residential development on Land West of Nos. 7-12 The Willows, Thrapston - Relating to the appeal decision APP/G2815/W/193232099 at East Northamptonshire to allow the appeal, and subsequent Consent Order CO/917/2020 quashing the appeal on 12 May 2020

³⁹ It should be noted that the HELAA methodology only forecasts an allowance for small windfalls (sites of 20 or less dwellings) so there would be no double counting of supply from these land parcels.

- The council has not engaged with the developers to forecast delivery or seek more detailed information about lead in times and build rates.
- Delivery of the dwellings is subject to the outcome of the development management process for determining the three full planning applications.
- The council is not prejudging the outcome of the development management process.

B.367 The council will continue to monitor the progress of the full planning applications for housing in the Cranbrook town centre residue and will review the site's deliverability and developability status in due course.

6. EDDC conclusion about the site's contribution to plan period supply

B.368 Based on the above information for site **WE1-CB1-16**, EDDC concludes that for plan monitoring and plan-making purposes:

- No dwelling completions would count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
- At this time, no dwelling completions on these parcels could be included as developable in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore none count towards meeting the housing requirement in that plan period. The council will continue to monitor the progress of these planning applications.

Table 4/WE1-CB1-16 – Housing Trajectory

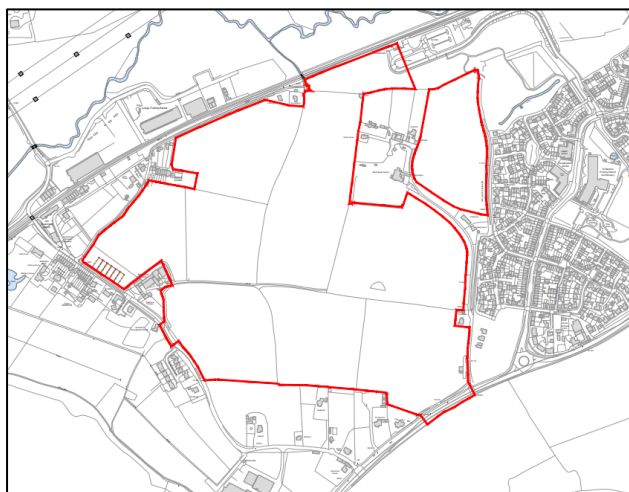
| 2023 MP | Table 4/WE1-CB1-16 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | | | | | | | | | | | | | | | |
|------------------------|--|-------------------|---------------------|--|--|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------|--|
| Site | Cranbrook PHASE 1 – Town Centre Residue | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 + | |
| Developer Contact | Persimmon Homes Taylor Wimpey Hallam Land Management | | | Planning Status at end March 2023 | Full Planning Applications: 22/2354/MFUL, 23/0511/MFUL, 23/0554/MFUL (decisions awaited) | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's trajectory | N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EDDC trajectory | | 228 | 228 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |

This table is based on:

- EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- EDDC delivery trajectory might assume 30 dwellings per year assuming 2 outlets in any one year. Need to be mindful relevant information on housing delivery particularly within/at the settlement as the housebuilders would have outlets on the Cranbrook Expansion Areas. However, delivery is subject to the outcome of the development management process for determining the three full planning applications. So, at this time no forecast is made on a monitoring year basis.

Site WE1-CB2-1 : Cranbrook BLUEHAYES Expansion Area – Taylor Wimpey

Map B/WE1-CB2-1



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Note: The red polygon is the area of outline planning application **19/0620/MOUT**.

Table 1/WE1-CB2-1 Deliverability Summary

| | |
|--|--|
| NPPF Annex 2 deliverability category | B |
| A/B Sub-category | Resolution to grant approval ALLOCATION |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | No |
| No of units forecast as DELIVERABLE (years 1 to 5) | 0 |
| No of units forecast as DEVELOPABLE (years 6+) | 870 |
| Deliverability status agreed? (Yes/No) | No (no developer trajectory) |

Table 2/WE1- CB2-1 Site Progress Summary

| | |
|--|--|
| Planning Status | Resolution to grant (subject to S106) |
| Gross No dwellings approved | 0 |
| Net No dwellings approved | 0 |
| Builder/Developer/Landowner | Hallam Land Management Ltd/Taylor Wimpey Ltd |
| Site development status at 31/03/2023 | Not commenced |
| Site development status post 31/03/2023 update | Not commenced |
| Dwellings not started at 31/03/2023 | 870 |
| Dws under construction at 31/03/2023 | 0 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

B.369 Site **WE1-CB2-1** (shown by the red polygon on **Map B/WE1-CB2-1**) lies almost entirely within the Built up Area Boundary (BUAB) shown on the Cranbrook Plan-Policies Map. Policy CB8 in the Cranbrook Plan DPD (adopted 19 October 2022) established the Cranbrook Built up Area Boundary. The Cranbrook Plan is the latest adopted DPD covering this site.

B.370 For the avoidance of doubt, Site **WE1-CB2-1** does not include the following:

- Land South of Hungry Fox Estate which lies within the Bluehayes Expansion Area, but outside the Built up Area Boundary.
- Two small land parcels abutting but outside the Expansion Area (land at Coachfield House; and Oaklee, Station Road). These parcels are also outside the Built up Area Boundary.

B.371 Cranbrook Plan Policy CB2 Bluehayes Expansion Area allocates approximately 40 hectares of land for a mixed use development (including around 960 dwellings). The location of the allocation is shown on the Cranbrook Plan policies map. Site **WE1-CB2-1** is the major part of the Bluehayes Expansion Area⁴⁰. Site **WE1-CB2-1** includes Bluehayes Parkland (which is within the Expansion Area) and Bluehayes Meadow (which lies to the east of but not abutting the Expansion Area). Bluehayes Parkland and Bluehayes Meadow are designated for green infrastructure uses.

2. Lead-in Time

a) Planning application status and progress

B.372 **Table 3/WE1-CB2-1** summarises the current planning application and progress.

Table 3/WE1-CB4-1 : Current planning status & planning application progress

| Planning application | Proposal (no of dwellings) | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|------------------------------|-------------------------------------|---|---|
| 19/0620/MOUT | 870 | Outline | 02/03/2022 | Resolution to grant approval subject to S106 25/04/2023 | |
| SITE TOTAL | 870 | | | | |

⁴⁰ The site reflects the previously allocated land in the adopted East Devon Local Plan 2013 to 2031 rather than the larger site identified in the more recently adopted Cranbrook Plan DPD

- B.373 Hallam Land Management Ltd and Taylor Wimpey Ltd the applicants for application 19/0620/MOUT.
- B.374 The application is an outline planning application with all matters reserved except access to the existing highway network for the expansion of Cranbrook comprising up to 870 residential dwellings; C2 residential institutions; one primary school (Use Class F1) with early years provision (Class F1/E); mixed use area including Use Classes C3 (Residential), E (Commercial Business and Service Uses), F1 (Learning and Non-residential institutions), F2 (Local Community Uses), and Sui Generis (hot food takeaways, pubs/bars) (Class E and Sui Generis uses to comprise up to 1,500 sq. metres gross); recreation facilities and children's play; green infrastructure (including open space and Suitable Alternative Natural Greenspace (SANGS)); access from former A30, Station Road and Burrough Fields and crossings; landscaping; allotments; engineering (including ground modelling and drainage) works; demolition; associated infrastructure; and car parking for all uses.
- B.375 At their meeting of 20 June 2023, EDDC Planning Committee resolved:
1. The appropriate assessment set out in Appendix C be adopted.
 2. Approved as per officer recommendation subject to conditions and Section 106 (S106) Legal Agreement which captures the heads of terms set out in the report with the final wording to be delegated to the Development Manager.
- B.376 As at the time of writing this document, the S106 agreement had not been completed and signed, and the planning decision is therefore awaited.
- b) Discharging conditions**
- B.377 With the decision awaited, pre-commencement conditions (as set out in the 20 June 2023 committee report) cannot be discharged at this time. See Footnote 1 to Appendix B.
- c) Site progress**
- B.378 Development has not commenced.
- d) Dwellings under construction**
- B.379 No dwellings were under construction at the 2023 Monitoring Point.
- e) Developer/housebuilder/owner**
- B.380 The developer of the site shown on **Map B/WE1-CB2-1** is Hallam Land Management and Taylor Wimpey UK Ltd.
- B.381 Taylor Wimpey UK Ltd is a national, volume house builder. provided a very limited response to the EDDC 2023 questionnaire (See Appendix F - Response **R/WE1-CB2-1**).
- B.382 Although not currently the landowners, the applicants have interests in and will be the developers of the site.

f) Identified registered provider

- B.383 Planning Statement Appendix 4 (Heads of Terms) covers affordable housing. The planning application and accompanying documents provide no information about identifying a registered provider for the affordable housing on this site.

3. Dwelling completions

c) Completions by 31 March 2023

- B.384 EDDC records show that no dwellings were completed by the 2023 Monitoring Point.
- B.385 'Lead in time' was therefore still in progress at the 2023 Monitoring Point as no dwellings had been completed on the site at that time.

d) Forecast completions after 31 March 2023

- B.386 The council is mindful that developers could only provide housing delivery trajectory information about their own outlet(s). The council therefore does not produce a single trajectory for this Expansion Area. Nor is the forecast based on the standard HELAA method assumptions e.g. for a site of 1000+ dwellings with more than one developer.
- B.387 Instead, the council forecasts housing delivery trajectory at Cranbrook based on outlets. That is, the sites where each builder/developer has planning approvals and specific interests. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this.
- B.388 This site is the major part of the Bluehayes Expansion Area allocation in the adopted Cranbrook Plan. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/WE1-CB2-1**.

Developer information

- B.389 Site **WE1-CB2-1** relates to an 'outlet' on part of the Bluehayes Expansion Area, where there is a single builder/developer with an interest in the site.
- B.390 In 2023 the council engaged with the site developer Taylor Wimpey UK Ltd in forecasting the delivery of housing on this site (outlet). The developer did not complete the 2023MP site proforma but provided limited information in an email. (see Appendix F - **R/WE1-CB2-1**) The respondent did not provide a 2023MP trajectory on a monitoring year-by-year basis, so there is no entry in the respondent row in **Table 4/WE1-CB2-1**.
- B.391 The 2023 response states that "it is extremely difficult to give fixed timescales as planning permission is still outstanding, let alone the uncertainty around the s106, land value, infrastructure delivery, District Heating Network & Energy Services Company, electric capacity and then the condition

clearances required even before a Reserved Matters application can be submitted." Once planning permission is granted and the 6 pre Reserved Matters conditions are discharged, the developers are "committed to the timely delivery of the site and some dwellings within the established five-year supply period."

Council consideration of developer information

- B.392 There is no developer trajectory for the council to consider. There is no site-specific information received from the outlet's builder/developer obtained via the 2023 Monitoring Point engagement process. Their commitment to 'some dwellings' within the 5 year period is vague and not supported by evidence about factors that impact on lead in time eg the timing of the first (or subsequent) reserved matters application, discharging conditions, commencement, site works) or even an indication of build rates.
- B.393 Taylor Wimpey are national volume housebuilders, who have been building dwellings at Cranbrook, as part of the original consortium. They have a track record of delivering dwellings at 70 to 140 dwellings per year across their Cranbrook outlets.
- B.394 Mindful of the progress on the outline planning application, where issues that are not minor remain to be resolved, and in light of the uncertainties expressed in the 2023 response by Taylor Wimpey, and the absence of evidence about lead in time and build rates, the Council considers that no dwelling completion should be included in the 5 year period from the 2023 Monitoring Point.
- B.395 The council has produced a trajectory with completions forecast from year 6 onwards. The trajectory is justified as follows:
- a) The site has committee 'resolution to grant' approval of the outline planning application, subject to the S106 agreement.
 - b) There is sufficient time to complete the lead in time (including time to complete the development management process to determine the outline planning application (including legal agreement), to submit and approve detailed (Reserved Matters) planning application, and then to gear up, discharge pre-commencement conditions and for the development of the new outlet on this greenfield site at Cranbrook to commence, undertake site works, and start dwelling construction such that the first completions could occur in 2028/29.
 - c) A registered provider has not yet been identified, but there is sufficient time for one to be identified, concurrent with the planning application process.
 - d) Likewise, there is time for the legal processes of land acquisition to be completed once the outline planning approval decision is made, and the detailed application proceed through the development management process, ahead of site development. If and when progress is made towards detailed planning approval, then it may be the case

that dwelling construction may start earlier and there may be some completions in the 5 year period from the 2023 monitoring point, but the council's trajectory does not forecast this at this time.

- e) The council considers that current market conditions are particularly challenging but will improve in the long term across at least one economic cycle. Mindful of Taylor Wimpey's track record, It is prudent to forecast a build rate of 72 dwellings per year (6 per month) on this site for the first 3 years from year 6 (ie from 2028/29). Thereafter, the council considers that it is reasonable to anticipate a higher build rate of about 100 dwellings per year, sustained until the site is completed.
- f) The phasing plan submitted with the planning application indicates 4 phases of housing development, starting in the SE at London Road, and extending westwards to Station Road, then north towards the railway line and Cranbrook station. There is no reason why simultaneous development could not occur on more than one land parcel within a phase within the developers' control, enabling a build rate of 100/year to be achieved.
- g) Whilst delivery could be higher than 100 in any one year, the council considers that it is not prudent to rely on over-optimistic forecast significantly above rates previously achieved by a single developer at Cranbrook.

B.396 Consequently, the council's trajectory in in **Table 4/WE1-CB2-1** forecasts nil dwellings completions on site **WE1-CB2-1** in the 5 years from the 2023 monitoring point. Based on this trajectory, the 870 dwellings on this site would be delivered in the 10 years starting in 2028/29, so that the site development would be completed in 2037/38.

4. EDDC conclusion on site deliverability

B.397 The EDDC trajectory for this site (i.e. the outlet based on application 19/0620/MOUT with a resolution to grant approval subject to S106) is therefore as set out in **Table 4/WE1-CB2-1**. This trajectory is justified, based on the following:

- The development is suitable and available based on the evidence that:
 - The site is allocated for mixed use by Policy CB2 in the adopted Cranbrook Plan
 - Planning Committee has resolved to grant outline planning approval subject to S106 agreement; and
 - The developer has an interest in this site.
- However, no dwellings are forecast to be deliverable. This site's trajectory does not rely on the application of prescriptive assumptions. The council has engaged with the developer, seeking to produce a rounded assessment of this site, but there is very limited information.

However, there is insufficient, detailed site specific available information at this time about lead in time factors. There is no clear evidence that housing will be started in the 5 year period, and the council has not concluded that the site is deliverable for the 5 year period for the purposes on the 5 year housing land supply assessment.

B.398 The council considers that the site is developable, based on the above assessment.

5. EDDC conclusion about the number of deliverable dwellings on this site

B.399 870 dwellings remained to be delivered on this site as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.392 to B.397 and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), Nil dwellings fall within part (b) of the definition of deliverable. That is, based on current evidence there are no realistic prospects of any dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at **WE1-CB2-1** Cranbrook BLUEHAYES Expansion Area – Taylor Wimpey.

B.400 For development management and NPPF Paragraph 74 purposes, nil dwelling completions are deliverable and therefore none count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.

B.401 Consequently, 870 dwellings on this site are forecast as developable (i.e. 870 are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

- B.402 Based on the above information for site **WE1-CB2-1**, EDDC concludes that for plan monitoring and plan-making purposes:
- The forecast 216 dwelling completions can count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
 - With no completions before the 2020 monitoring point, the forecast 870 dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and count towards meeting the housing requirement in that plan period.

Table 4/WE1-CB2-1 – Housing Trajectory

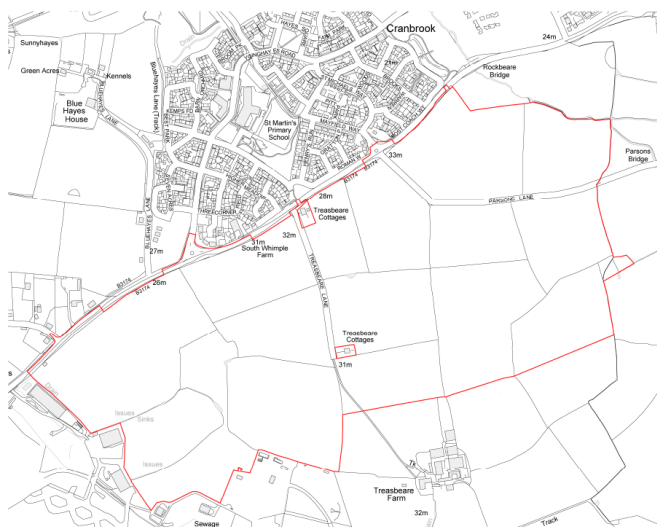
| 2023 MP | Table 4/WE1-CB2-1 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | | | | | | | | | | | | | | |
|-----------------------------------|--|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------|
| Site | Cranbrook BLUEHAYES Expansion Area – Taylor Wimpey) | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 + |
| Developer Contact | Taylor Wimpey | | | 870 | 870 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Status at end March 2023 | ALLOCATION/ Outline planning application – (post 31/3/2023 Resolution to Grant approval subject to S106 agreement) | 870 | 870 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's trajectory | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EDDC trajectory | | 870 | 870 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 72 | 72 | 72 | 100 | 100 | 100 | 100 | 100 | 100 | 54 | 0 | 0 | 0 |

This table is based on:

- an extract (Table 1) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information and delivery trajectory provided by the developer's response
- the EDDC trajectory, having considered the developer information and trajectory and other relevant information on housing delivery particularly within/at the settlement.

Site WE1-CB3-1 : Cranbrook TREASBEARE Expansion Area-

Map B- WE1-CB3-1



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Note: The red polygon is the area of outline planning application **22/1532/MOUT**.

Table 1/WE1-CB3-1 Deliverability Summary

| | |
|--|--|
| NPPF Annex 2 deliverability category | B |
| A/B Sub-category | Resolution to grant approval ALLOCATION |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes (in part) |
| No of units forecast as DELIVERABLE (years 1 to 5) | 250 |
| No of units forecast as DEVELOPABLE (years 6+) | 785 |
| Deliverability status agreed? (Yes/No) | Yes |

Table 2/WE1-CB3-1 Site Progress Summary

| | |
|--|---------------------------------------|
| Planning Status | Resolution to grant (subject to S106) |
| Gross No dwellings approved | 0 |
| Net No dwellings approved | 0 |
| Builder/Developer/Landowner | Carden Group Ltd |
| Site development status at 31/03/2023 | Not commenced |
| Site development status post 31/03/2023 update | Not commenced |
| Dwellings not started at 31/03/2023 | 1,035 |
| Dws under construction at 31/03/2023 | 0 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

B.403 Site **WE1-CB3-1** (shown by the red polygon on **Map B/WE1-CB3-1**) lies within the plan area of the Cranbrook Plan-Policies Map. The Cranbrook Plan DPD (adopted 19 October 2022) is the latest adopted Development Plan Document covering this site. The site lies partly within and partly outside the Built up Area Boundary (BUAB) shown on the Policies Map. Policy CB8 in the Cranbrook Plan established the Cranbrook Built up Area Boundary.

B.404 Site **WE1-CB3-1** contains all of the Treasbeare Expansion Area. This Expansion Area is allocated for mixed use development (including around 915 dwellings) by Policy CB3 in the Cranbrook Plan. The location of the allocation is shown on the Cranbrook Plan policies map. Part of the site lies outside the Expansion Area in areas designated for green infrastructure uses.

2. Lead-in Time

a) Planning application status and progress

B.405 **Table 3/WE1-CB3-1** summarises the current planning application and progress.

Table 3/WE1-CB3-1 : Current planning application status & progress

| Planning application | Proposal (no of dwellings) | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|------------------------------|-------------------------------------|---|---|
| 22/1532/MOUT | 1,035 | Outline | 02/03/2022 | Resolution to grant approval subject to S106 25/04/2023 | AWAITED |
| SITE TOTAL | 1,035 | | | | |

B.406 Carden Group Ltd is the applicant for application 22/1532/MOUT.

B.407 The outline planning application is for up to 1,035 residential dwellings; a neighbourhood centre with a maximum of 3,000 sq.m. gross of ground floor space (Use Class E and sui generis (hot food takeaways, betting shops, pubs/bars)); a two form entry primary school with early years provision (Use Class F1); public open space, including formal open space, formal play space, allotments, amenity open space and SANGS land; a sports hub comprising playing pitches, tennis courts, a multi-use path and a pavilion (Use Class F2); up to 10.26 ha. of employment land (Use Classes E(g), B2, B8 and an extension to the existing Cranbrook Energy Centre); five serviced pitches for gypsies and travellers; sustainable drainage systems and associated infrastructure. All matters are reserved for future consideration aside from access. Principal access is to be provided from four points off

London Road (B3174) with additional access points proposed for pedestrians and cyclists.

B.408 At their meeting of 28 February 2023, EDDC Planning Committee resolved:

1. The Appropriate Assessment as set out in appendix 2 be adopted.
2. Approved as per officers recommendation subject to the imposition of an additional condition requiring the applicant to submit details to demonstrate how sewage from the site will be handled and not contribute to known issues with capacity in the sewerage network in the villages to the south of the site. The precise wording of the additional condition to be delegated to the Assistant Director Planning Strategy and Development Management in consultation with the Chair of Planning Committee and Ward Members.

B.409 As at the time of writing this document, the S106 agreement had not been completed and signed, and the planning decision is therefore awaited. In their 2023 response, the developer's response states that "*Current market conditions (slow sales) and build cost inflation mean that cashflow of the S106 payments is critical to delivery. Discussions are ongoing with EDDC and DCC regarding triggers for S106 payments*".

b) Discharging conditions

B.410 With the decision awaited, pre-commencement conditions (as set out in the 28 February 2023 committee report) cannot be discharged at this time. See Footnote 1 to Appendix B.

c) Site progress

B.411 Development has not commenced.

d) Dwellings under construction

B.412 No dwellings were under construction at the 2023 Monitoring Point.

e) Developer/housebuilder/owner

B.413 The developer of the site shown on **Map B/WE1-CB3-1** is Carden Group Ltd. who provided a response to the EDDC 2023 questionnaire (See Appendix F - Response **R/WE1-CB3-1**). The response confirms that Carden Group own the whole site.

B.414 Carden Group are a land investment business, not a house builder. Their 2023 response anticipates that there will be 2 or 3 builders on the site and confirmed that the site is likely to be actively marketed for sale in September 2023.

B.415 In their 2021 response on this site, Redrow Homes (a national volume house builder) together with the Carden Group were promoting the site. This information is also on the website for the Treasbeare Garden Village development. However, the 2023 response from Carden states that it is not known if Redrow will be one of the housebuilders for this development.

Redrow may or may not be selected as the preferred development partner – either on their own or in partnership with another house builder.

f) Identified registered provider

- B.416 In their 2023 response, the developer confirmed that a registered provider for the affordable housing on this site had not yet been identified.

3. Dwelling completions

a) Completions by 31 March 2023

- B.417 EDDC records show that no dwellings were completed by the 2023 monitoring point.
- B.418 'Lead in time' was therefore still in progress at the 2023 Monitoring Point as no dwellings had been completed on the site at that time.

b) Forecast completions after 31 March 2023

- B.419 The site contains all of the Treasbeare Expansion Area allocation in the adopted Cranbrook Plan plus adjoining land. At this time, there is a single site trajectory, informed by the Carden Group information. The net area for housing development is approximately 27.13 hectares.
- B.420 The council is mindful that there may be multiple developers and outlets on this Expansion Area in the future. Developers could only provide housing delivery trajectory information about their own outlets. So, this site may be subdivided at a future date for forecasting purposes if there are two or more builders on the site.
- B.421 The forecast in **Table 4/ WE1-CB3-1** is not based on the standard HELAA method assumptions e.g. for a site of 1000+ dwellings with more than one developer. Instead, the council forecasts housing delivery trajectory at Cranbrook based on outlets. That is, the sites where each builder/developer has planning approvals and specific interests. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/WE1-CB3-1**

Developer information

- B.422 Site **WE1-CB3-1** relates to an 'outlet' focussed on the Treasbeare Expansion Area, where there is a single developer who owns the site.
- B.423 In 2023 the council engaged with the site developer Carden Group Ltd in forecasting the delivery of housing on this site (outlet). The developer completed and returned the 2023MP site proforma. Their responses to the tailored questions in the site proforma are set out In Appendix F. The respondent completed their 2023MP trajectory on a monitoring year-by-year basis, which is shown in **Table 4/WE1-CB3-1**.

- B.424 This is the first time the Council has engaged with this developer about this site for housing monitoring purposes. The response confirms that the site and its housing development is owned by the Carden Group. They are not housebuilders but anticipate there being 2 or 3 house-builders and that the first reserved matters planning application would be submitted in Q3 or Q4 in 2024. The 2023 response anticipates that site development will commence in 2025 Q2, subject to market conditions,
- B.425 Drawing No BL-M-47 C is the latest phasing plan submitted by the applicants, which shows 3 phases for housing development with an indicative programme:

| PHASE | Indicative build program |
|---------|-----------------------------------|
| Phase 1 | Occupation From months 9 onwards |
| Phase 2 | Occupation From months 36 onwards |
| Phase 3 | Occupation From months 45 onwards |

- B.426 However, the 2023 response from Carden does not provide a timing schedule for the phasing at this stage because the timing will depend on the approach that the eventual developer will adopt.
- B.427 The 2023 response does provide a year by year trajectory for this site which is reported in **Table 4/WE1-CB3-**. It anticipates 50 completions in 2025/26 then rising to a build rate of 100 dwellings per year from 2026/27, sustained at that rate to 2034/35 with the residual 85 completed in 2035/36. The response acknowledges that this is a very crude estimate and dependent on many factors.
- B.428 Based on the developers' forecast lead in time and build rate, 250 dwellings would be completed in the 5 years from the 2023 Monitoring Point.

Council consideration of developer information

- B.429 EDDC has carefully considered the latest, site-specific information received from the outlet's landowner/developer obtained via the 2023 Monitoring Point engagement process. The council broadly agrees with their trajectory for the following reasons:
- a) The site has committee 'resolution to grant' approval of the outline planning application, subject to the S106 agreement.
 - b) There is sufficient time to complete the lead in time (including time to complete the legal agreement, submit and approve detailed planning application, discharge pre-commencement conditions and for the development of the new outlet on this greenfield site at Cranbrook to commence, undertake site works, and start dwelling construction in 2025.
 - c) A registered provider has not yet been identified, but there is sufficient time for one to be identified, concurrent with the detailed planning application process.

- d) Likewise, there is time for the legal processes of land acquisition to be completed once the outline planning approval decision is made, ahead of site development.
- e) A delivery rate of 100 dwellings per year is realistic for years 2026/7 and 2027/28 (with 50 in 2025/26). To be consistent with the council's predicted long term build rate for site WE1-CB-1, the council considers that a slightly higher delivery rate of 110/year is realistic for the longer term (ie years 6 onwards) whether there are 2 or more builders on the site, or a single volume house builder operating 2 or more outlets within or across phases.
- f) Whilst delivery could be higher than 100 in any one year in the 5 year period, the council considers that it is not prudent to rely on over-optimistic forecast above rates previously achieved by a single developer at Cranbrook, when forecasting deliverable supply.

B.430 Consequently, the council's trajectory in in **Table 4/WE1-CB3-1** is similar to that of the developer for years 1 to 5, and slightly higher for years 6+. The council forecasts 250 dwellings completions on site **WE1-CB3-1** in the 5 years from the 2023 monitoring point. The 785 dwellings residue of the site would be delivered in the following 8 years, so that the site development would be completed in 2035/36.

4. EDDC conclusion on site deliverability

B.431 The EDDC trajectory for this site (i.e. the outlet based on application 22/1532/MOUT with a resolution to grant approval subject to S106) is therefore as set out in **Table 4/WE1-CB3-1**. This trajectory is justified, based on the following:

- The development is suitable and available based on the evidence that:
 - Much of the site is allocated for mixed use by Policy CB3 in the adopted Cranbrook Plan
 - Planning Committee has resolved to grant outline planning approval subject to S106 agreement; and
 - The 2023 respondent owns the whole site, anticipating marketing the land for sale from September 2023, with potentially 2 to 3 builders on the site.
- The site is also deliverable. This site's trajectory does not rely on the application of prescriptive assumptions. The council has engaged with the developer to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:
 - The site is owned by Carden Group, with the intention of selling the land to housebuilders.

- They anticipate that the first reserved matters planning application could be submitted in Q3 or Q4 2024, with development commencing in 2025 Q3. The council agrees that the developers' forecast lead in time is prudent and realistic, with first completions in 2025/26.
- The developer's evidence about build rates is appropriate for 2025/26 to 2027/28.
- Thereafter, the council considers that there is evidence that volume builders, can build at 110/year at Cranbrook.
- Consequently, there is evidence a forecast the following:
 - There are realistic prospects for a forecast 250 completions in the 5 year period from the 2023 monitoring point (50 in 2025/6, and 100/year in 2026/27 and 2027/28);
 - 785 completions from year 6+ (at 110 per year) comprising:
 - 330 in the period 1 April 2028 to 31 March 2031
 - 455 in the period 1 April 2031 to 31 March 2040

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.432 1,035 dwellings remained to be delivered on this site as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.429 to B.431 and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), 250 dwellings fall within part (b) of the definition of deliverable. That is, there are realistic prospects of 250 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at **WE1-CB3-1** Cranbrook TREASBEARE Expansion Area.
- B.433 For development management and NPPF Paragraph 74 purposes, 250 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.434 Consequently, 785 dwellings on this site are forecast as developable (i.e. 785 are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

- B.435 Based on the above information for site **WE1-CB3-1**, EDDC concludes that for plan monitoring and plan-making purposes:
- A forecast 580 dwelling completions can count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
 - With no dwellings completed before the 2020 monitoring point, a forecast 1,035 dwelling completions (comprising 250 deliverable

plus 785 developable) in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/WE1-CB3-1 – Housing Trajectory

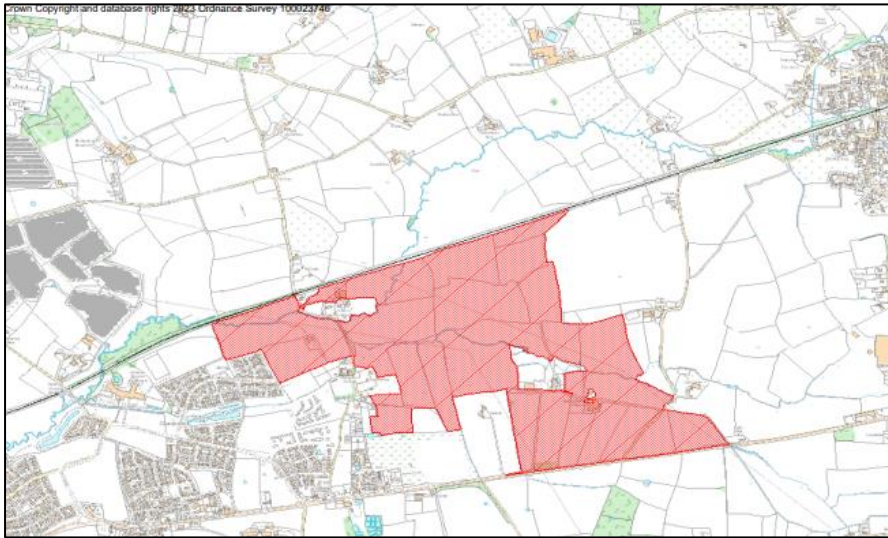
| 2023 MP | Table 4/WE1-CB3-1 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | | | | | | | | | | | | | | |
|-----------------------------------|---|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------|
| Site | Cranbrook TREASBEARE Expansion Area | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 + |
| Developer Contact | Carden Group Ltd | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Status at end March 2023 | ALLOCATION/ Outline planning application – Resolution to Grant approval subject to S106 agreement | 1035 | 1035 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's trajectory | | 1035 | 1035 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 85 | | | | | |
| EDDC trajectory | | 1035 | 1035 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 100 | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 15 | | | | | |

This table is based on:

- an extract (*Table 1*) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information and delivery trajectory provided by the developer's response
- the EDDC trajectory, having considered the developer information and trajectory and other relevant information on housing delivery particularly within/at the settlement

Site WE1-CB4-1 : Cranbrook COBDENS Expansion Area- (Excluding Farlands)

Map B/WE1-CB4-1



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Note: The red polygon is the area of outline planning application **22/0406/MOUT**.

Table 1/WE1-CB4-1 Deliverability Summary

| | |
|--|--|
| NPPF Annex 2 deliverability category | B |
| A/B Sub-category | Resolution to grant approval ALLOCATION |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes (in part) |
| No of units forecast as DELIVERABLE (years 1 to 5) | 220 |
| No of units forecast as DEVELOPABLE (years 6+) | 1,215 |
| Deliverability status agreed? (Yes/No) | No (disagree on build rate) |

Table 2/WE1-CB4-1 Site Progress Summary

| | |
|--|---------------------------------------|
| Planning Status | Resolution to grant (subject to S106) |
| Gross No dwellings approved | 0 |
| Net No dwellings approved | 0 |
| Builder/Developer/Landowner | Persimmon Homes Ltd |
| Site development status at 31/03/2023 | Not commenced |
| Site development status post 31/03/2023 update | Not commenced |
| Dwellings not started at 31/03/2023 | 1,435 |
| Dws under construction at 31/03/2023 | 0 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

- B.436 Site **WE1-CB4-1** (shown by the red polygon on **Map B/WE1-CB4-1**) lies within the Built up Area Boundary (BUAB) shown on the Cranbrook Plan-Policies Map. Policy CB8 in the Cranbrook Plan DPD (adopted 19 October 2022) established the Cranbrook Built up Area Boundary. The Cranbrook Plan is the latest adopted DPD covering this site.
- B.437 Site **WE1-CB4-1** is the major part of the Cobdens Expansion Area. This Expansion Area is allocated for mixed use development (including around 1,495 dwellings) by Policy CB4 in the Cranbrook Plan. The location of the allocation is shown on the Cranbrook Plan policies map. Site **WE1-CB4-1** does not include land at Farlands which will be a separate outlet on the Cobdens Expansion Area.

2. Lead-in Time

a) Planning application status and progress

- B.438 **Table 3/WE1-CB4-1** summarises the current planning application and progress.

Table 3/WE1-CB4-1 : Current planning status & planning application progress

| Planning application | Proposal (no of dwellings) | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|------------------------------|-------------------------------------|---|---|
| 22/0406/MOUT | 1,435 | Outline | 02/03/2022 | Resolution to grant approval subject to S106 25/04/2023 | AWAITED |
| SITE TOTAL | 1,435 | | | | |

- B.439 Persimmon Homes is the applicant for application 22/0406/MOUT.
- B.440 The application is for up to 1,435 new residential dwellings, a neighbourhood centre with a maximum of 750 sqm gross ground floor space (use classes E and sui generis (Hot food takeaways and pubs/bars)), a three form entry Primary School (use class F1) with associated nursery provision (use class E) and community room (Use class F2), a 50 place Special Educational Needs School (Use Class F1), public open space, allotments, Suitable Alternative Natural Green Space, drainage basins, landscaping, place of worship (Use class F1), parsonage, cemetery, 10 serviced pitches for gypsies and travellers, demolition of 4no. barns, and associated infrastructure with all matters reserved except for principal vehicular access off London Road to the south, connection to Phase 1 to the west, and

vehicular access to the serviced pitches for gypsies and travellers off London Road to the south east.

B.441 At their meeting of 25 April 2023, EDDC Planning Committee resolved:

“the planning application be approved as per officer’s recommendation (*approve the planning application with conditions subject to a section 106 agreement which captures the heads of terms set out later in this report*) with delegated authority to the Assistant Director – Planning Strategy and Development Management in consultation with the Chair and Ward Members to make changes/additions to conditions as follows:

Amend or add conditions to:

(a) Require a timescale for providing street lighting and;

(b) Require details to ensure safe pedestrian access for all is available to occupied dwellings during the construction phase”.

B.442 As at the time of writing this document, the S106 agreement had not been completed and signed, and the planning decision is therefore awaited. In their 2023 response, the developer, Persimmon Homes states that “S106 negotiations are ongoing, this will also have a big impact on delivery”.

b) Discharging conditions

B.443 With the decision awaited, pre-commencement conditions (as set out in the 25 April 2023 committee report) cannot be discharged at this time. See Footnote 1 to Appendix B.

c) Site progress

B.444 Development has not commenced.

d) Dwellings under construction

B.445 No dwellings were under construction at the 2023 Monitoring Point.

e) Developer/housebuilder/owner

B.446 The developer of the site shown on **Map B/WE1-CB4-1** is Persimmon Homes, who provided a response to the EDDC 2023 questionnaire (See Appendix D - Response **R/WE1-CB4-1**).

B.447 Persimmon Homes is a national, volume house builder. Their response in 2021 confirmed that Persimmon Homes owns this site.

f) Identified registered provider

B.448 In their 2023 response, Persimmon Homes confirmed that a registered provider for the affordable housing on this site had not yet been identified.

3. Dwelling completions

a) Completions by 31 March 2023

B.449 EDDC records show that no dwellings were completed by the 2023 Monitoring Point.

B.450 'Lead in time' was therefore still in progress at the 2023 Monitoring Point as no dwellings had been completed on the site at that time.

b) Forecast completions after 31 March 2023

B.451 This site is the major part of the Cobdens Expansion Area allocation in the adopted Cranbrook Plan. The council is mindful that there are multiple developers and outlets on this Expansion Area and that developers could only provide housing delivery trajectory information about their own outlets. The council therefore does not produce a single trajectory for this Expansion Area. Nor is the forecast based on the standard HELAA method assumptions e.g. for a site of 1000+ dwellings with more than one developer.

B.452 Instead, the council forecasts housing delivery trajectory at Cranbrook based on outlets. That is, the sites where each builder/developer has planning approvals and specific interests. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/WE1-CB4-1**

Developer information

B.453 Site **WE1-CB4-1** relates to an 'outlet' on part of the Cobdens Expansion Area, where there is a single builder/developer with an interest in the site.

B.454 In 2023 the council engaged with the site developer Persimmon Homes South West in forecasting the delivery of housing on this site (outlet). The developer completed and returned the 2023MP site proforma. Their responses to the tailored questions in the site proforma are set out in Appendix F. The respondent completed their 2023MP trajectory on a monitoring year-by-year basis, which is shown in **Table 4/WE1-CB4-1**.

B.455 This is the first time the Council has engaged with this developer about this site for housing monitoring purposes. The response confirms that the site and its housing development is under the control of Persimmons Home. They own 28.5 hectares and a further 65.9 hectares are under option to Persimmon Homes. They anticipate being the house-builder and submitting the first reserved matters planning application in Q1/2 2024 once the S106 is signed and permission granted.

B.456 The 2023 response is very cautious, anticipating a build rate of 40 dwellings per year from 2025/6 to 2027/28, and for the build rate to be 40 per year thereafter. The response confirms that the build rate of 40/year is based on current market conditions. In their response, Persimmon Homes states that "Build costs are continuing to rise, market conditions are becoming worse and interest rates remain the highest that they've been for years. In order to build out the scheme at the rate that previous phases have been built out, we will need to see market improvements."

- B.457 Based on the developers' forecast lead in time and build rate, 120 dwellings would be completed in the 5 years from the 2023 Monitoring Point.
- B.458 The developers' response anticipates that from first completions in April 2025 the development would be completed in 10+ years but doesn't state a specific end-date year. However, based on a build rate of 40 per year, the outlet development would take 39 years to complete (ie by 2065).

Council consideration of developer information

- B.459 EDDC has carefully considered the latest, site-specific information received from the outlet's builder/developer obtained via the 2023 Monitoring Point engagement process. The council does not wholly agree with their trajectory for the following reasons:
- a) The site has committee 'resolution to grant' approval of the outline planning application, subject to the S106 agreement.
 - b) There is sufficient time to complete the lead in time (including time to complete the legal agreement, submit and approve detailed planning application, discharge pre-commencement conditions and for the development of the new outlet on this greenfield site at Cranbrook to commence, undertake site works, and start dwelling construction in 2025.
 - c) A registered provider has not yet been identified, but there is sufficient time for one to be identified, concurrent with the detailed planning application process.
 - d) Likewise, there is time for the legal processes of land acquisition to be completed once the outline planning approval decision is made, ahead of site development.
 - e) The council agrees that current market conditions are particularly challenging. The council also agrees that it is prudent to forecast a build rate of 40 dwellings in 2025/26, mindful that the site would be gearing up.
 - f) However, the Council does not agree that current market conditions would persist for the next 40 years. The long-term housing market is cyclical. It is unrealistic to assume that there would be no upturn to the housing market and therefore it would not be realistic to base the site's trajectory entirely on a low point in the cycle. Expecting a national, volume housebuilder to take nearly 40 years to complete a site of this size in this location is not reasonable, mindful of the need for the developer to make a return on investment within a practical timescale. Furthermore, the council has evidence that Persimmon Homes has previously delivered housing at Cranbrook at rates much higher than 40 per year.
 - g) The council therefore considers that long term delivery rate should be significantly higher. A realistic forecast of housing delivery would be for 70 dwellings to be completed in year 2026/27 as the site continues to gear up, rising to 110 completions in 2027/28, and delivery maintained at a rate of 110 per year thereafter. A broad phasing planning submitted with

the outline application shows three phases, with Phase 1 in divided in to 2 area. There is no reason why simultaneous development could not occur on more than one land parcel with a phase within the developers' control, enabling a build rate of 110/year to be achieved.

- h) Whilst delivery could be higher than 110 in any one year, the council considers that it is not prudent to rely on over-optimistic forecast above rates previously achieved by a single developer at Cranbrook.

B.460 Consequently, the council's trajectory in in **Table 4/WE1-CB4-1** differs from that of the developer. The council forecasts 220 dwellings completions on site **WE1-CB4-1** in the 5 years from the 2023 monitoring point. The 1,215 dwellings residue of the site would then be delivered in the following 11 years, so that the site development would be completed in 2038/39.

4. EDDC conclusion on site deliverability

B.461 The EDDC trajectory for this site (i.e. the outlet based on application 22/0406/MOUT with a resolution to grant approval subject to S106) is therefore as set out in **Table 4/WE1-CB4-1**. This trajectory is justified, based on the following:

- The development is suitable and available based on the evidence that:
 - The site is allocated for mixed use by Policy CB4 in the adopted Cranbrook Plan
 - Planning Committee has resolved to grant outline planning approval subject to S106 agreement; and
 - The developer owns 28.5 Ha of the site and a further 65.9 Ha is under option to Persimmon Homes. The developer has confirmed their intention to submit the first reserved matters planning application in Q1/2 2024, subject to the outline planning application being approved.
- The site is also deliverable. This site's trajectory does not rely on the application of prescriptive assumptions. The council has engaged with the developer to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:
 - The site is part owned by and part under option to the developer, Persimmon Homes which is a national volume house builder.
 - The council agrees that the developers' forecast lead in time is prudent and realistic, with first completions in 2025/26,
 - The developer's evidence about build rates is appropriate for 2025/26 but is too cautious for subsequent years. There is no reason to expect that current challenging market conditions will persist long term. There is evidence that volume builders,

including Persimmon Homes can build at 110/year in at Cranbrook. Consequently, there is evidence that it is more realistic to forecast the following:

- 220 completions in the 5 year period from the 2023 monitoring point (40 in 2025/6' 70 in 2026/27; and 110 in 2027/28); and
- 1,215 completions from year 6+ (at 110 per year) comprising:
 - 330 in the period 1 April 2028 to 31 March 2031
 - 885 in the period 1 April 2031 to 31 March 2040

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.462 1,435 dwellings remained to be delivered on this site as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.459 to B.461, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), 220 dwellings fall within part (b) of the definition of deliverable. That is, there are realistic prospects of 220 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at **WE1-CB4-1** Cranbrook COBDENS Expansion Area- (Excluding Farlands).
- B.463 For development management and NPPF Paragraph 74 purposes, 220 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.464 Consequently, 1,215 dwellings on this site are forecast as developable (i.e. 1,215 are forecast to be delivered in years 6+).
- B.465 For the avoidance of doubt, the number of dwellings forecast for delivery on this site does not include the 10 serviced permanent pitches for gypsies and travellers required by policy CB4.

6. EDDC conclusion about the site's contribution to plan period supply

- B.466 Based on the above information for site **WE1-CB4-1**, EDDC concludes that for plan monitoring and plan-making purposes:
- A forecast 550 dwelling completions can count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
 - With no dwellings completed before the 2020 monitoring point, a forecast 1,435 dwelling completions (comprising 220 deliverable and 1,215 developable) can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/WE1-CB4-1 – Housing Trajectory

| 2023 MP | Table 4/WE1-CB4-1 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | | | | | | | | | | | | | | |
|-------------------------------|--|-------------------|---------------------|--|---|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------|
| Site | Cranbrook COBDENS Expansion Area- (Excluding Farlands) | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 + |
| Developer Contact | Persimmon Homes | | | Planning Status at end March 2023 | ALLOCATION/ Outline planning application – (Post 31/3/2023 - Resolution to Grant approval subject to S106 agreement) | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | 1435 | 1435 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's trajectory | | 1435 | 1435 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 835 |
| EDDC trajectory | | 1435 | 1435 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 40 | 70 | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 5 | 0 |

This table is based on:

- an extract (Table 1) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information and delivery trajectory provided by the developer's response
- the EDDC trajectory, having considered the developer information and trajectory and other relevant information on housing delivery particularly within/at the settlement

Site WE1-CB4-2 : Cranbrook COBDENS Expansion Area- Farlands

Map B/WE1-CB4-2



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Note: The red polygon is the area of outline planning application **14/2945/MOUT**

Table 1/WE1-CB4-2 Deliverability Summary

| | |
|--|------------|
| NPPF Annex 2 deliverability category | B |
| A/B Sub-category | ALLOCATION |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | No |
| No of units forecast as DELIVERABLE (years 1 to 5) | 0 |
| No of units forecast as DEVELOPABLE (years 6+) | 260 |
| Deliverability status agreed? (Yes/No) | No |

Table 2/WE1-CB4-2 Site Progress Summary

| | |
|--|------------------------------|
| Planning Status | Outline planning application |
| Gross No dwellings approved | 0 |
| Net No dwellings approved | 0 |
| Builder/Developer/Landowner | Cranbrook LVA |
| Site development status at 31/03/2023 | Not commenced |
| Site development status post 31/03/2023 update | Not commenced |
| Dwellings not started at 31/03/2023 | 260 |
| Dws under construction at 31/03/2023 | 0 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

- B.467 Most of site **WE1-CB4-2** (shown by the red polygon on **Map B/WE1-CB4-2**) lies within the Built up Area Boundary (BUAB) shown on the Cranbrook Plan-Policies Map. Policy CB8 in the Cranbrook Plan DPD (adopted 19 October 2022) established the Cranbrook Built up Area Boundary. The Cranbrook Plan is the latest adopted DPD covering this site. The south west corner of the site is shown on the Policies Map as part of the Ingrams sport pitches (relating to Policies CB3 and CB4).
- B.468 Site **WE1-CB4-2** is a smaller part of the Cobdens Expansion Area. This Expansion Area is allocated for mixed use development (including around 1,495 dwellings) by Policy CB4 in the Cranbrook Plan. The location of the allocation is shown on the Cranbrook Plan policies map.
- B.469 For the avoidance of doubt, Site **WE1-CB4-2** relates only to the land at Farlands and is separate from Site **WE1-CB4-1** which would be the main outlet on the Cobdens Expansion Area.

2. Lead-in Time

a) Planning application status and progress

- B.470 **Table 3/WE1-CB4-2** summarises the current planning application and progress.

Table 3/WE1-CB4-2 : Current planning status & planning application progress

| Planning application | Proposal (no of dwellings) | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|------------------------------|-------------------------------------|------------------|---|
| 14/2945/MOUT | 260 | Outline | 02/03/2016 | Decision Awaited | |
| SITE TOTAL | 260 | | | | |

- B.471 Cranbrook LVA LLP is the applicant for outline planning application 14/2495/MOUT.
- B.472 The application is for development of up to 260 houses, commercial/retail uses, public open space including youth sports pitch, vehicular access and associated infrastructure (outline application with all matters reserved except access and accompanying Environmental Statement).
- B.473 As at the time of writing this document, the S106 agreement had not been completed and signed, and the planning decision is therefore awaited. In their 2023 response, the owner confirms that the resolution of SANGS mitigation and agreement to Section 106 and condition wording are matters that remain to be resolved.

b) Discharging conditions

B.474 With the decision awaited pre-commencement conditions cannot be discharged at this time. See Footnote 1 to Appendix B.

c) Site progress

B.475 Development has not commenced. The existing bungalow on the site has not yet been demolished.

d) Dwellings under construction

B.476 No dwellings were under construction at the 2023 Monitoring Point.

e) Developer/housebuilder/owner

B.477 The owner of the site shown on **Map B/WE1-CB4-2** is Cranbrook LVA. who provided a response to the EDDC 2023 questionnaire (See Appendix F - Response **R/WE1-CB4-2**).

B.478 The 2023 response confirmed that Cranbrook LVA is still the landowner. The response is also evidence confirming that the site still has interest from housebuilders but nothing has been formalised, in part because the current application remains undetermined. No housebuilder has a contractual position on this site at this time.

f) Identified registered provider

B.479 In their 2023 response, Cranbrook LVA confirmed that a registered provider for the affordable housing on this site had not yet been identified.

3. Dwelling completions

c) Completions by 31 March 2023

B.480 EDDC records show that no dwellings were completed by the 2023 Monitoring Point.

B.481 'Lead in time' was therefore still in progress at the 2023 Monitoring Point as no dwellings had been completed on the site at that time.

d) Forecast completions after 31 March 2023

B.482 This site is the smaller part of the Cobdens Expansion Area allocation in the adopted Cranbrook Plan. The council is mindful that there are multiple developers and outlets on this Expansion Area and that developers could only provide housing delivery trajectory information about their own outlets. The council therefore does not produce a single trajectory for this Expansion Area. Nor is the forecast based on the standard HELAA method assumptions e.g. for a site of 1000+ dwellings with more than one developer.

B.483 Instead, the council forecasts housing delivery trajectory at Cranbrook based on outlets. That is, the sites where each builder/developer has planning approvals and specific interests. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to

support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/WE1-CB4-2**

Developer information

- B.484 Site **WE1-CB4-2** relates to an 'outlet' on part of the Cobdens Expansion Area, where there is a single owner with an interest in the site.
- B.485 In 2023 the council engaged with the agent for the site owner in forecasting the delivery of housing on this site (outlet). The agent completed and returned the 2023MP site proforma. Their responses to the tailored questions in the site proforma are set out In Appendix F response **R/WE1-CB4-2**. The respondent completed their 2023MP trajectory on a monitoring year-by-year basis, which is shown in **Table 4/WE1-CB4-2**.
- B.486 The 2023 response anticipates the following:
- A reserved matters application will be submitted within 12 months of the grant of Outline Planning permission
 - Site development commencement in 2024 Q4/2025 Q1
 - Site works/operations – likely to take 4 months
 - Construction of the first dwelling in 2023
 - First dwellings completion in 2023 Q2/3.
 - Build rate of 50 dwellings per year.
- B.487 Based on the developers' forecast lead in time and build rate, 150 dwellings would be completed in the 5 years from the 2023 Monitoring Point. The residue of 110 dwellings would be completed in years 6 and 7 (with the site completed in 2030).

Council consideration of developer information

- B.488 EDDC has carefully considered the latest, site-specific information received from the outlet's builder/developer obtained via the 2023 Monitoring Point engagement process. At this time, the council does not agree with their trajectory for the following reasons:
- a) The site is available, and broadly suitable (being allocated for housing development)
 - b) But issues remain to be resolved, the outline planning application has not been considered by EDDC Planning Committee, and there is no resolution to grant approval and no decision at this time.
 - c) Consequently, the council considers there is no clear evidence at this time to justify concluding that housing completions will begin on site within 5 years.
- B.489 The site is not deliverable at this time, but the council concludes that it is developable for the following reasons:

- a) The site is available, and broadly suitable.
- b) Together the two outlets on the Cobdens may deliver about 1,695 dwellings, which is 200 more than Policy CB5 provides for, but the Planning Committee resolution to grant approval (subject to S106 agreement) for 1495 dwellings on the land outside of Farlands, was made in the knowledge that site **WE1-CB4-2** lies within the CB4 allocation and that a planning application for housing development had been validated and was awaiting a decision.
- c) There is sufficient time to complete a lead in time of about 5 years on this greenfield site **WE1-CB4-2** (including time to complete the legal agreement, complete site acquisition, submit and approve a detailed planning application, discharge pre-commencement conditions and for the development of the new outlet at Cranbrook to commence, undertake site works, and start dwelling construction in 2028). The lead in time is reasonable in the circumstances, so that the first completions could occur in 2028/29
- d) A build rate of 50 dwellings per year is realistic, for a national volume housebuilder or a regional housebuilder, provided that this is not one of the housebuilders on site WE1-CB4-1 which adjoins, site WE1-CB4-2, which could reduce the build rate on either or both sites, or result in WE1-CB4-2 being built consecutively, ie delaying its delivery. The council will continue to monitor the progress of the development management process and submission of reserved matters to ascertain who is the housebuilder/developer of site **WE1-CB4-2**.
- e) The council's trajectory forecasts 25 completions in 2028/29, with completions of 50 per year thereafter. The site would be completed in 2033/34
- f) Whilst delivery could be higher than 50 in any one year, the council considers that it is not prudent to rely on over-optimistic forecast mindful of the adjoining development proposals on site **WE1-CB4-1**.

B.490 Consequently, the council's trajectory in in **Table 4/WE1-CB4-2** differs from that of the developer. The council forecasts NIL dwellings completions on site **WE1-CB4-2** in the 5 years from the 2023 monitoring point. The 260 dwellings on the site would then be delivered in the following 6 years, so that the site development would be completed in 2033/34.

4. EDDC conclusion on site deliverability

B.491 The EDDC trajectory for this site (i.e. the outlet based on application 14/2495/MOUT) is therefore as set out in **Table 4/WE1-CB4-2**. This trajectory is justified, based on the following:

- The development is suitable and available based on the evidence that:

- The site is within the land allocated for mixed use by Policy CB4 in the adopted Cranbrook Plan
- But, EDDC Planning Committee has not yet considered this application, and there is no resolution to grant approval and no decision. Issues remain to be resolved (Resolution of SANGS mitigation and agreement to Section 106 & condition wording).
- The land owner is not a developer/housebuilder. No housebuilder has a contractual position at this time relating to this site.
- There is no clear evidence at this time to conclude that the site is deliverable.

5. EDDC conclusion about the number of deliverable dwellings on this site

B.492 260 dwellings remained to be delivered on this site as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.488 to B.491, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), NIL dwellings fall within part (b) of the definition of deliverable. That is, based on current evidence, there are no realistic prospects of dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at **WE1-CB4-2** Cranbrook COBDENS Expansion Area- (Farlands).

B.493 For development management and NPPF Paragraph 74 purposes, no dwelling completions are deliverable and therefore none count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.

B.494 Whilst the housing is not 'deliverable' at this time, the council consider that it is developable for the following reasons:

- This site's trajectory does not rely on the application of prescriptive assumptions. The council has engaged with the developer to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:
 - In the current circumstances, the council's forecast lead in time is prudent and realistic, with first completions in 2028/29,
 - The developer's evidence about build rates of 50 dwellings per year is appropriate and realistic.
 - Consequently, there is evidence that it is reasonable to forecast delivery as follows:
 - NIL completions in the 5 year period from the 2023 monitoring point ; and
 - 260 completions from year 6+ (at 50 per year) comprising:

- 125 in the period 1 April 2028 to 31 March 2031

- 135 in the period 1 April 2031 to 31 March 2040

B.495 Consequently, 260 dwellings on this site are forecast as developable (i.e. 260 are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

B.496 Based on the above information for site **WE1-CB4-2**, EDDC concludes that for plan monitoring and plan-making purposes:

- A forecast 125 dwelling completions can count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
- Where no dwellings completed before the 2020 monitoring point, a forecast 260 dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/WE1-CB4-2 – Housing Trajectory

| 2023 MP | Table 4/WE1-CB4-1 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | | | | | | | | | | | | | | | |
|-----------------------------------|--|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------|--|
| Site | Cranbrook COBDENS Expansion Area- (Farlands) | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 + | |
| Developer Contact | Cranbrook LVA LLP | | | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 + | |
| Planning Status at end March 2023 | ALLOCATION/ Outline planning application | 260 | 260 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's trajectory | | 260 | 260 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 50 | 50 | 50 | 50 | 10 | | | | | | | | | | | |
| EDDC trajectory | | 260 | 260 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 50 | 50 | 50 | 50 | 35 | | | | | | | | |

This table is based on:

- an extract (Table 1) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information and delivery trajectory provided by the developer's response
- the EDDC trajectory, having considered the developer information and trajectory and other relevant information on housing delivery particularly within/at the Expansion Area and settlement.

Site WE1-CB5-1 : Cranbrook GRANGE Expansion Area-(excluding land parcels west of Gribble Lane)

Map B/WE1-CB5-1a Baker Estates Cranbrook hearing submission Appendix 1



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Map B/WE1-CB5-1b – Mingo land



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The site comprises the following land:

- Two parcels of land totalling 27.5 Ha of land shown in the Baker Estates Matter 7 (Grange Expansion Area) Hearing Submission: Appendix 1 Location Plan for the Cranbrook Plan examination – see red line area on **Map B/WE1-CB5-1a**; plus
- One parcel of land totalling 5.5 Ha (Mingo land) shown in the EDDC Matter 7 Hearing Submission – Appendix 1. This land lies between the two parcels on Map B/WE1-CB5-1a. See redline area on **Map B/WE1-CB5-1b** – but excluding the southern field (that field is part of Percy Wakley Wood, Rockbeare, which is owned by the Woodland Trust).

Table 1/WE1-CB5-1 Deliverability Summary

| | |
|--|------------|
| NPPF Annex 2 deliverability category | B |
| A/B Sub-category | ALLOCATION |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | No |
| No of units forecast as DELIVERABLE (years 1 to 5) | 0 |
| No of units forecast as DEVELOPABLE (years 6+) | 600 |
| Deliverability status agreed? (Yes/No) | Yes |

Table 2/WE1-CB5-1 Site Progress Summary

| | |
|--|-------------------|
| Planning Status | Allocation only |
| Gross No dwellings approved | 0 |
| Net No dwellings approved | 0 |
| Builder/Developer/Landowner | Baker Estates Ltd |
| Site development status at 31/03/2023 | Not commenced |
| Site development status post 31/03/2023 update | Not commenced |
| Dwellings not started at 31/03/2023 | 600 |
| Dws under construction at 31/03/2023 | 0 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE**1. Local Plan status**

- B.497 Over half of site **WE1-CB5-1** (shown on the area outlined in red on **Maps B/WE1-CB5-1a and B/WE1-CB5-1b** – excluding the southern field) lies within the Built up Area Boundary (BUAB) shown on the Cranbrook Plan-Policies Map. Policy CB8 in the Cranbrook Plan DPD (adopted 19 October 2022) established the Cranbrook Built up Area Boundary. The Cranbrook Plan is the latest adopted DPD covering this site. The rest of the site is on adjoining land shown as proposed green infrastructure (Policy CB14 – Delivery of Suitable Alternative Natural Green Space), within the Cranbrook Plan area.
- B.498 For the avoidance of doubt, Site **WE1-CB5-1** does not include the following:
- Percy Wakley Wood, Rockbeare, which is owned by the Woodland Trust.
 - Land west of Gribble Lane (see site **WE1-CB5-2**).
- B.499 Cranbrook Plan Policy CB5 Grange Expansion Area allocates approximately 30 hectares of land for a mixed use development (including around 800

dwellings). The location of the allocation is shown on the Cranbrook Plan policies map. Site **WE1-CB5-1** contains part of the Grange Expansion Area.

2. Lead-in Time

a) Planning application status and progress

B.500 **Table 3/WE1-CB5-1** summarises the position regarding current planning applications and progress.

Table 3/WE1-CB5-1 : Current planning application status & progress

| Planning application | Proposal (no of dwellings) | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|------------------------------|-------------------------------------|----------------|---|
| NONE | | | | | |
| SITE TOTAL | 0 | | | | |

b) Discharging conditions

B.501 Not applicable at this time. See Footnote 1 to Appendix B.

c) Site progress

B.502 Development has not commenced.

d) Dwellings under construction

B.503 No dwellings were under construction at the 2023 Monitoring Point.

e) Developer/housebuilder/owner

B.504 The developer of the site shown on **Map B/WE1-CB5-1** is Baker Estates Ltd who provided a response to the EDDC 2023 questionnaire (See Appendix F - Response **R/WE1-CB5-1**). The response confirms that Baker Estates Ltd is not the land owner but the land is under option to Baker Estates who have a legal agreement to control the land.

f) Identified registered provider

B.505 In their 2023 response, the developer confirmed that a registered provider for the affordable housing on this site has not yet been identified.

3. Dwelling completions

a) Completions by 31 March 2023

B.506 EDDC records show that no dwellings were completed by the 2023 monitoring point.

B.507 'Lead in time' was therefore still in progress at the 2023 Monitoring Point as no dwellings had been completed on the site at that time.

B.508 This site is a major part of the Grange Expansion Area allocation in the adopted Cranbrook Plan. The council is mindful that there are multiple developers and outlets on this Expansion Area and that developers could

only provide housing delivery trajectory information about their own outlets. The council therefore does not produce a single trajectory for this Expansion Area. Nor is the forecast based on the standard HELAA method assumptions e.g. for a site of 501 to 1000 dwellings with more two developers.

- B.509 Instead, the council forecasts housing delivery trajectory at Cranbrook based on outlets. That is, the sites where each builder/developer has planning approvals and specific interests. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/WE1-CB5-1**

Developer information

- B.510 Site **WE1-CB5-1** relates to an 'outlet' on part of the Grange Expansion Area, where there is a single builder/developer with an interest in the site.
- B.511 In 2023 the council engaged with the site developer Baker Estates Ltd in forecasting the delivery of housing on this site (outlet). The developer completed and returned the 2023MP site proforma. Their responses to the tailored questions in the site proforma are set out In Appendix F. The respondent completed their 2023MP trajectory on a monitoring year-by-year basis, which is shown in **Table 4/WE1-CB5-1**.
- B.512 The 2023 response from Baker Estates acknowledges that the preparation, submission and determination of an outline permission followed by site purchase, reserved matters, working drawings, infrastructure delivery and house construction will take the first completions beyond the 5 year period. The response indicates that progress has been made on preparing for a planning application, with surveys and access strategy matters, and anticipates the following:
- Submitting an outline planning application in late 2023/early 2024 for housing development (approximately 600 dwellings)
 - Submitting the first reserved matters application in 2025/26
 - Site development commencement in 2027
 - 6 months of site works and/or operations prior to dwelling construction
 - Start of first dwellings in 2027
 - First dwelling completions in 2028
 - Build rate of 50 dwellings per year.
- B.513 Based on the developer's response and their trajectory shown in **Table 4/WE1-CB5-1**, NIL dwellings would be completed in the 5 years from the 2023 Monitoring Point. 600 dwellings would be competed in the 12 years between 2028/29 and 2039/40.

Council consideration of developer information

- B.514 EDDC has carefully considered the latest, site-specific information received from the outlet's landowner/developer obtained via the 2023 Monitoring Point engagement process. The council agrees with their trajectory for the following reasons:
- a) The site is available, as confirmed in the 2023 response, and the suitability of the site for housing is broadly established by the allocation for mixed use in the Cranbrook Plan Grange Expansion Area.
 - b) There would be a second outlet on the Grange Expansion Area (west of Gribble Lane)- see site **WE1-CB5-2**, proposing 180 dwellings, where Planning Committee has resolved to grant approval of the outline planning application for 180 dwellings subject to a S106 Agreement. Together the two sites would deliver about 780 dwellings, which is consistent with Policy CB5 for around 800 dwellings. Mindful of the committee decision, the scale of housing in Site **WE1-CB5-1** would be appropriate.
 - c) No planning applications for housing development have been submitted on site **WE1-CB5-1**.
 - d) There is not sufficient time to prepare, submit and determine an outline permission followed by site purchase, reserved matters, working drawings, identifying a registered provider. infrastructure delivery and house construction to deliver the first completions in the 5 year period.
 - e) A lead in time of about 5 years on this greenfield site is reasonable in the circumstances, so that the first completions could occur in 2028/29.
 - f) Baker Estates is a regional house builder. The council has evidence from the housing development at Hayne Lane Honiton (where Baker Estates Ltd is the housebuilder), and knowledge of sites elsewhere in Devon, of the ability of Baker Estates to deliver housing at about 50 dwellings per year on a single outlet. Their forecast build rate of 50 per year sustained over 12 years is realistic.
 - g) Consequently, the council's trajectory in in **Table 4/WE1-CB5-1** is the same as that of the developer for the 5 year period and for years 6+.

4. EDDC conclusion on site deliverability

- B.515 The EDDC trajectory for this site (i.e. the outlet based on the site shown in Maps **WE1-CB5-1a** and **WE1-CB5-1b** is therefore as set out in **Table 4/WE1-CB5-1**. This trajectory is justified, based on the following:
- The development is suitable and available based on the evidence that:
 - Much of the site is allocated for mixed use by Policy CB5 in the adopted Cranbrook Plan

- At 600 dwellings the scale of housing development proposed on site **WE1-CB5-1**, in conjunction with Site **WE1-CB5-2**, is consistent with the Cranbrook Plan policy CB5.
- The 2023 respondent Baker Estates Ltd confirms they have an interest in and control of the site, and they anticipate submitting planning applications for residential development.
- At this time, the site is not deliverable but is developable. This site's trajectory does not rely on the application of prescriptive assumptions. The council has engaged with the developer to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:
 - The council agrees with the developers that there is insufficient time for all the necessary processes to be completed to enable the first housing completions to occur in the 5 years from the 2023 monitoring point. Based on current evidence There are no realistic prospects of completions in the 5 year period from the 2023 monitoring point
 - The council agrees that the developers' forecast lead in time is prudent and reasonable, with first completions in 2028/29, and that the developer's build rate is appropriate and realistic.
 - Consequently, there are reasonable prospects of 600 completions from year 6+ (at 50 per year) comprising:
 - 150 in the period 1 April 2028 to 31 March 2031
 - 450 in the period 1 April 2031 to 31 March 2040.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.516 600 dwellings remained to be delivered on this site as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.514 to B.515, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and In accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), NIL dwellings fall within part (b) of the definition of deliverable. That is, based on current evidence there are no realistic prospects of dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at **WE1-CB5-1** Cranbrook GRANGE Expansion Area- (excluding land parcels west of Gribble Lane).
- B.517 For development management and NPPF Paragraph 74 purposes, NIL dwelling completions are deliverable and therefore none count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.518 Consequently, 600 dwellings on this site are forecast as developable (i.e. 600 are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

- B.519 Based on the above information for site **WE1-CB5-1**, EDDC concludes that for plan monitoring and plan-making purposes:
- A forecast 150 dwelling completions (2028/29 to 2030/31) can count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
 - Where no dwellings completed before the 2020 monitoring point, a forecast 600 dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/WE1-CB5-1 – Housing Trajectory

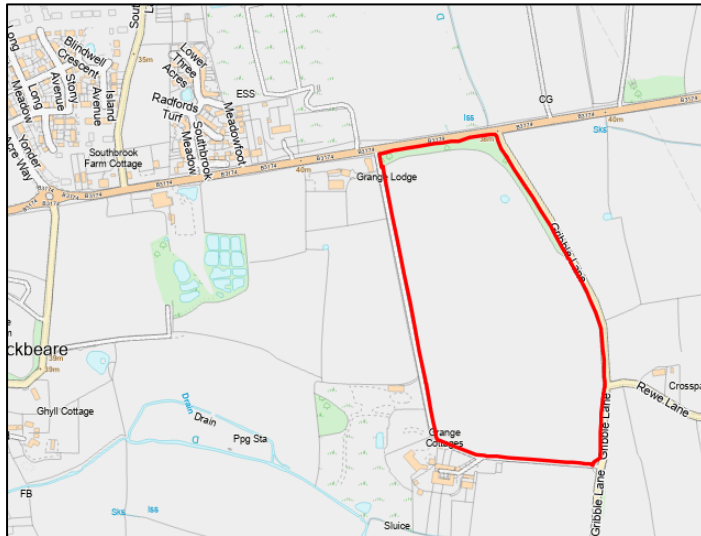
| 2023 MP | Table 4/WE1-CB5-1 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | | | | | | | | | | | | | | |
|-----------------------------------|---|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------|
| Site | Cranbrook GRANGE Expansion Area- (excluding land parcels west of Gribble Lane)) | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 + |
| Developer Contact | Baker Estates Ltd | | | 600 | 600 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Status at end March 2023 | ALLOCATION | 600 | 600 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's trajectory | | 600 | 600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 0 |
| EDDC trajectory | | 600 | 600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 0 |

This table is based on:

- an extract (Table 1) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information and delivery trajectory provided by the developer's response
- the EDDC trajectory, having considered the developer information and trajectory and other relevant information on housing delivery particularly within/at the settlement

Site WE1-CB5-2 : Cranbrook GRANGE Expansion Area - Land west of Gribble Lane

Map B/WE1-CB5-2



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Note: The red line is the area of outline planning application **19/1798/MOUT**

Table 1/WE1-CB5-2 Deliverability Summary

| | |
|--|------------|
| NPPF Annex 2 deliverability category | B |
| A/B Sub-category | ALLOCATION |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 150 |
| No of units forecast as DEVELOPABLE (years 6+) | 30 |
| Deliverability status agreed? (Yes/No) | Yes |

Table 2/WE1-CB5-2 Site Progress Summary

| | |
|--|-------------------------------------|
| Planning Status | Resolution to Grant subject to S106 |
| Gross No dwellings approved | 0 |
| Net No dwellings approved | 0 |
| Builder/Developer/Landowner | Stuart Partners |
| Site development status at 31/03/2023 | Not commenced |
| Site development status post 31/03/2023 update | Not commenced |
| Dwellings not started at 31/03/2023 | 180 |
| Dws under construction at 31/03/2023 | 0 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

- B.520 Over half of site **WE1-CB5-2** (lies within the Built up Area Boundary (BUAB) shown on the Cranbrook Plan-Policies Map. Policy CB8 in the Cranbrook Plan DPD (adopted 19 October 2022) established the Cranbrook Built up Area Boundary. The Cranbrook Plan is the latest adopted DPD covering this site. The rest of the site is on adjoining land shown as proposed green infrastructure (Policy CB14 – Delivery of Suitable Alternative Natural Green Space), within the Cranbrook Plan area.
- B.521 For the avoidance of doubt, Site **WE1-CB5-2** does not include land to the east of Gribble Lane (see site **WE1-CB5-1**).
- B.522 Cranbrook Plan Policy CB5 Grange Expansion Area allocates approximately 30 hectares of land for a mixed use development (including around 800 dwellings). The location of the allocation is shown on the Cranbrook Plan policies map. Site **WE1-CB5-2** contains part of the Grange Expansion Area.

2. Lead-in Time

a) Planning application status and progress

- B.523 **Table 3/WE1-CB5-2** summarises the position regarding current planning applications and progress.

Table 3/WE1-CB5-1 : Current planning application status & progress

| Planning application | Proposal (no of dwellings) | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|------------------------------|-------------------------------------|---|---|
| 19/1798/MOUT | 180 | Outline | 08/01/2020 | Resolution to grant approval subject to S106 18/07/2023 | AWAITED |
| SITE TOTAL | 180 | | | | |

- B.524 Mr T Stuart is the applicant for outline planning application 19/1798/MOUT. This outline planning application is for the construction of up to 180 dwellings and associated infrastructure, with all matters reserved apart from access.
- B.525 At their meeting of 18 July 2023, EDDC Planning Committee resolved:
1. The appropriate assessment as set out in appendix 2 of the report be adopted.
 2. Approved subject to a Section 106 Agreement with conditions as per officer's recommendation with an addition to Condition 6 regarding the volume of replacement ponds and an additional condition in relation to the use of domestic garages to be provided on the site.

B.526 As at the time of writing this document, the S106 agreement had not been completed and signed, and the planning decision is therefore awaited.

b) Discharging conditions

B.527 Not applicable at this time. See Footnote 1 to Appendix B.

c) Site progress

B.528 Development has not commenced.

d) Dwellings under construction

B.529 No dwellings were under construction at the 2023 Monitoring Point.

e) Developer/housebuilder/owner

B.530 Stuart Partners are the landowners of the site shown on **Map B/WE1-CB5-2**. Agents for the owner provided a response to the EDDC 2023 questionnaire (See Appendix F - Response **R/WE1-CB5-2**). The response confirms that the owners are Stuart Partners, the land is available for development and that the owners have an agreed buyer. However, the response states that *"because of the long delay in receiving planning and the current sales climate house builders are currently reluctant to commit to new sites so they are unable to complete on the deal at present"*. The response sees this as a short-term issue. The site is being marketed.

f) Identified registered provider

B.531 The 2023 response confirmed that a registered provider for the affordable housing on this site has not yet been identified.

3. Dwelling completions

b) Completions by 31 March 2023

B.532 EDDC records show that no dwellings were completed by the 2023 monitoring point.

B.533 'Lead in time' was therefore still in progress at the 2023 Monitoring Point as no dwellings had been completed on the site at that time.

B.534 This site is a part of the Grange Expansion Area allocation in the adopted Cranbrook Plan. The council is mindful that there are multiple developers and outlets on this Expansion Area and that developers could only provide housing delivery trajectory information about their own outlets. The council therefore does not produce a single trajectory for this Expansion Area. Nor is the forecast based on the standard HELAA method assumptions e.g. for a site of 501 to 1,000 dwellings with two developers.

B.535 Instead, the council forecasts housing delivery trajectory at Cranbrook based on outlets. That is, the sites where each builder/developer has planning approvals and specific interests. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's

consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/WE1-CB5-2**

Developer information

- B.536 Site **WE1-CB5-2** relates to an 'outlet' on part of the Grange Expansion Area, where there is a single builder/developer with an interest in the site.
- B.537 In 2023 the council engaged with the site owners' agent in forecasting the delivery of housing on this site (outlet). They completed and returned the 2023MP site proforma. Their responses to the tailored questions in the site proforma are set out In Appendix F. The respondent completed their 2023MP trajectory on a monitoring year-by-year basis, which is shown in **Table 4/WE1-CB5-2**.
- B.538 The 2023 response from the agents for Stuart Partners acknowledges that the preparation, submission and determination of an outline permission followed by site purchase, reserved matters, working drawings, infrastructure delivery and house construction will take the first completions beyond the 5 year period. The response indicates that progress has been made on preparing for a planning application, with surveys and access strategy matters, and anticipates the following:
- B.539 The 2023 response from the landowners' agent state that they anticipate:
- Submitting a reserved matters application in the next 18 to 24 months
 - Site development commencement in 2025
 - Start of first dwellings in 12 months after grant of reserved matters
 - First dwelling completions in 2025
 - Build rate of 60 dwellings per year, with 30 in the first year (2025/26).
- B.540 Based on the developer's response and their trajectory shown in **Table 4/WE1-CB5-2**, 150 dwellings would be completed in the 5 years from the 2023 Monitoring Point. The residue of 30 dwellings would be competed in year 6 (2028/29).

Council consideration of developer information

- B.541 EDDC has carefully considered the latest, site-specific information received from the outlet's landowner/developer obtained via the 2023 Monitoring Point engagement process.
- B.542 The council agrees with their trajectory for the following reasons:
- a) The site is available, as confirmed in the 2023 response.
 - b) The suitability of the site for housing is broadly established by the allocation for mixed use in the Cranbrook Plan Grange Expansion Area, and the planning committee has resolved to grant approval of the outline planning application, subject to the S106 agreement,

- c) There would be a second outlet on the Grange Expansion Area on land to the east of Gribble Lane)- see site **WE1-CB5-1**, proposing 600 dwellings. Together the two sites would deliver about 780 dwellings, which is consistent with Policy CB5 for around 800 dwellings. Mindful of this, the scale of housing in Site **WE1-CB5-2** would be appropriate.
- d) The council agrees there would be sufficient time to complete development management and legal processes and acquisition, and site commencement/works and construction for dwellings to be completed in the 5 years.
- e) Wider issues of the cost of mortgages, and current economic circumstances are relevant, but not expected to be such that housing development would not come forward in the mid to long term.
- f) A build rate of 60 dwellings per year is reasonable, with 30 in the first year, if a national volume housebuilder or subregional housebuilder purchases the site or secures an option. This assumes that the housebuilder is not Baker Estates who are the developers the adjoining site (WE-CB5-1) and who have forecast delivery rates of only 50 dwellings per year on that site. The council considers that Baker Estates would be unlikely to develop two adjoining outlets concurrently.
- g) Consequently, the council concludes that 150 dwellings should be forecast for completion in the 5 years from the 2023 monitoring point, with the residue of 30 dwellings completed in year 6.

B.543 Consequently, the council's trajectory in in **Table 4/WE1-CB5-2** is the same as that of the developer for the 5 year period, and for year 6.

4. EDDC conclusion on site deliverability

B.544 The EDDC trajectory for this site (i.e. the outlet based on the site shown in Map **WE1-CB5-2** is therefore as set out in **Table 4/WE1-CB5-2**. This trajectory is justified, based on the following:

- The development is suitable and available based on the evidence that:
 - The 2023 response is evidence that the site is available for housing development.
 - Much of the site is allocated for mixed use by Policy CB5 in the adopted Cranbrook Plan
 - At 180 dwellings the scale of housing development proposed on site **WE1-CB5-2**, has the benefit of the Planning Committee resolution to grant approval, subject to S106 agreement, and this site in conjunction with Site **WE1-CB5-2**, is consistent with the Cranbrook Plan policy CB5.
- Most of the housing proposed on the site is deliverable with only 30 dwellings forecast as developable. This site's trajectory does not rely on the application of prescriptive assumptions. The council has engaged

with the developer to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:

- The council agrees with the developers that there is sufficient time for all the necessary processes to be completed to enable the first housing completions to occur in the 5 years from the 2023 monitoring point.
- The council agrees that the developers' forecast lead in time is prudent and reasonable, with first completions in 2025/26.
- The developer's build rate is appropriate and realistic.
- Consequently, there is evidence to forecast the following:
 - There are realistic prospects of 150 completions in the 5 year period from the 2023 monitoring point
 - There are reasonable prospects of the residue of 30b completions in year 6.

5. EDDC conclusion about the number of deliverable dwellings on this site

B.545 180 dwellings remained to be delivered on this site as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.541 to B.544, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and In accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), 150 dwellings fall within part (b) of the definition of deliverable. That is, there are realistic prospects of 150 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at **WE1-CB5-2** Cranbrook GRANGE Expansion Area (excluding land parcels west of Gribble Lane).

B.546 For development management and NPPF Paragraph 74 purposes, 150 dwelling completions are deliverable and therefore 150 count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.

B.547 Consequently, 30 dwellings on this site are forecast as developable (i.e. 30 are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

- B.548 Based on the above information for site **WE1-CB5-2**, EDDC concludes that for plan monitoring and plan-making purposes:
- A forecast 180 dwelling completions can count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
 - Win no dwellings completed before the 2020 monitoring point, a forecast 180 dwelling completions (comprising 150 deliverable

and 30 developable) can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/WE1-CB5-2 – Housing Trajectory

| 2023 MP | Table 4/WE1-CB5-2 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | | | | | | | | | | | | | | |
|-----------------------------------|---|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------|
| Site | Cranbrook GRANGE Expansion Area - Land west of Gribble Lane | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 + |
| Developer Contact | Stuart Partners | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Status at end March 2023 | ALLOCATION/ Outline planning application – (Post 31/3/2023 - Resolution to Grant approval subject to S106 agreement) | 600 | 600 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's trajectory | | 600 | 600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 60 | 60 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| EDDC trajectory | | 600 | 600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 60 | 60 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

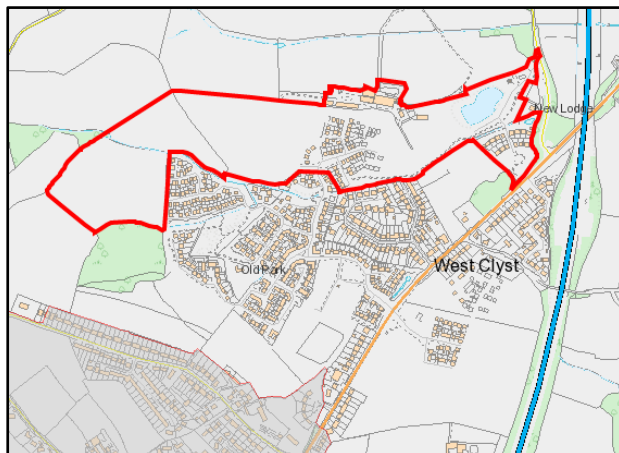
This table is based on:

- an extract (Table 1) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information and delivery trajectory provided by the developer's response
- the EDDC trajectory, having considered the developer information and trajectory and other relevant information on housing delivery particularly within/at the settlement.

WEST END 2 – EXCLUDING CRANBROOK

Site WE2-EC1-1 : Old Park Farm Phase 2 next to West Clyst and north of Pinhoe (site is north of Old Park Farm Phase 1)

Map B/WE2-EC1-1



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Note: The red line is the area of outline planning permission **13/0001/MOUT** containing the detailed planning permissions **15/2902/MRES** and **16/2732/MRES**.

Table 1/ WE2-EC1-1 Deliverability Summary

| | |
|--|------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 66 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | Yes |

Table 2/ WE2-EC1-1 Site Progress Summary

| | |
|--|---------------------------------|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 317 |
| Net No dwellings approved | 317 |
| Builder/Developer/Landowner | Redrow Homes |
| Site development status at 31/03/2023 | Under construction |
| Site development status post 31/03/2023 update | Under construction |
| Dwellings not started at 31/03/2023 | 14 |
| Dws under construction at 31/03/2023 | 52 |
| Completions pre 01/04/2020 | 142 |
| Completions 01/04/2020 – 31/03/2022 | 78 |
| Completions 01/04/2022 – 31/03/2023 | 31 |
| TOTAL SITE COMPLETIONS (GROSS) | 251 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

- B.549 Site **WE2-EC1-1** is located outside of any defined settlement within the development plan at the time of the planning application decision.
- B.550 Site **WE2-EC1-1** is not on land allocated for development so is therefore a windfall site.

2. Lead-in Time

a) Planning application status and progress

- B.551 Table 3/WE2-EC1-1** summarises the current planning application status & planning application progress on Site WE2-EC-1.

Site Table 3/WE2-EC1-1: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|------------|------------------------------|-------------------------------------|----------------|---|
| 13/0001/MOUT | 350 | | Outline | 22/04/2013 | Approved | 11/12/2015 |
| 15/2902/MRES | | 165 | Reserved Matters | 07/01/2016 | Approved | 31/05/2016 |
| 16/2732/MRES | | 152 | Reserved Matters | 25/11/2016 | Approved | 23/01/2018 |
| SITE TOTAL | | 317 | | | | |

- B.552 As at the 2023 Monitoring Point Site **WE2-EC1-1** had detailed planning approvals as follows (the two detailed planning applications cover the entire outline planning approval area, so there is no residual outline approval to be counted)

- 15/2902/MRES for 165 dwellings; and
- 16/2732/MRES for 152 dwellings

b) Discharging conditions

- B.553 Pre commencement conditions - See Footnote 1 to Appendix B.

c) Site progress

- B.554 Development approved under 15/2902/MRES had commenced by June 2016. Development under 16/2732/MRES has also commenced. The development is well advanced with 251 dwellings being completed by 31 March 2023. Therefore, the planning approval had not expired at the 2023 Monitoring Point.

B.555 In 2021 the developer anticipated a build rate of about 45 dwellings per year, with the site forecast to be completed in 2023/24. Actual delivery was slower in 2021/22 with delivery of 40 dwellings, plus a further 31 in 2022/23. 66 dwellings remained to be completed at the 2023 Monitoring Point.

d) Dwellings under construction

B.556 The developer's 2023 response states that 52 dwellings were under construction on this site at the 2023 Monitoring Point.

e) Developer/housebuilder/owner

B.557 The developer of the site shown on **Map B/WE2-EC1-1** is Redrow Homes who provided a response to the EDDC 2023 questionnaire (See Appendix F - Response **R/ WE2-EC1-1**).

B.558 Redrow Homes is a national, volume house builder. Their response in 2021 confirmed that Redrow Homes owns this site. This site is marketed as 'Saxon Brook'.

f) Identified registered provider

B.559 Stonewater is the registered provider for the affordable housing on this site.

3. Dwelling completions

a) Completions by 31 March 2023

B.560 EDDC records show that 251 dwellings were completed by the 2023 Monitoring Point. Lead in time on this site ended when the first dwellings were completed in the 2017/18 monitoring year.

b) Forecast completions after 31 March 2023

B.561 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/WE2-EC1-1**.

Developer information

B.562 Site **WE2-EC1** relates to an 'outlet' where there is a single builder/developer implementing the detailed planning approval(s). In 2023 the council engaged with the site developer Redrow Homes in forecasting the delivery of housing on this site (outlet). The developer completed and returned the 2023MP site proforma. Their responses to the tailored questions in the site proforma are set out In Appendix F. The respondent completed their 2023MP trajectory on a monitoring year-by-year basis, which is shown in **Table 4/WE2-EC1-1**.

- B.563 The developer expects that the remaining 66 dwellings including the 52 that were under construction at the 2023 Monitoring Point will be completed by June 2023 (ie in 2025/26 monitoring year). They explained that labour shortages, material shortages, tightening market conditions were the reasons why delivery was slower than previously forecast.
- B.564 Consequently, the forecast is that all remaining 66 dwellings will be completed in the 5 years from the 2023 Monitoring Point.
- B.565 Housing completions to date on this site and the developer's trajectory for this site are set out in Table **4/WE2-EC1-1**.

Council consideration of developer information

- B.566 EDDC has carefully considered the latest, site-specific information received from the outlet's builder/developer obtained via the 2023 Monitoring Point engagement process.
- B.567 EDDC agrees with the developer's trajectory for the following reasons:
- a) The site had detailed planning permission which had not expired at the 2023 MP, given the 251 completions by that date.
 - b) The developer has provided a trajectory and confirmed that they expect the site to be completed in 2025/26. That is, the residue of 66⁴¹ dwellings would be completed in the 5 year period from the 2023 MP.
 - c) The site is owned by the developer, Redrow Homes which is a national volume house builder.
 - d) 52 dwellings were under construction at the 2023 Monitoring Point and therefore EDDC considers that the forecast of 66 dwellings in 2023/24 to 2025/26, is realistic mindful of the slower rate of delivery achieved recently.
 - e) EDDC considers that there are no reasons at this time to conclude that the residual 66 homes will not be delivered on the site within 5 years.
- B.568 The council agrees that 66 dwellings would therefore be completed on this site in years 1 to 3 from the 2023 Monitoring Point and agrees with the developer's trajectory shown in **Table 4/WE2-EC1-1**.

4. EDDC conclusion on site deliverability

- B.569 The EDDC trajectory for this site (i.e. the outlet based on approvals 15/2902/MRES and 16/2732/MRES) is therefore as set out in **Table 4/WE2-EC1-1** This trajectory is justified, based on the following:

⁴¹ The developers response shows 68 dwellings to be completed in the 5 year period with the last 8 in 2025/26, resulting a total completions of 319 which is 2 more than the site capacity. This is likely to be due to a difference in 'completion' date records by the 2023 monitoring point. To avoid any double count the council forecast is for 6 completions in 2025/26.

- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permissions which had not expired at the 2023 MP because development had commenced; and
 - The developer has confirmed their intention to complete the development of the residue of 66 dwellings from detailed planning approvals 15/2902/MRES and 16/2732/MRES.
- The site is also deliverable. This site's trajectory does not rely on the application of prescriptive assumptions. Notwithstanding the fact that the site has detailed planning permission, the council has engaged with the developer to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:
 - The site is owned by the developer, Redrow Homes, which is a national volume house builder.
 - The developer has provided evidence about forecast delivery, including confirming that they expect the site to be completed by 2025/26. That is, the residue of dwellings would be completed in the 5 year period after the 2023 MP (EDDC figure is 66).
 - EDDC considers that the forecast completions of the residual 66 dwellings on this site in 2023/24 to 2025/26 is prudent and realistic at this time.
 - If there were to be a slippage in delivery, there is still ample time for the residual 66 dwellings to be completed within the 5 year period from the 2023 Monitoring Point.
 - Consequently, EDDC concludes that there is no clear evidence that the 66 homes will not be delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.570 66 dwellings remained to be delivered on this site **WE2-EC1-1** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.566 to B.569, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 66 dwellings fall within part (a) of the definition of deliverable. That is, there are realistic prospects of 66 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Old Park Farm Phase 2 next to West Clyst and north of Pinhoe.
- B.571 For development management and NPPF Paragraph 74 purposes, 66 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.

B.572 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

B.573 Based on the above information for site **WE2-EC1-1**, EDDC concludes that for plan monitoring and plan-making purposes:

- 317 actual and forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
- With 142 dwellings completed before the 2020 monitoring point, 175 actual and forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/WE2-EC1-1– Housing Trajectory

| 2023 MP | Table 4/ WE2-EC1-1 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | |
|-----------------------------------|--|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| Site | Old Park Farm Phase 2 next to West Clyst and north of Pinhoe | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | | | | Redrow Homes | | | | | | | | | | | | | | |
| Planning Status at end March 2023 | Detailed planning approval | 317 | 317 | | | | | | | | | | | | | | | |
| Developer's trajectory | | | | 0 | 0 | 0 | 0 | 29 | 49 | 64 | 38 | 40 | 31 | 30 | 30 | 8 | | |
| EDDC trajectory | | 317 | 317 | 0 | 0 | 0 | 0 | 29 | 49 | 64 | 38 | 40 | 31 | 30 | 30 | 6 | | |

This table is based on:

- an extract (*Table 1*) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information and delivery trajectory provided by the developer's response
- the EDDC trajectory, having considered the developer information and trajectory and other relevant information on housing delivery particularly within/at the settlement.

**Site WE2-EC2-1 : Land North Of Moonhill Copse West Clyst Exeter (Taverners Field)
Moonhill Rise**

Map B/WE2-EC2-1



Table 1/ WE2-EC2-1 Deliverability Summary

| | |
|--|------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 69 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | Yes |

Table 2/ WE2-EC2-1 Site Progress Summary

| | |
|--|----------------------------------|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 69 |
| Net No dwellings approved | 69 |
| Builder/Developer/Landowner | Sovereign Housing Association |
| Site development status at 31/03/2023 | Not commenced |
| Site development status post 31/03/2023 update | Commenced and under construction |
| Dwellings not started at 31/03/2023 | 69 |
| Dws under construction at 31/03/2023 | 0 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

- B.574 Site **WE2-EC2-1** is located outside of any defined settlement within development plan at the time of the planning application decision.
- B.575 Site **WE2-EC2-1** is not on land allocated for development so is therefore a windfall site.

2. Lead-in Time

a) Planning application status and progress

- B.576 Table 3/WE2-EC2-1** summarises the current planning application status & planning application progress on Site WE2-EC2-1.

Site Table 3/WE2-EC2-1: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|-----------|------------------------------|-------------------------------------|----------------|---|
| 18/1653/MOUT | 71 | | Outline | 21/08/2018 | Approved | 31/08/2021 |
| 22/0559/MRES | | 69 | Reserved Matters | 22/03/2022 | Approved | 30/11/2022 |
| SITE TOTAL | | 69 | | | | |

- B.577 As at the 2023 Monitoring Point Site **WE2-EC2-1** had detailed planning approval as follows

- 22/0559/MRES for 69 dwellings; and

b) Discharging conditions

- B.578 The following Conditions attached to the Outline Planning Permission (ref 18/1653/MOUT) were discharged: 2,4,5,7,8,10,11,12,15 under the decision notice for 22/0559/MRES. The 2023 response from the developer states that all pre-commencement conditions have been discharged. See Footnote 1 to Appendix B.

c) Site progress

- B.579 Development approved under 22/0559/MRES on 30 November 2022 had not commenced by the 2023 monitoring point. As condition 1 of the outline approval requires that the development shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved, then the planning approval had not expired at the 2023 monitoring point.
- B.580 Development has commenced since the 2023 monitoring point and the first dwellings are under construction.

d) Dwellings under construction

B.581 The developer's 2023 response states that no dwellings were under construction on this site at the 2023 Monitoring Point.

e) Developer/housebuilder/owner

B.582 The developer of the site shown on **Map B/WE2-EC2-1** is Sovereign Housing Association who provided a response to the EDDC 2023 questionnaire (See Appendix F - Response **R/WE2-EC2-1**). Sovereign HA is not a house-builder. Their 2023 response confirms that Sovereign HA has exchanged a JCT contract with a main contractor who was on site by July 2023 site, and initial laying out had started and drainage works begun. This site is marketed as 'Moonhill Rise'.

f) Identified registered provider

B.583 Sovereign Housing Association is the registered provider for the affordable housing on this site.

3. Dwelling completions

a) Completions by 31 March 2023

B.584 EDDC records show that NIL dwellings were completed by the 2023 Monitoring Point. Lead in time on this site is still in progress. The first dwellings completions are due in February/March 2024.

b) Forecast completions after 31 March 2023

B.585 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/WE2-EC2-1**

Developer information

B.586 Site **WE2-EC2-1** relates to an 'outlet' where there is a single builder/developer implementing the detailed planning approval(s). In 2023 the council engaged with the site developer Sovereign Housing Association in forecasting the delivery of housing on this site (outlet). The developer completed and returned the 2023MP site proforma. Their responses to the tailored questions in the site proforma are set out In Appendix F. The respondent completed their 2023MP trajectory on a monitoring year-by-year basis, which is shown in **Table 4/WE2-EC2-1**.

B.587 The developer expects that the remaining 69 dwellings will be completed in by 2026/27, with the first 3 in 2023/24, then 33 in 2024/25, 23 in 2025/26 and the residue of 10 in 2026/27. The response states *that*:

- o “We need to stick to the above dates as this ties in with our SP2 Homes England funding”.
- o “The build is fully funded and the contract has been signed and sealed. We do not expect any market or cost factors to constrain the site”.

B.588 Consequently, the forecast is that all remaining 69 dwellings will be completed in the 5 years from the 2023 Monitoring Point.

B.589 Housing completions to date on this site and the developer’s trajectory for this site are set out in Table **4/WE2-EC2-1**.

Council consideration of developer information

B.590 EDDC has carefully considered the latest, site-specific information received from the outlet’s builder/developer obtained via the 2023 Monitoring Point engagement process. The council agrees with the developer’s trajectory for the following reasons:

- a) The site had detailed planning permission which had not expired at the at the 2023 Monitoring Point.
- b) The developer has provided a trajectory and confirmed that they expect the site to be completed in 2026/27. That is, the residue of 69 dwellings would be completed in the 5 year period from the 2023 MP.
- c) The site is owned by the developer, Sovereign Housing Association which has exchanged a JCT contract with a main builder.
- d) The site benefits from Homes England funding.
- e) The average build rate of 15-25 pa (with 33 dwellings in 2024/5) is realistic, mindful that the dwellings are for 100% affordable housing (36 for social rent and 33 for shared ownership according to the Affordable Housing Strategy in the reserved matters planning application) in an area where there is considerable need for affordable housing, particularly the need for social rent housing.
- f) Therefore, EDDC considers that the forecast of 69 dwelling completions in 2023/24 to 2026/27, is realistic.
- g) EDDC considers that there are no reasons at this time to conclude that the 69 homes will not be delivered on the site within 5 years.

B.591 The council agrees that 69 dwellings would therefore be completed on this site in years 1 to 4 from the 2023 Monitoring Point and agrees with the developer’s trajectory shown in **Table 4/WE2-EC2-1**.

4. EDDC conclusion on site deliverability

B.592 The EDDC trajectory for this site (i.e. the outlet based on approval 22/0559/MRES) is therefore as set out in **Table 4/WE2-EC2-1** This trajectory is justified, based on the following:

- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permissions which had not expired at the 2023 MP, and development has since commenced and the first dwellings are under construction; and
 - The developer has confirmed their intention to complete the development of the residue of 69 dwellings from detailed planning approval 22/0559/MRES.
- The site is also deliverable. This site's trajectory does not rely on the application of prescriptive assumptions. Notwithstanding the fact that the site has detailed planning permission, the council has engaged with the developer to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:
 - The site is owned by the developer, Sovereign Housing Association, with a JCT contract with a main builder, and the site benefits from Homes England funding
 - The developer has provided evidence about forecast delivery, including confirming that they expect the site to be completed by 2026/27. That is, 69 dwellings would be completed in the 5 year period after the 2023 MP.
 - EDDC considers that the forecast completions of the 69 dwellings on this site by 2026/27 is prudent and realistic at this time.
 - If there were to be a slippage in delivery, there is still sufficient time for the 69 dwellings to be completed within the 5 year period from the 2023 Monitoring Point.
 - Consequently, EDDC concludes that there is no clear evidence that the 69 homes will not be delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

B.593 69 dwellings remained to be delivered on this site **WE2-EC2-1** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.590 to B.592, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 69 dwellings fall within part (a) of the definition of deliverable. That is, there are realistic prospects of 69 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Land North Of Moonhill Copse, West Clyst, Exeter (Taverners Field).

B.594 For development management and NPPF Paragraph 74 purposes, 69 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.

B.595 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

B.596 Based on the above information for site **WE2-EC2-1**, EDDC concludes that for plan monitoring and plan-making purposes:

- 69 forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
- With no dwellings completed before the 2020 monitoring point, 69 forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/WE2-EC2-1– Housing Trajectory

| 2023 MP | Table 4/ WE2-EC2-1 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | |
|-----------------------------------|--|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| Site | Land North Of Moonhill Copse West Clyst Exeter (Taverners Field) – Moonhill Rise | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | Sovereign Housing Association | | | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | | | | | | | | | | |
| Planning Status at end March 2023 | Detailed planning approval | 69 | 69 | | | | | | | | | | | | | | | |
| Developer's trajectory | | 69 | 69 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 33 | 23 | 10 | |
| EDDC trajectory | | 69 | 69 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 33 | 23 | 10 | |

This table is based on:

- an extract (*Table 1*) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information and delivery trajectory provided by the developer's response
- the EDDC trajectory, having considered the developer information and trajectory and other relevant information on housing delivery particularly within/at the settlement.

Site WE2-EC3-1 : Pinn Court Farm adjoining Pinhoe (the site abuts and west of the M5 Motorway) Phases 1 to 3A

Map B/ WE2-EC3-



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Note: The red line is the area of outline planning permission **12/0795/MOUT** and containing detailed planning permissions **15/1715/MRES, 19/0523/MRES and 20/093**

Table 1/ WE2-EC3-1 Deliverability Summary

| | |
|--|--------------------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent ALLOCATION |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 130 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | Yes |

Table 2/ WE2-EC3-1 Site Progress Summary

| | |
|--|-------------------------------------|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 430 (4 now counted under WE2-EC3-2) |
| Net No dwellings approved | 426 |
| Builder/Developer/Landowner | Bloor Homes |
| Site development status at 31/03/2023 | Under construction |
| Site development status post 31/03/2023 update | Under construction |
| Dwellings not started at 31/03/2023 | 78 |
| Dws under construction at 31/03/2023 | 52 |
| Completions pre 01/04/2020 | 134 |
| Completions 01/04/2020 – 31/03/2022 | 110 |
| Completions 01/04/2022 – 31/03/2023 | 52 |
| TOTAL SITE COMPLETIONS (GROSS) | 296 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

- B.597 Site **WE2-EC3-1** is located outside of any defined settlement within the development plan at the time of the planning application decisions.
- B.598 Site **WE2-EC3-1** was not on land allocated for development at the time of the outline consent. However, since the outline approval, Pinn Court Farm was allocated by Policy Strategy 14 in the adopted East Devon Local Plan (2013 to 2031), and this site lies within that allocation, and is shown on the Policies Map: West End Inset Map.

2. Lead-in Time

a) Planning application status and progress

- B.599 **Table 3/WE2-EC3-1** summarises the current planning application status & planning application progress on Site WE2-EC3-1.

Table 3/WE2-EC3-1: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|-------------------------|----------------------------|------------|------------------------------|-------------------------------------|-------------------|---|
| 12/0795/MOUT* | 430 | | Outline | 02/05/2012 | Allowed on Appeal | 20/03/2015 03/06/2015 (correction notice) |
| 15/1715/MRES (Phase 1) | | 150 | Reserved Matters | 30/11/2015 | Approved | 19/12/2016 |
| 19/0523/MRES (Phase 2A) | | 106 | Reserved Matters | 19/03/2019 | Approved | 28/8/2019 |
| 20/0935/MRES (Phase 2B) | | 58 | Reserved Matters | 08/06/2020 | Approved | 02/11/2020 |
| 21/1390/MRES | | 112 | Reserved Matters | 17/05/2021 | Approved | 08/08/2022 |
| SITE TOTAL | | 426 | | | | |

* See sites WE2-EC-HOME1 and WE2-EC-HOME1 regarding 12/0795/MOUT outline approval for care homes which has now expired.

- B.600 As at the 2023 Monitoring Point Site **WE2-EC3-1** had four mutually exclusive detailed planning approvals as shown in **Table 3/WE2-EC3-1** totalling 426 dwellings. They cover nearly all of the outline planning application. There is a more recent planning approval (21/1838/MFUL) that covers a small part of the outline approval area but because that would have resulted in the total number of dwellings on Pinn Court Farm exceeding the outline approval limit of up to 430 dwellings, that new planning application was submitted as a full

planning application. So, the full application for 20 dwellings is counted separately under site WE2-EC3-2, and to avoid double counting, the residue of 4 dwellings that was on the outline approval has now been discounted as NIL.

b) Discharging conditions

B.601 Pre commencement conditions - See Footnote 1 to Appendix B.

c) Site progress

B.602 Development approved under 15/2902/MRES had commenced by June 2016. Development under 16/2732/MRES has also commenced. 251 dwellings were completed by 31 March 2023. Therefore, the planning approval had not expired at the 2023 Monitoring Point.

B.603 In 2021 the developer anticipated a build rate of about 60 dwellings per year, with the site forecast to be completed in 2024/25. Actual delivery was slower in 2021/22 with delivery of 48 dwellings, plus a further 52 in 2022/23. 130 dwellings remained to be completed at the 2023 Monitoring Point (including some show homes that are built but not occupied).

d) Dwellings under construction

B.604 The developer's 2023 response states that 52 dwellings were under construction on this site at the 2023 Monitoring Point.

e) Developer/housebuilder/owner

B.605 The current developer of the site shown on **Map B/WE2-EC3-1** is Bloor Homes who provided a response to the EDDC 2023 questionnaire (See Appendix F - Response **R/WE2-EC3-1**).

B.606 Bloor Homes is a national, volume house builder. The Legal agreements confirm that Bloor Homes owns this site. This site is marketed as 'Pinn Court'.

f) Identified registered provider

B.607 Aster Housing Association were the registered provider for the affordable housing on Phases 1 and 2a of this site. A registered provider for the other phases on this site has not been identified at the time of writing this document.

3. Dwelling completions

a) Completions by 31 March 2023

B.608 EDDC records show that 296 dwellings were completed by the 2023 Monitoring Point. Lead in time on this site ended when the first dwellings were completed in the 2018/19 monitoring year.

b) Forecast completions after 31 March 2023

B.609 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the

council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/WE2-EC3-1**.

Developer information

- B.610 Site **WE2-EC3-1** relates to an 'outlet' where there is a single builder/developer implementing the detailed planning approval(s). In 2023 the council engaged with the site developer Bloor Homes in forecasting the delivery of housing on this site (outlet). The developer completed and returned the 2023MP site proforma. Their responses to the tailored questions in the site proforma are set out in Appendix F. The respondent completed their 2023MP trajectory on a monitoring year-by-year basis, which is shown in **Table 4/WE2-EC3-1**.
- B.611 The developer expects that the remaining dwellings including the 52 that were under construction at the 2023 Monitoring Point will be completed by 2025/26, except for 3 show homes that will be completed (ie occupied) by 2026/27. The forecast build rate is about 50 dwellings per year (showing slightly higher than this in the 2023 response trajectory. The response shows a residue of 125 completions after the 2023 monitoring year.
- B.612 Consequently, the forecast is that all remaining 125 dwellings will be completed in the 5 years from the 2023 Monitoring Point. It should be noted that the Council considers that there is a residue of 130 dwellings at this time.
- B.613 Housing completions to date on this site and the developer's trajectory for this site are set out in Table **4/WE2-EC3-1**.

Council consideration of developer information

- B.614 EDDC has carefully considered the latest, site-specific information received from the outlet's builder/developer obtained via the 2023 Monitoring Point engagement process.
- B.615 EDDC agrees that the residue of 130 dwellings will be completed in the 5 year period, and broadly agrees with the developer's trajectory for the following reasons:
- a) The site had detailed planning permission which had not expired at the 2023 MP, given the 296 completions by that date.
 - b) The developer has provided a trajectory and confirmed that they expect the site to be completed in 2026/27. That is, the residue of 130⁴² dwellings would be completed in the 5 year period from the 2023 MP.

⁴² The developers response shows 125 dwellings to be completed in the 5 year period with the last 3 in 2026/27, resulting a total completions of 421 which is 5 less than the site capacity of 426. This is likely to be due to a difference in 'completion' date records by the 2023 monitoring point. To avoid any double count the council forecast is for 8 completions in 2026/27 to resolve this issue.

- c) The site is owned by the developer, Bloor Homes which is a national volume house builder.
- d) 52 dwellings were under construction at the 2023 Monitoring Point and therefore EDDC considers that the forecast of 56 dwellings in 2023/24 and 55 in 2024/25 with the remainder completed in 2025/6 and 2026/27 is realistic, mindful of the progress already achieved on this site.
- e) EDDC considers that there are no reasons at this time to conclude that the residual 130 homes will not be delivered on the site within 5 years.

B.616 The council agrees that all the remaining dwellings would therefore be completed on this site in years 1 to 4 from the 2023 Monitoring Point and broadly agrees with the developer's trajectory shown in **Table 4/WE2-EC3-1**.

4. EDDC conclusion on site deliverability

B.617 The EDDC trajectory for this site (i.e. the outlet based on the four Reserved Matters approvals for Phases 1, 2a, 2b and 3a) is therefore as set out in **Table 4/WE2-EC3-1** This trajectory is justified, based on the following:

- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permissions which had not expired at the 2023 MP because development had commenced; and
 - The developer has confirmed their intention to complete the development of the residue of dwellings from detailed planning approvals for Phases 1, 2a, 2b and 3a.
- The site is also deliverable. This site's trajectory does not rely on the application of prescriptive assumptions. Notwithstanding the fact that the site has detailed planning permission, the council has engaged with the developer to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:
 - The site is owned by the developer, Bloor Homes, which is a national volume house builder.
 - The developer has provided evidence about forecast delivery, including confirming that they expect the site to be completed by 2026/27. Based on the council's trajectory, the remaining 130 dwellings would be completed in the 5 year period after the 2023 MP.
 - EDDC considers that the forecast completions of the residual 130 dwellings on this site by 2026/27 is prudent and realistic at this time.
 - If there were to be a slippage in delivery, there is still sufficient time for the residual 130 dwellings to be completed within the 5 year period from the 2023 Monitoring Point.

- Consequently, EDDC concludes that there is no clear evidence that the 130 homes will not be delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.618 130 dwellings remained to be delivered on this site **WE2-EC3-1** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.614 to B.617, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 130 dwellings fall within part (a) of the definition of deliverable. That is, there are realistic prospects of 130 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Pinn Court Farm adjoining Pinhoe (the site abuts and west of the M5 Motorway) Phases 1 to 3A.
- B.619 For development management and NPPF Paragraph 74 purposes, 130 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.620 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

- B.621 Based on the above information for site **WE2-EC3-1**, EDDC concludes that for plan monitoring and plan-making purposes:
- 426 actual and forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
 - With 134 dwellings completed before the 2020 monitoring point, 292 actual and forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/WE2-EC3-1– Housing Trajectory

| 2023 MP | Table 4/WE2-EC3-1 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | |
|-----------------------------------|---|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| Site | Pinn Court Farm adjoining Pinhoe (the site abuts and west of the M5 Motorway) Phases 1 to 3A. | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | Bloor Homes | | | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Planning Status at end March 2023 | Detailed planning approval | 426 | 426 | | | | | | | | | | | | | | | |
| Developer's trajectory | | | | | | | | | 67 | 67 | 62 | 48 | 52 | 56 | 55 | 11 | 3 | |
| EDDC trajectory | | 426 | 426 | | | | | | 67 | 67 | 62 | 48 | 52 | 56 | 55 | 11 | 8 | |

This table is based on:

- an extract (*Table 1*) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information and delivery trajectory provided by the developer's response
- the EDDC trajectory, having considered the developer information and trajectory and other relevant information on housing delivery particularly within/at the settlement.

Site WE2-EC3-2 : Pinn Court Farm adjoining Pinhoe (the site abuts and west of the M5 Motorway) Phase 3b



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Note: The red line is the area of outline planning permission **21/1838/MFUL**

Table 1/ WE2-EC3-2 Deliverability Summary

| | |
|--|--------------------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent ALLOCATION |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 20 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | Yes |

Table 2/ WE2-EC3-2 Site Progress Summary

| | |
|--|----------------------------------|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 20 |
| Net No dwellings approved | 20 |
| Builder/Developer/Landowner | Bloor Homes |
| Site development status at 31/03/2023 | Not started |
| Site development status post 31/03/2023 update | Commenced and under construction |
| Dwellings not started at 31/03/2023 | 20 |
| Dws under construction at 31/03/2023 | 0 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

- B.622 Site **WE2-EC3-2** is located outside of any defined settlement within the development plan at the time of the planning application decision.
- B.623 Site **WE2-EC3-2** is not on land allocated for development at the time of the outline planning approval. However, since the outline approval, Pinn Court Farm was allocated by Policy Strategy 14 in the adopted East Devon Local Plan (2013 to 2031), and this site lies within that allocation and is shown on the Policies Map: West End Inset Map.

2. Lead-in Time

a) Planning application status and progress

- B.624 Table 3/WE2-EC3-2** summarises the current planning application status & planning application progress on Site WE2-EC3-2.

Table 3/WE2-EC3-2: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|-----------|------------------------------|-------------------------------------|-------------------|---|
| 12/0795/MOUT | 430 | | Outline | 02/05/2012 | Allowed on Appeal | 20/03/2015 03/06/2015 (correction notice) |
| 21/1838/MFUL | | 20 | Full | 19/07/2021 | Approved | 03/03/2023 |
| SITE TOTAL | | 20 | | | | |

- B.625 As at the 2023 Monitoring Point, one full planning approval as shown in **Table 3/WE2-EC3-2** for 20 dwellings. This approval covers a small part of the outline planning approval area but because that would have resulted in the total number of dwellings on Pinn Court Farm exceeding the outline approval limit of up to 430 dwellings, this new planning application was submitted as a full planning application. So, the full application for 20 dwellings is counted separately under site WE2-EC3-2, and the residue of 4 dwellings that was on the outline approval has now been discounted as NIL (for the purposes of site WE2-EC3-1).

b) Discharging conditions

- B.626 Pre commencement conditions 3, 5, 7, 8 were discharged on 20 September 2023, after the 2023 response from the developer was received. See Footnote 1 to Appendix B.

c) Site progress

- B.627 Development approved under 21/1838/MFUL appears to have commenced since the 2023 monitoring point (the 2023 response states that 11 plot foundations are in place).
- B.628 As condition 1 of the outline approval requires that the development shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved, then the planning approval had not expired at the 2023 monitoring point.

d) Dwellings under construction

- B.629 The developer's 2023 response states that 52 dwellings were under construction on this site at the 2023 Monitoring Point.

e) Developer/housebuilder/owner

- B.630 The current developer of the site shown on **Map B/WE2-EC3-2** is Bloor Homes who provided a response to the EDDC 2023 questionnaire (See Appendix F - Response **R WE2-EC3-2**).
- B.631 Bloor Homes is a national, volume house builder. The Legal agreements confirm that Bloor Homes owns this site. This site is marketed as 'Pinn Court'.

f) Identified registered provider

- B.632 A registered provider for the affordable housing on this site has not been identified at the time of writing this document.

3. Dwelling completions

c) Completions by 31 March 2023

- B.633 EDDC records show that NIL dwellings were completed by the 2023 Monitoring Point. Lead in time on this site is still in progress.

d) Forecast completions after 31 March 2023

- B.634 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/WE2-EC3-2**.

Developer information

- B.635 Site **WE2-EC3-2** relates to an 'outlet' where there is a single builder/ developer implementing the detailed planning approval. In 2023 the council engaged with the site developer Bloor Homes in forecasting the delivery of housing on this site (outlet). The developer completed and returned the 2023MP site proforma. Their responses to the tailored questions in the site

proforma are set out In Appendix F. The respondent completed their 2023MP trajectory on a monitoring year-by-year basis, which is shown in **Table 4/WE2-EC3-2**.

- B.636 This is effectively a new site so there was no previous trajectory. The developer expects that building of the dwellings' superstructure will start in January 2024 and that the 20 dwellings will be completed in monitoring year 2025/26 (with 9 in 2024/25 and the remaining 11 in 2025/26). The forecast build rate is about 20 dwellings per year, all units to be built in a 12-month period split across 2 monitoring years, with the site completed in Spring 2025.
- B.637 Consequently, the forecast is that all 20 dwellings will be completed in the 5 years from the 2023 Monitoring Point.
- B.638 Housing completions to date on this site and the developer's trajectory for this site are set out in Table **4/WE2-EC3-2**.

Council consideration of developer information

- B.639 EDDC has carefully considered the latest, site-specific information received from the outlet's builder/developer obtained via the 2023 monitoring point engagement process.
- B.640 EDDC agrees with the developer's trajectory for the following reasons:
- a) The site had detailed planning permission which had not expired at the 2023 MP.
 - b) The developer has provided a trajectory and confirmed that they expect the site to be completed in 2025/26. That is, the 20 dwellings would be completed in the 5 year period from the 2023 MP.
 - c) The site is owned by the developer, Bloor Homes which is a national volume house builder.
 - d) EDDC considers that the forecast of 20 dwellings completions in a 12 month period, split across monitoring years 2024/25 and 205626, is realistic mindful of the trajectory for the Bloor Homes development on the adjoining site **WE2-EC3-1**.
 - e) EDDC considers that there are no reasons at this time to conclude that the 20 homes will not be delivered on the site within 5 years.
- B.641 The council agrees that all 20 dwellings would therefore be completed on this site in years 2 to 4 from the 2023 Monitoring Point and broadly agrees with the developer's trajectory shown in **Table 4/WE2-EC3-2**.

4. EDDC conclusion on site deliverability

- B.642 The EDDC trajectory for this site (i.e. the outlet based on approvals the full planning application for Phase 3b) is therefore as set out in **Table 4/WE2-EC3-2** This trajectory is justified, based on the following:
- The approved development is suitable and available based on the evidence that:

- The site had detailed planning permissions which had not expired at the 2023 MP; and
- The developer has confirmed their intention to complete the development of the dwellings with detailed planning approval for Phase 3b.
- The site is also deliverable. This site's trajectory does not rely on the application of prescriptive assumptions. Notwithstanding the fact that the site has detailed planning permission, the council has engaged with the developer to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:
 - The site is owned by the developer, Bloor Homes, which is a national volume house builder.
 - The developer has provided evidence about forecast delivery, including confirming that they expect the site to be completed by 2025/26. Based on the council's trajectory, the 20 dwellings would be completed in the 5 year period after the 2023 MP.
 - EDDC considers that the forecast completions of the 20 dwellings on this site by 2025/26 is prudent and realistic at this time.
 - If there were to be a slippage in delivery, there is still ample time for the 20 dwellings to be completed within the 5 year period from the 2023 Monitoring Point.
 - Consequently, EDDC concludes that there is no clear evidence that the 20 homes will not be delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.643 20 dwellings remained to be delivered on this site **WE2-EC3-2** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.639 to B.642, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 20 dwellings fall within part (a) of the definition of deliverable. That is, there are realistic prospects of 20 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Pinn Court Farm adjoining Pinhoe (the site abuts and west of the M5 Motorway) Phase 3B.
- B.644 For development management and NPPF Paragraph 74 purposes, 20 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.645 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

B.646 Based on the above information for site **WE2-EC3-2**, EDDC concludes that for plan monitoring and plan-making purposes:

- 20 forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
- With no dwellings completed before the 2020 monitoring point, 20 forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/WE2-EC3-2– Housing Trajectory

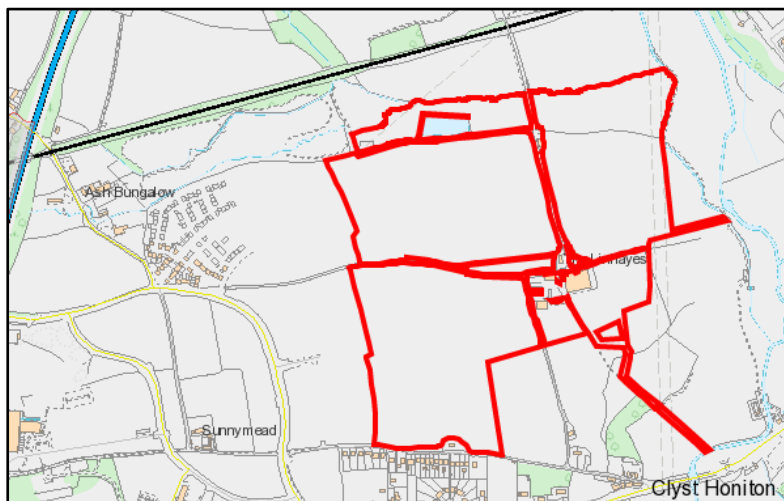
| 2023 MP | Table 4/ WE2-EC3-2 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | |
|-----------------------------------|--|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| Site | Pinn Court Farm adjoining Pinhoe (the site abuts and west of the M5 Motorway) Phase 3b | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | Bloor Homes | | | | | | | | | | | | | | | | | |
| Planning Status at end March 2023 | Detailed planning approval | 20 | 20 | | | | | | | | | | | | | | | |
| Developer's trajectory | | 20 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 11 | | |
| EDDC trajectory | | 20 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 11 | | |

This table is based on:

- an extract (*Table 1*) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information and delivery trajectory provided by the developer's response
- the EDDC trajectory, having considered the developer information and trajectory and other relevant information on housing delivery particularly within/at the settlement.

Site WE2-EC4-1 : Mosshayne (north of Tithebarn Lane/west of intermodal site)

Map B/ WE2-EC4-1



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Note: The red line is the area of outline planning permission **14/2761/MOUT** (and subsequently **17/1019/MOUT**)

Table 1/ WE2-EC4-1 Deliverability Summary

| | |
|--|---|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Outline & part Detailed Consent ALLOCATION |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes (in part) |
| No of units forecast as DELIVERABLE (years 1 to 5) | 450 |
| No of units forecast as DEVELOPABLE (years 6+) | 257 |
| Deliverability status agreed? (Yes/No) | No (disagree build rate) |

Table 2/ WE2-EC4-1 Site Progress Summary

| | |
|--|-----------------------------------|
| Planning Status | Detailed approval of part of site |
| Gross No dwellings approved | 900 |
| Net No dwellings approved | 900 |
| Builder/Developer/Landowner | Persimmon Homes South West |
| Site development status at 31/03/2023 | Under construction |
| Site development status post 31/03/2023 update | Under construction |
| Dwellings not started at 31/03/2023 | 587 |
| Dws under construction at 31/03/2023 | 120 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 71 |
| Completions 01/04/2022 – 31/03/2023 | 122 |
| TOTAL SITE COMPLETIONS (GROSS) | 193 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

- B.647 Site **WE2-EC4-1** is located outside of any defined settlement within the development plan at the time of the planning application decision.
- B.648 Site **WE2-EC4-1** was not on land allocated for development at the time of the outline planning application approval. However, since the outline approval, the site was allocated by Policy Strategy 13 (North of Blackhorse) in the adopted East Devon Local Plan (2013 to 2031) and is shown on the Policies Map: West End Inset Map.

2. Lead-in Time

a) Planning application status and progress

- B.649 **Table 3/WE2-EC4-1** summarises the current planning application status & planning application progress on Site WE2-EC4-1.

Table 3/WE2-EC4-1: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|--|----------------------------|------------|------------------------------|-------------------------------------|----------------|---|
| 14/2761/MOUT | 900 | | | | Approved | |
| 17/1019/MOUT (subsequent resubmission of approved 14/2761/MOUT) | 900 | | Outline | 15/05/2017 | Approved | 16/11/2017 |
| 19/0464/MRES PHASE 1 | | 265 | Reserved Matters | 12/03/2019 | Approved | 31/05/2019 |
| 21/2490/MRES PHASE 2 | | 150 | Reserved Matters | 01/10/2021 | Approved | 10/03/2022 |
| 22/2000/MRES PHASE 3 (approved after the 2023 monitoring point} | | 135 | Reserved Matters | 19/10/2022 | Approved | 08/09/2023 |
| SITE TOTAL * | 350 | 550 | | | | |

* Net Residue of the outline planning permission is 350 dwellings (this will be phases 4 and 5)

- B.650 The outline planning permission **17/1019/MOUT** is for the demolition of existing buildings and development of the site to provide up to 900 dwellings and a primary school with car and cycle park, public and private open

space, together with landscaping and associated servicing (all matters reserved)

B.651 As at the 2023 Monitoring Point Site **WE2-EC4-1** had 2 mutually exclusive detailed planning approvals as shown in **Table 3/WE2-EC4-1** totalling 415 dwellings. Since the 2023 monitoring point, a third detailed planning approval has been granted for Phase 3 for 135 dwellings. The current residue of the outline planning approval (Phases 4 and 5) is therefore 350 dwellings.

B.652 The developer's 2023 response anticipated submitted detailed planning applications for phases 4 and 5 in October 2023.

b) Discharging conditions

B.653 The developer responses states that all Pre commencement conditions submitted – RM consent discharged outline conditions 6, 7, 9, 11, 12, 13, 14, 15, 16, 17, 23, 24, 25, 28, 34, 36 and 37. Condition 3 and 4 with the LPA_ (See Footnote 1 to Appendix B.)

c) Site progress

B.654 Development approved under **19/0464/MRES** (Phase 1) had commenced in early 2020. The 2023 response confirms that development approved under **21/2490/MRES** (Phase 2) commenced on 8 August 2022. Consequently, these two planning permissions have not expired.

B.655 Condition 4 of the outline approval requires that application for the approval of all reserved matters shall be made to the local planning authority before the expiration of 7 years from the date of this permission (ie 16 November 2024). The development permitted for each of the subsequent approved phases shall be begun before the expiration of 2 years from the date of the approval of the reserved matters for that relevant phase. Consequently, detailed approval for phase 3 (**22/2000/MRES**) has not expired, nor has the residue of the outline planning approval expired at the time of the writing of this document.

B.656 Phase 1 development of 193 dwellings was completed by the 2023 monitoring point. Phase 2 commenced on 8 August 2022, and the development's progress includes primary infrastructure, site access and roads, plus foundations in for some plots.

B.657 The developer anticipates that Phase 3 will commence in the first half of 2024, and phases 4 and 5 will commence in the second half of 2025.

B.658 In 2021 the developer anticipated a build rate of about 72 dwellings per year, with the site forecast to be completed in 2033/34. Actual delivery was 71 in 2021/22 and then accelerated in 2022/23 to 122. The developer is forecasting a slower rate of 70 in 2023/24, and a modest uplift to 80 per year thereafter, with the site completing in 2032/33.

d) Dwellings under construction

B.659 The developer's 2023 response states that 120 dwellings were under construction on this site at the 2023 Monitoring Point.

e) Developer/housebuilder/owner

B.660 The current developer of the site shown on **Map B/WE2-EC4-1** is Persimmon Homes South West who provided a response to the EDDC 2023 questionnaire (See Appendix F - Response **R/WE2-EC4-1**). Their previous 2021 response confirmed that they were the landowner of the whole of site **WE2-EC4-1**. Persimmon Homes South West is a national, volume house builder. This site is marketed as 'Ashworth Place'.

f) Identified registered provider

B.661 LiveWest are the registered provider for the affordable housing on this site.

3. Dwelling completions

e) Completions by 31 March 2023

B.662 EDDC records show that 193 dwellings were completed by the 2023 Monitoring Point. Lead in time on this site ended when the first dwellings were completed in the 2021/22 monitoring year.

f) Forecast completions after 31 March 2023

B.663 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/WE2-EC4-1**.

Developer information

B.664 Site **WE2-EC4-1** relates to an 'outlet' where there is a single builder/ developer implementing the detailed planning approval(s). In 2023 the council engaged with the site developer Persimmon Homes South West in forecasting the delivery of housing on this site (outlet). The developer completed and returned the 2023MP site proforma. Their responses to the tailored questions in the site proforma are set out In Appendix F. The respondent completed their 2023MP trajectory on a monitoring year-by-year basis, which is shown in **Table 4/WE2-EC4-1**.

B.665 The developer expects that the remaining dwelling⁴³s including the 120 that were under construction at the 2023 Monitoring Point will be completed by 2032/33. Their response states that they anticipate submitting detailed planning applications in October 2023 for Phase 4 and Phase 5 of the

⁴³ The developer's trajectory totals 971 dwellings which is more than the outline planning approval which is for up to 900 dwellings

development. They forecast that the remaining development phases will commence as follows:

- Phase 3 - 1st half of 2024
- Phase 4 - 2nd half of 2025
- Phase 5 - 2nd half of 2025.

B.666 Consequently, the developer's forecast is that 390 dwellings will be completed in the 5 years from the 2023 Monitoring Point. Housing completions to date on this site and the developer's trajectory for this site are set out in Table **4/WE2-EC4-1**.

Council consideration of developer information

B.667 EDDC has carefully considered the latest, site-specific information received from the outlet's builder/developer obtained via the 2023 Monitoring Point engagement process.

B.668 The council agrees that a significant number of dwellings can be completed in the 5 year period from the 2023 monitoring because:

- a) The site has detailed planning permissions which have not expired at the 2023 MP
- b) The site has commenced and 193 dwellings have been completed, 122 in the last year
- c) The residue of the reserved matters approvals not completed at the 2023 monitoring amounted to 357 dwellings. There is time for the reserved matters applications for Phases 4 and 5 to be submitted (as intended by the developer) and to be determined and deliver 93 dwellings within the 5 year period.
- d) The developer has provided a trajectory with completions forecast in the 5 year period. Mostly from phase 2 and some from phases 3, 4 and 5 and confirmed that they expect the site to be completed in 2032/33.

B.669 EDDC is mindful of the current challenging housing market conditions and agrees with the developer's build rates for the trajectory for years 1 to 3. However, the council does not agree with the respondent's forecast of completions in the 5 year period. The council considers that the forecast delivery rate of 80 per year is overly cautious in the long term. The council considers that a higher build rate of 110 per year is realistic for the following reasons:

- a) The site is owned by the developer, Persimmon Homes South West which is a national volume house builder.
- b) The developer achieved 120 completions in 2022/23 on this site,
- c) Build rates on Persimmon sites eg at their Galileo outlet at Cranbrook is evidence that their build rates can be significantly higher than the 80/year forecast by the developer

- d) The 2023 developer response confirms that 120 dwellings were under construction at the 2023.
- e) EDDC considers that there are no reasons at this time to conclude that the build rate on this site will not improve in years 4 and 5, and therefore no reason to conclude that 450 homes will not be delivered on the site within 5 years.

B.670 The council therefore concludes that 450 dwellings would be completed on this site in years 1 to 5 from the 2023 Monitoring Point and as shown in the council's trajectory shown in **Table 4/WE2-EC4-1**.

4. EDDC conclusion on site deliverability

B.671 The EDDC trajectory for this site (i.e. the outlet based on the Reserved Matters approvals for Phases 1 to 3, and the residue of the outline planning approval that has not expired) is therefore as set out in **Table 4/WE2-EC4-1**. This trajectory is justified, based on the following:

- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permissions for the first 3 phases which had not expired at the 2023 and
 - The developer has confirmed their intention to complete the development of the residue of dwellings from detailed planning approvals for Phases 1 to 3, and the residue of the outline approval that would be Phases 4 and 5, including anticipating submitting reserved matters applications for Phases 4 and 5 in October 2023.
 - The council's trajectory is constrained to the 900 dwellings outline approval and makes no assumption about any intensification above this.
- The site is deliverable for 450 dwellings, and developable for the 257 dwellings remainder. This site's trajectory does not rely on the application of prescriptive assumptions. Notwithstanding the fact that the site has detailed planning permission, the council has engaged with the developer to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:
 - The site is owned by the developer, Persimmon Homes South West which is a national volume house builder.
 - Based on the developers' trajectory for 2023/24 to 2025/26 and the council's trajectory for 2026/27 and 2027/28, 450 dwellings would be completed in the 5 year period after the 2023 MP.
 - EDDC considers that the forecast completions of 450 dwellings in the 5 years is realistic.

- Consequently, EDDC concludes that there is no clear evidence that the 450 homes will not be delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.672 707 dwellings remained to be delivered on this site **WE2-EC4-1** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.667 to B.671, and the evidence in this document, EDDC concludes that for the purpose of the 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), 450 dwellings fall within part (a) of the definition of deliverable. That is, there are realistic prospects of 450 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Mosshayne (north of Tithebarn Lane/west of the intermodal site).
- B.673 For development management and NPPF Paragraph 74 purposes, 450 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.674 Consequently, a residual 257 dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

- B.675 Based on the above information for site **WE2-EC4-1**, EDDC concludes that for plan monitoring and plan-making purposes:
- 900 actual and forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
 - With no dwellings completed before the 2020 monitoring point, 900 actual and forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/WE2-EC4-1– Housing Trajectory

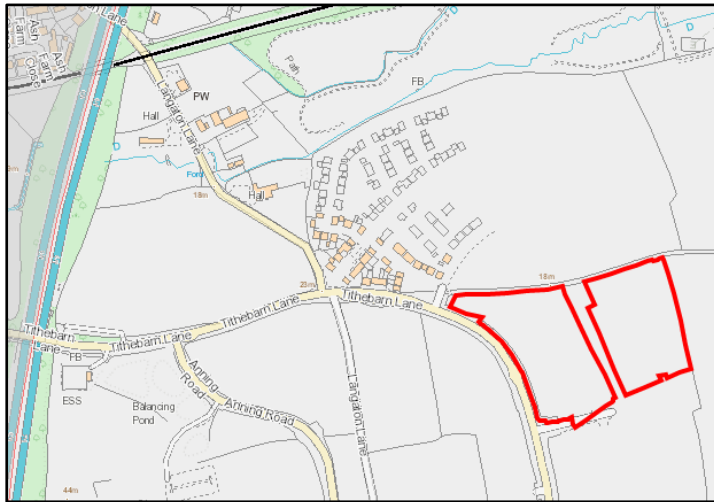
| 2023 MP | Table 4/WE2-EC4-1 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | | | | | | | | | | | | | | |
|-----------------------------------|--|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------|
| Site | Mosshayne (north of Tithebarn Lane/west of the intermodal site) | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 + |
| Developer Contact | Persimmon Homes | | | 900 | 900 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Status at end March 2023 | Detailed planning approvals and residue of outline planning approval | 900 | 900 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's trajectory | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 71 | 122 | 70 | 80 | 80 | 80 | 80 | 80 | 80 | 80 | 68 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| EDDC trajectory | | 900 | 900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 71 | 122 | 70 | 80 | 80 | 110 | 110 | 110 | 110 | 37 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

This table is based on:

- an extract (Table 1) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information and delivery trajectory provided by the developer's response
- the EDDC trajectory, having considered the developer information and trajectory and other relevant information on housing delivery particularly within/at the settlement.

Site WE2-EC5-2 : Redhayes, North of Blackhorse Lane (east of and abutting the Science Park) - Phase 3B

Map B/WE2-EC5-



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Note: The red line is the area of detailed planning permission **18/0837/MRES**

Table 1/ WE2-EC5-2 Deliverability Summary

| | |
|--|-------------------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent ALLOCATED |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 6 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | Yes (broadly) |

Table 2/ WE2-EC5-2 Site Progress Summary

| | |
|--|---------------------------------|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 160 |
| Net No dwellings approved | 160 |
| Builder/Developer/Landowner | Persimmon Homes |
| Site development status at 31/03/2023 | Under construction |
| Site development status post 31/03/2023 update | Under construction |
| Dwellings not started at 31/03/2023 | 4 |
| Dws under construction at 31/03/2023 | 2 |
| Completions pre 01/04/2020 | 56 |
| Completions 01/04/2020 – 31/03/2022 | 98 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 154 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

- B.676 Site **WE2-EC5-2** is located outside of any defined settlement within the development plan at the time of the planning application decision.
- B.677 Site **WE2-EC5-2** was not on land allocated for development at the time of the outline planning application approval. However, since the outline approval, the site was allocated by Policy Strategy 13 (North of Blackhorse) in the adopted East Devon Local Plan (2013 to 2031) and is shown on the Policies Map: West End Inset Map.

2. Lead-in Time

a) Planning application status and progress

B.678 Table 3/ WE2-EC5-2 summarises the current planning application status & planning application progress on Site WE2-EC5-2.

Site Table 3/ WE2-EC5-2: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|---------------------------------|----------------------------|------------|------------------------------|-------------------------------------|----------------|---|
| 12/1291/MOUT* | 580 | | Outline | 30/05/2012 | Approved | 29/11/2013 |
| 18/0837/MRES | | 160 | Reserved Matters | 30/04/2018 | Approved | 10/08/2018 |
| SITE TOTAL ⁴⁴ | | 160 | | | | |

* - The outline planning permission specified up to 580 dwellings on the East Devon side

B.679 As at the 2023 Monitoring Point Site **WE2-EC5-2** had detailed planning approvals for 160 dwellings.

b) Discharging conditions

B.680 Pre commencement conditions - See Footnote 1 to Appendix B.

c) Site progress

B.681 154 dwellings have been completed on the site. Therefore, the planning approval had not expired at the 2023 Monitoring Point.

B.682 The residue of 6 dwellings not yet completed comprise:

- 4 units not started. Plots 75-78 (currently the Ashworth Place customer carpark)
- 1 unit built on plot 98 (currently used as the Ashworth Place showhouse – address 25 Littleworth Close), but not occupied.

⁴⁴ See also sites WE2-EC5-3, WE2-EC5-5, and WE2-EC5-6 for the other Reserved Matters approvals on the rest of the outline planning approval area)

- In addition, No 1 Hutchings Drive (1 of a block of 9 apartments) has been built – but is still on the Council street naming/numbering system as 'under construction' (the other 8 apartments are 'completed').

d) Dwellings under construction

B.683 The developer's response stated that no dwellings were under construction. Under the definition used for monitoring, there were two dwellings not completed (ie built and occupied) These 2 dwellings are the showhouse and No 1 Hutchings Drive. They are still counted as Under Construction for monitoring purposes. The other 4 units are not started.

e) Developer/housebuilder/owner

B.684 The developer of the site shown on **Map B/ WE2-EC5-2** is Persimmon Homes who provided a response to the EDDC 2023 questionnaire (See Appendix F - Response **R/ WE2-EC5-2**).

B.685 Persimmon Homes is a national, volume house builder. Their response in 2021 confirmed that Redrow Homes owned this site. This site is marketed as 'Saxon Brook'.

f) Identified registered provider

B.686 LiveWest were the registered provider for the affordable housing on this site.

3. Dwelling completions

c) Completions by 31 March 2023

B.687 EDDC records show that 154 dwellings were completed by the 2023 Monitoring Point. Lead in time on this site ended when the first dwellings were completed in the 2019/20 monitoring year.

d) Forecast completions after 31 March 2023

B.688 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/ WE2-EC5-2**.

Developer information

B.689 Site **WE2-EC5-2** relates to an 'outlet' where there is a single builder/developer implementing the detailed planning approval(s). In 2023 the council engaged with the site developer Persimmon Homes in forecasting the delivery of housing on this site (outlet). The developer completed and returned the 2023MP site proforma. Their responses to the tailored questions in the site proforma are set out In Appendix F. The

respondent completed their 2023MP trajectory on a monitoring year-by-year basis, which is shown in **Table 4/ WE2-EC5-2**.

B.690 The developer expects that 5 dwellings (the 4 units on the site carpark plus the show home) will be completed in 2024/25.

B.691 Consequently, the forecast is that 5 dwellings will be completed in the 5 years from the 2023 Monitoring Point.

B.692 Their response confirms that the apartment at 1 Hutchings Drive has been completed internally and sold. This isn't included in their forecast of completions.

B.693 Housing completions to date on this site and the developer's trajectory for this site are set out in Table **4/ WE2-EC5-2**.

Council consideration of developer information

B.694 EDDC has carefully considered the latest, site-specific information received from the outlet's builder/developer obtained via the 2023 Monitoring Point engagement process.

B.695 EDDC broadly agrees with the developer's trajectory for the following reasons:

a) The site had detailed planning permission which had not expired at the 2023 MP, given the 154 completions by that date.

b) The developer has provided a trajectory and confirmed that they expect the site to be completed in 2024/25 (ie the 5 units on the car park and showhouse will be completed in 2024/25). The Council considers this is realistic, mindful of progress on the site.

c) The site is owned by the developer, Persimmon Homes which is a national volume house builder.

d) Based on its property and council tax records, the council had not previously counted No 1 Hutchings Drive as completed so the unit has not been reported as completed for National Statistics purposes. However, in light of the developer's information, this unit has been sold and is not registered as a non-residential use. Therefore, the council forecasts that this one unit will be forecast as a completion in 2023/24 for monitoring and 5 year housing land supply purposes.

e) EDDC considers that there are no reasons at this time to conclude that the residual 6 homes will not be delivered on the site within 5 years.

B.696 The council agrees that the site would be completed in years 1 and 2 from the 2023 Monitoring Point and effectively agrees with the developer's trajectory shown in **Table 4/ WE2-EC5-2**.

4. EDDC conclusion on site deliverability

B.697 The EDDC trajectory for this site (i.e. the outlet based on approvals 18/0837/MRES) is therefore as set out in **Table 4/ WE2-EC5-2**. This trajectory is justified, based on the following:

- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permission which had not expired at the 2023 MP because development had commenced; and
 - The developer has confirmed their intention to complete the development from detailed planning approval 18/0837/MRES.
- The site is also deliverable. This site's trajectory does not rely on the application of prescriptive assumptions. Notwithstanding the fact that the site has detailed planning permission, the council has engaged with the developer to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:
 - The site is owned by the developer, Persimmon Homes, which is a national volume house builder.
 - The developer has provided evidence about forecast delivery, including confirming that they expect the site to be completed by 2025/26. The 5 units plus 1 Hutchings Drive means that 6 dwellings would be completed in the 5 year period after the 2023 monitoring point.
 - EDDC considers that the forecast completions of the residual 6 dwellings on this site in 2023/24 and 2024/5 is prudent and realistic at this time.
 - If there were to be a slippage in delivery, there is still ample time for the residual 6 dwellings to be completed within the 5 year period from the 2023 Monitoring Point.
 - Consequently, EDDC concludes that there is no clear evidence that the 6 homes will not be delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

B.698 6 dwellings remained to be delivered on this site **WE2-EC5-2** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.694 to B.697, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 6 dwellings fall within part (a) of the definition of deliverable. That is, there are realistic prospects of 6 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site

at Redhayes, North of Blackhorse Lane (east of and abutting the Science Park) - Phase 3B.

- B.699 For development management and NPPF Paragraph 74 purposes, 6 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.700 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

- B.701 Based on the above information for site **WE2-EC5-2**, EDDC concludes that for plan monitoring and plan-making purposes:
- 160 actual and forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
 - With 56 dwellings completed before the 2020 monitoring point, 104 actual and forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/ WE2-EC5-2– Housing Trajectory

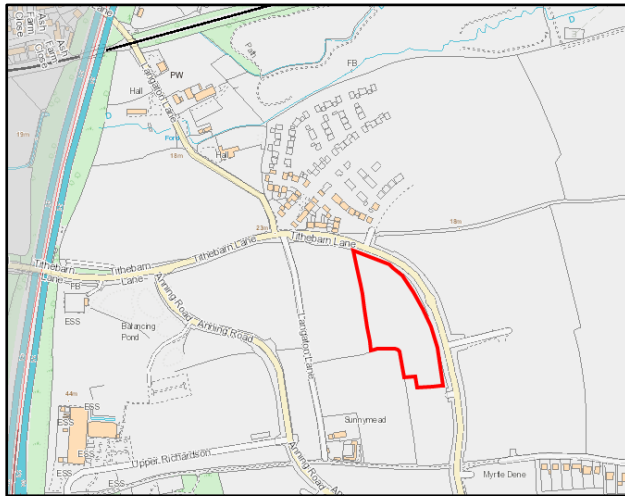
| 2023 MP | Table 4/ WE2-EC5-2 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | |
|-----------------------------------|---|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| Site | Redhayes, North of Blackhorse Lane (east of and abutting the Science Park) - Phase 3B | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | Persimmon Homes | | | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Planning Status at end March 2023 | Detailed planning approval | 160 | 160 | | | | | | | | | | | | | | | |
| Developer's trajectory | | | | 0 | 0 | 0 | 0 | 0 | 0 | 56 | 82 | 16 | 0 | 0 | 5 | | | |
| EDDC trajectory | | 160 | 160 | 0 | 0 | 0 | 0 | 0 | 0 | 56 | 82 | 16 | 0 | 1 | 5 | | | |

This table is based on:

- an extract (*Table 1*) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information and delivery trajectory provided by the developer's response
- the EDDC trajectory, having considered the developer information and trajectory and other relevant information on housing delivery particularly within/at the settlement.

Site WE2-EC5-3 : Redhayes, North of Blackhorse Lane(east of and abutting the Science Park) Phase 6 - Equinox I

Map B/WE2-EC5-3



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Note: The red line is the area of detailed planning permission **18/0382/MRES**

Table 1/ WE2-EC5-3 Deliverability Summary

| | |
|--|-------------------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent ALLOCATED |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 18 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | Yes |

Table 2/ WE2-EC5-3 Site Progress Summary

| | |
|--|---------------------------------|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 79 |
| Net No dwellings approved | 79 |
| Builder/Developer/Landowner | Cavanna Homes (Westcountry) |
| Site development status at 31/03/2023 | Under construction |
| Site development status post 31/03/2023 update | Under construction |
| Dwellings not started at 31/03/2023 | 5 |
| Dws under construction at 31/03/2023 | 13 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 41 |
| Completions 01/04/2022 – 31/03/2023 | 20 |
| TOTAL SITE COMPLETIONS (GROSS) | 61 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

- B.702 Site **WE2-EC5-3** is located outside of any defined settlement within the development plan at the time of the planning application decision.
- B.703 Site **WE2-EC5-3** was not on land allocated for development at the time of the 12/1291/MOUT outline planning application approval. However, since the outline approval, the site was allocated by Policy Strategy 13 (North of Blackhorse) in the adopted East Devon Local Plan (2013 to 2031) and is shown on the Policies Map: West End Inset Map.

2. Lead-in Time

a) Planning application status and progress

- B.704 Table 3/ WE2-EC5-3** summarises the current planning application status & planning application progress on Site WE2-EC5-3.

Site Table 3/ WE2-EC5-3: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|---------------------------------|----------------------------|-----------|------------------------------|-------------------------------------|----------------|---|
| 12/1291/MOUT* | 580 | | Outline | 30/05/2012 | Approved | 29/11/2013 |
| 18/0382/MRES | | 79 | Reserved Matters | 30/04/2018 | Approved | 10/08/2018 |
| SITE TOTAL ⁴⁵ | | 79 | | | | |

* - The outline planning permission specified up to 580 dwellings on the East Devon side

- B.705 As at the 2023 Monitoring Point Site **WE2-EC5-3** had detailed planning approval for 79 dwellings.

b) Discharging conditions

- B.706 Pre commencement conditions - See Footnote 1 to Appendix B.

c) Site progress

- B.707 61 dwellings have been completed on the site. Therefore, the planning approval had not expired at the 2023 Monitoring Point.
- B.708 The residue of 18 dwellings not yet completed includes 1 showhouse that is built but not occupied for residential purposes.

⁴⁵ See also sites WE2-EC5-2, WE2-EC5-5, and WE2-EC5-6 for the other Reserved Matters approvals on the rest of the outline planning approval area)

d) Dwellings under construction

B.709 The developer's 2023 response states that 13 dwellings were under construction at the 2023 monitoring point. This figure may not include the showhouse which is not occupied for residential purposes and under the definition used in monitoring is still technically Under Construction.

e) Developer/housebuilder/owner

B.710 The developer of the site shown on **Map B/ WE2-EC5-3** is Cavanna Homes (West Country) who provided a response to the EDDC 2023 questionnaire (See Appendix F - Response **R/ WE2-EC5-3**).

B.711 Cavanna Homes is a regional, volume house builder. Their response in 2023 confirmed that Cavanna Homes owns this site. This site is marketed as 'Equinox 1'.

f) Identified registered provider

B.712 Westward Housing were the registered provider for the affordable housing on this site.

3. Dwelling completions

a) Completions by 31 March 2023

B.713 EDDC records show that 61 dwellings were completed by the 2023 Monitoring Point. Lead in time on this site ended when the first dwellings were completed in the 2021/22 monitoring year.

b) Forecast completions after 31 March 2023

B.714 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/ WE2-EC5-3**.

Developer information

B.715 Site **WE2-EC5-3** relates to an 'outlet' where there is a single builder/ developer implementing the detailed planning approval(s). In 2023 the council engaged with the site developer Cavanna Homes in forecasting the delivery of housing on this site (outlet). The developer completed and returned the 2023MP site proforma. Their responses to the tailored questions in the site proforma are set out In Appendix F. The respondent completed their 2023MP trajectory on a monitoring year-by-year basis, which is shown in **Table 4/WE2-EC5-3**.

- B.716 The developer expects that 17 dwellings will be completed in 2023/24. The remaining one unit which is the showhouse will then be 'completed' in monitoring year 2026/27. The 2023 response makes clear that the 2026 completion date for that last unit is because Cavanna Homes are currently planning to use the show home as a sales presence from which to sell their other phases (where Equinox 2 (site WE2-EC5-4) and Equinox 3 (site WE2-EC6-1) are expected to be completed in 2025/26 and 2026/27 respectively).
- B.717 Consequently, the forecast is that 18 dwellings will be completed in the 5 years from the 2023 Monitoring Point.
- B.718 Housing completions to date on this site and the developer's trajectory for this site are set out in Table **4/WE2-EC5-3**.

Council consideration of developer information

- B.719 EDDC has carefully considered the latest, site-specific information received from the outlet's builder/developer obtained via the 2023 Monitoring Point engagement process.
- B.720 EDDC agrees with the developer's trajectory for the following reasons:
- a) The site had detailed planning permission which had not expired at the 2023 MP, given the 61 completions by that date.
 - b) The developer has provided a trajectory and confirmed that they expect the site to be completed in 2026 including the unit currently used as a showhouse. The Council considers this is realistic, mindful of progress on the site.
 - c) The site is owned by the developer, Cavanna Homes which is a regional volume house builder.
 - d) EDDC considers that there are no reasons at this time to conclude that the residual 18 homes will not be delivered on the site within 5 years.
- B.721 The council agrees that the site would be completed in years 1 and 4 from the 2023 Monitoring Point and agrees with the developer's trajectory shown in **Table 4/WE2-EC5-3**.

4. EDDC conclusion on site deliverability

- B.722 The EDDC trajectory for this site (i.e. the outlet based on approvals 18/0382/MRES) is therefore as set out in **Table 4/WE2-EC5-3** this trajectory is justified, based on the following:
- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permissions which had not expired at the 2023 MP because development had commenced; and
 - The developer has confirmed their intention to complete the development from detailed planning approval 18/0382/MRES.

- The site is also deliverable. This site's trajectory does not rely on the application of prescriptive assumptions. Notwithstanding the fact that the site has detailed planning permission, the council has engaged with the developer to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:
 - The site is owned by the developer, Cavanna Homes, which is a regional volume house builder.
 - The developer has provided evidence about forecast delivery, including confirming that they expect the site to be completed by 2026/7.
 - EDDC considers that the forecast completions of the residual 18 dwellings on this site in 2023/24 and 2026/7 is prudent and realistic at this time.
 - If there were to be a slippage in delivery, there is still ample time for the residual 18 dwellings to be completed within the 5 year period from the 2023 Monitoring Point.
 - Consequently, EDDC concludes that there is no clear evidence that the 18 homes will not be delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.723 18 dwellings remained to be delivered on this site **WE2-EC5-3** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.719 to B.722, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 18 dwellings fall within part (a) of the definition of deliverable. That is, there are realistic prospects of 18 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Redhayes, North of Blackhorse Lane (east of and abutting the Science Park) Phase 6 - Equinox I.
- B.724 For development management and NPPF Paragraph 74 purposes, 18 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.725 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

- B.726 Based on the above information for site **WE2-EC5-3**, EDDC concludes that for plan monitoring and plan-making purposes:

- 79 actual and forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
- With no dwellings completed before the 2020 monitoring point, 79 actual and forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/WE2-EC5-3– Housing Trajectory

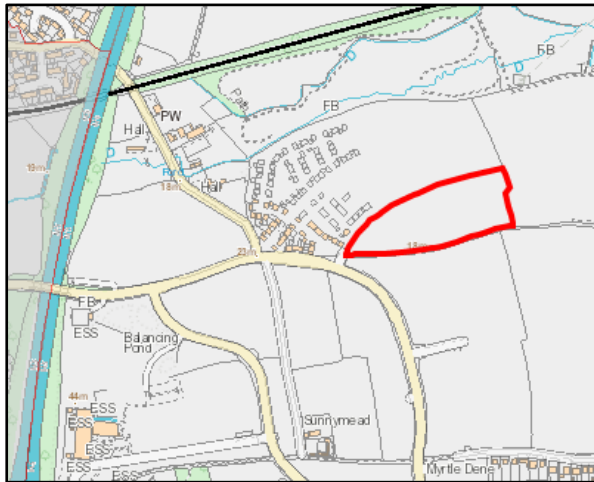
| 2023 MP | Table 4/ WE2-EC5-3 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | |
|-----------------------------------|---|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| Site | Redhayes, North of Blackhorse Lane(east of and abutting the Science Park) Phase 6 - Equinox I | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | Cavanna Homes (Westcountry) | | | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Planning Status at end March 2023 | Detailed planning approval | 79 | 79 | | | | | | | | | | | | | | | |
| Developer's trajectory | | 79 | 79 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 32 | 20 | 17 | 0 | 0 | 1 | |
| EDDC trajectory | | 79 | 79 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 32 | 20 | 17 | 0 | 0 | 1 | |

This table is based on:

- an extract (Table 1) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information and delivery trajectory provided by the developer's response
- the EDDC trajectory, having considered the developer information and trajectory and other relevant information on housing delivery particularly within/at the settlement.

Site WE2-EC5-4 : Redhayes, North of Blackhorse Lane (east of and abutting the Science Park) Equinox II

Map B/WE2-EC5-4



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Note: The red line is the area of detailed planning permission **19/0028/MRES**

Table 1/ WE2-EC5-4 Deliverability Summary

| | |
|--|-------------------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent ALLOCATED |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 43 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | Yes |

Table 2/ WE2-EC5-4 Site Progress Summary

| | |
|--|---------------------------------|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 81 |
| Net No dwellings approved | 81 |
| Builder/Developer/Landowner | Cavanna Homes (Westcountry) |
| Site development status at 31/03/2023 | Under construction |
| Site development status post 31/03/2023 update | Under construction |
| Dwellings not started at 31/03/2023 | 23 |
| Dws under construction at 31/03/2023 | 20 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 38 |
| TOTAL SITE COMPLETIONS (GROSS) | 38 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

- B.727 Site **WE2-EC5-4** is located outside of any defined settlement within the development plan at the time of the planning application decision.
- B.728 Site **WE2-EC5-4** was not on land allocated for development at the time of the outline planning application approval. However, since the outline approval, the site was allocated by Policy Strategy 13 (North of Blackhorse) in the adopted East Devon Local Plan (2013 to 2031) and is shown on the Policies Map: West End Inset Map.

2. Lead-in Time

a) Planning application status and progress

- B.729** Table 3/**WE2-EC5-4** summarises the current planning application status & planning application progress on Site WE2-EC5-4.

Site Table 3/**WE2-EC5-4**: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|---------------------------------|----------------------------|------------------------------|-------------------------------------|----------------|---|
| 12/1291/MOUT* | 580 | Outline | 30/05/2012 | Approved | 29/11/2013 |
| 19/0028/MRES | 81 | Reserved Matters | 09/01/2019 | Approved | 01/05/2019 |
| SITE TOTAL ⁴⁶ | 81 | | | | |

* - The outline planning permission specified up to 580 dwellings on the East Devon side

- B.730 As at the 2023 Monitoring Point Site **WE2-EC5-4** had detailed planning approval for 81 dwellings.

b) Discharging conditions

- B.731 Pre commencement conditions - See Footnote 1 to Appendix B.

c) Site progress

- B.732 38 dwellings have been completed on the site. Therefore, the planning approval had not expired at the 2023 Monitoring Point.

d) Dwellings under construction

- B.733 The developer's 2023 response states that about 20 dwellings were under construction at the 2023 monitoring point.

⁴⁶ See also sites WE2-EC5-2, WE2-EC5-5, and WE2-EC5-6 for the other Reserved Matters approvals on the rest of the outline planning approval area)

e) Developer/housebuilder/owner

B.734 The developer of the site shown on **Map B/WE2-EC5-4** is Cavanna Homes (West Country) who provided a response to the EDDC 2023 questionnaire (See Appendix F - Response **R/WE2-EC5-4**).

B.735 Cavanna Homes is a regional, volume house builder. Their response in 2023 confirmed that Cavanna Homes owns this site. This site is marketed as 'Equinox II'.

f) Identified registered provider

B.736 Teign Housing were the registered provider for the affordable housing on this site.

3. Dwelling completions

a) Completions by 31 March 2023

B.737 EDDC records show that 38 dwellings were completed by the 2023 Monitoring Point. Lead in time on this site ended when the first dwellings were completed in the 2022/23 monitoring year.

b) Forecast completions after 31 March 2023

B.738 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/WE2-EC5-4**.

Developer information

B.739 Site **WE2-EC5-4** relates to an 'outlet' where there is a single builder/ developer implementing the detailed planning approval(s). In 2023 the council engaged with the site developer Cavanna Homes in forecasting the delivery of housing on this site (outlet). The developer completed and returned the 2023MP site proforma. Their responses to the tailored questions in the site proforma are set out in Appendix F. The respondent completed their 2023MP trajectory on a monitoring year-by-year basis, which is shown in **Table 4/WE2-EC5-4**.

B.740 The developer expects a build rate of about 19 dwellings per year in 2023/24 and 2024/25, with the residue of 5 dwellings completed in 2025/26.

B.741 Consequently, the forecast is that 43 dwellings will be completed in the 5 years from the 2023 Monitoring Point.

B.742 Housing completions to date on this site and the developer's trajectory for this site are set out in **Table 4/ WE2-EC5-4**.

Council consideration of developer information

- B.743 EDDC has carefully considered the latest, site-specific information received from the outlet's builder/developer obtained via the 2023 Monitoring Point engagement process.
- B.744 EDDC agrees with the developer's trajectory for the following reasons:
- a) The site had detailed planning permission which had not expired at the 2023 MP, given the 61 completions by that date.
 - b) The developer has provided a trajectory and confirmed that they expect the site to be completed in 2025/26. The Council considers this is realistic, mindful of
 - progress on the site, including 20 dwellings under construction at the 2023 monitoring point, and
 - slower build rates that previously, in light of the current housing market conditions.
 - c) The site is owned by the developer, Cavanna Homes which is a regional volume house builder.
 - d) EDDC considers that there are no reasons at this time to conclude that the residual 43 homes will not be delivered on the site within 5 years.
- B.745 The council agrees that the site would be completed in years 1 to 3 from the 2023 Monitoring Point and agrees with the developer's trajectory shown in **Table 4/WE2-EC5-4**.

4. EDDC conclusion on site deliverability

- B.746 The EDDC trajectory for this site (i.e. the outlet based on approvals 19/0028/MRES) is therefore as set out in **Table 4/WE2-EC5-4** this trajectory is justified, based on the following:
- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permission which had not expired at the 2023 MP because development had commenced; and
 - The developer has confirmed their intention to complete the development from detailed planning approval 19/0028/MRES.
 - The site is also deliverable. This site's trajectory does not rely on the application of prescriptive assumptions. Notwithstanding the fact that the site has detailed planning permission, the council has engaged with the developer to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:

- The site is owned by the developer, Cavanna Homes, which is a regional volume house builder.
- The developer has provided evidence about forecast delivery, including confirming that they expect the site to be completed by 2025/6.
- EDDC considers that the forecast completions of the residual 43 dwellings on this site in 2023/24 to 2025/26 is prudent and realistic at this time.
- If there were to be a slippage in delivery, there is still ample time for the residual 43 dwellings to be completed within the 5 year period from the 2023 Monitoring Point.
- Consequently, EDDC concludes that there is no clear evidence that the 43 homes will not be delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.747 43 dwellings remained to be delivered on this site **WE2-EC5-4** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.743 to B.746, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 43 dwellings fall within part (a) of the definition of deliverable. That is, there are realistic prospects of 43 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Redhayes, North of Blackhorse Lane (east of and abutting the Science Park) Equinox II.
- B.748 For development management and NPPF Paragraph 74 purposes, 43 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.749 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

- B.750 Based on the above information for site **WE2-EC5-4**, EDDC concludes that for plan monitoring and plan-making purposes:
- 81 actual and forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
 - With no dwellings completed before the 2020 monitoring point, 81 actual and forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/WE2-EC5-4– Housing Trajectory

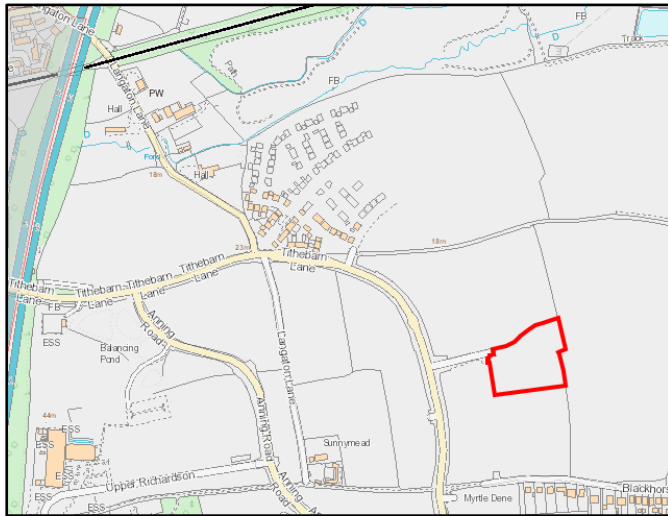
| 2023 MP | Table 4/WE2-EC5-4 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | |
|-----------------------------------|---|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| Site | Redhayes, North of Blackhorse Lane (east of and abutting the Science Park) Equinox II | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | Cavanna Homes (Westcountry) | | | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Planning Status at end March 2023 | Detailed planning approval | 81 | 81 | | | | | | | | | | | | | | | |
| Developer's trajectory | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 38 | 19 | 19 | 5 | | |
| EDDC trajectory | | 81 | 81 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 38 | 19 | 19 | 5 | | |

This table is based on:

- an extract (*Table 1*) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information and delivery trajectory provided by the developer's response
- the EDDC trajectory, having considered the developer information and trajectory and other relevant information on housing delivery particularly within/at the settlement.

Site WE2-EC5-6 : Redhayes, North of Blackhorse Lane (east of and abutting the Science Park) - Phase 8

Map B/ WE2-EC5-6



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Note: The red line is the area of detailed planning permission **19/0995/MFUL**.

Table 1/ WE2-EC5-6 Deliverability Summary

| | |
|--|-------------------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent ALLOCATED |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 27 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | Yes |

Table 2/ WE2-EC5-6 Site Progress Summary

| | |
|--|---------------------------------|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 33 |
| Net No dwellings approved | 33 |
| Builder/Developer/Landowner | Eagle One MMIII |
| Site development status at 31/03/2023 | Under construction |
| Site development status post 31/03/2023 update | Under construction |
| Dwellings not started at 31/03/2023 | 0 |
| Dws under construction at 31/03/2023 | 27 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 6 |
| TOTAL SITE COMPLETIONS (GROSS) | 6 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

- B.751 Site **WE2-EC5-6** is located outside of any defined settlement within the development plan at the time of the planning application decision.
- B.752 Site **WE2-EC5-6** was not on land allocated for development at the time of the outline planning application approval. However, since the outline approval, the site was allocated by Policy Strategy 13 (North of Blackhorse) in the adopted East Devon Local Plan (2013 to 2031) and is shown on the Policies Map: West End Inset Map.

2. Lead-in Time

a) Planning application status and progress

- B.753** Table 3/**WE2-EC5-6** summarises the current planning application status & planning application progress on Site WE2-EC5-6.

Site Table 3/WE2-EC5-6: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|---------------------------------|----------------------------|------------------------------|-------------------------------------|----------------|---|
| 12/1291/MOUT | 580 | Outline | 30/05/2012 | Approved | 29/11/2013 |
| 19/0995/MFUL | 33 | Full | 09/01/2019 | Approved | 01/05/2019 |
| SITE TOTAL ⁴⁷ | 33 | | | | |

* - The outline planning permission specified up to 580 dwellings on the East Devon side

- B.754 The outline planning permission specified up to 580 dwellings on the East Devon side (the remainder of the 930 dwellings approved were in Exeter City). But with the detailed planning applications already approved for 568 units in 2019, the 33 dwellings proposed in planning application 19/0995 would have taken the total to 601 which is more than permitted in the outline planning permission. Planning application 19/0995/MFUL was therefore submitted as a 'full' proposal because a reserved matters could not be submitted.

- B.755 As at the 2023 Monitoring Point Site **WE2-EC5-6** had detailed planning approval for 33 dwellings.

b) Discharging conditions

- B.756 Pre commencement conditions - See Footnote 1 to Appendix B..

⁴⁷ See also sites WE2-EC5-2, WE2-EC5-5, and WE2-EC5-6 for the other Reserved Matters approvals on the rest of the outline planning approval area)

- c) Site progress**
- B.757 38 dwellings have been completed on the site by 31 March 2023. Therefore, the planning approval had not expired at the 2023 monitoring point.
- d) Dwellings under construction**
- B.758 The developer's 2023 response states that 20 dwellings were under construction at the 2023 monitoring point.
- e) Developer/housebuilder/owner**
- B.759 The developer of the site shown on **Map B/WE2-EC5-6** is Eagle One MMIII Ltd who provided a response to the EDDC 2023 questionnaire (See Appendix F - Response **R/WE2-EC5-6**). Their response in 2023 confirmed that Eagle One MMIII Ltd owns this site.
- B.760 The main contractor for house-building is C G Fry and Son who are house builders on sites in the south west of England.
- f) Identified registered provider**
- B.761 Sovereign Housing Associate are the registered provider for the affordable housing on this site.

3. Dwelling completions

a) Completions by 31 March 2023

- B.762 EDDC records show that 6 dwellings were completed by the 2023 Monitoring Point. Lead in time on this site ended when the first dwellings were completed in the 2022/23 monitoring year.

b) Forecast completions after 31 March 2023

- B.763 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/WE2-EC5-6**.

Developer information

- B.764 Site **WE2-EC5-6** relates to an 'outlet' where there is a single builder/ developer implementing the detailed planning approval(s). In 2023 the council engaged with the site developer Eagle One MMIII in forecasting the delivery of housing on this site (outlet). The developer completed and returned the 2023MP site proforma. Their responses to the tailored questions in the site proforma are set out In Appendix F. The respondent completed their 2023MP trajectory on a monitoring year-by-year basis, which is shown in **Table 4/WE2-EC5-6**.

- B.765 The 2023 response confirms that only 6 dwellings were completed in 2022/23 compared to their previous expectation of 33 dwellings, because of the delay by EON District Heating to the site. But they confirm there are now no current constraints, and they expect all the dwellings will be completed by July 2023. The developer expects the remaining 27 dwellings to be completed in 2023/24.
- B.766 Consequently, the forecast is that 27 dwellings will be completed in the 5 years from the 2023 Monitoring Point.
- B.767 Housing completions to date on this site and the developer's trajectory for this site are set out in Table **4/ WE2-EC5-6**.

Council consideration of developer information

- B.768 EDDC has carefully considered the latest, site-specific information received from the outlet's builder/developer obtained via the 2023 Monitoring Point engagement process.
- B.769 EDDC agrees with the developer's trajectory for the following reasons:
- a) The site had detailed planning permission which had not expired at the 2023 MP, given the 6 completions by that date.
 - b) The site is owned by the developer, Eagle One MMill and a local house builder is on site.
 - c) The developer has provided a trajectory and confirmed that they expect the site to be completed in 2023/4. The Council considers this is realistic, mindful of progress on the site, with 6 dwellings completed and 27 under construction.
 - d) EDDC considers that there are no reasons at this time to conclude that the residual 27 homes will not be delivered on the site within 5 years.
- B.770 The council agrees that the site would be completed in year 1 from the 2023 Monitoring Point and agrees with the developer's trajectory shown in **Table 4/WE2-EC5-6**.

4. EDDC conclusion on site deliverability

- B.771 The EDDC trajectory for this site (i.e. the outlet based on approvals 19/0995/MFUL) is therefore as set out in **Table 4/WE2-EC5-6** this trajectory is justified, based on the following:
- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permission which had not expired at the 2023 MP because development had commenced; and
 - The developer has confirmed their intention to complete the development from detailed planning approval 19/0995/MRES.

- The site is also deliverable. This site's trajectory does not rely on the application of prescriptive assumptions. Notwithstanding the fact that the site has detailed planning permission, the council has engaged with the developer to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:
 - The site is owned by the developer, Eagle One MMill and being built by a local SME house builder.
 - The developer has provided evidence about forecast delivery, including confirming that they expect the site to be completed by 2023/4.
 - EDDC considers that the forecast completions of the residual 27 dwellings on this site in 2023/24 is prudent and realistic at this time.
 - If there were to be a slippage in delivery, there is still ample time for the residual 23 dwellings to be completed within the 5 year period from the 2023 Monitoring Point.
 - Consequently, EDDC concludes that there is no clear evidence that the residual 27 homes will not be delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.772 27 dwellings remained to be delivered on this site **WE2-EC5-6** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.768 to B.771, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 27 dwellings fall within part (a) of the definition of deliverable. That is, there are realistic prospects of 27 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Redhayes, North of Blackhorse Lane (east of and abutting the Science Park) - Phase 8.
- B.773 For development management and NPPF Paragraph 74 purposes, 27 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.774 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

- B.775 Based on the above information for site **WE2-EC5-6**, EDDC concludes that for plan monitoring and plan-making purposes:

- 33 actual and forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
- With no dwellings completed before the 2020 monitoring point, 33 actual and forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/WE2-EC5-6– Housing Trajectory

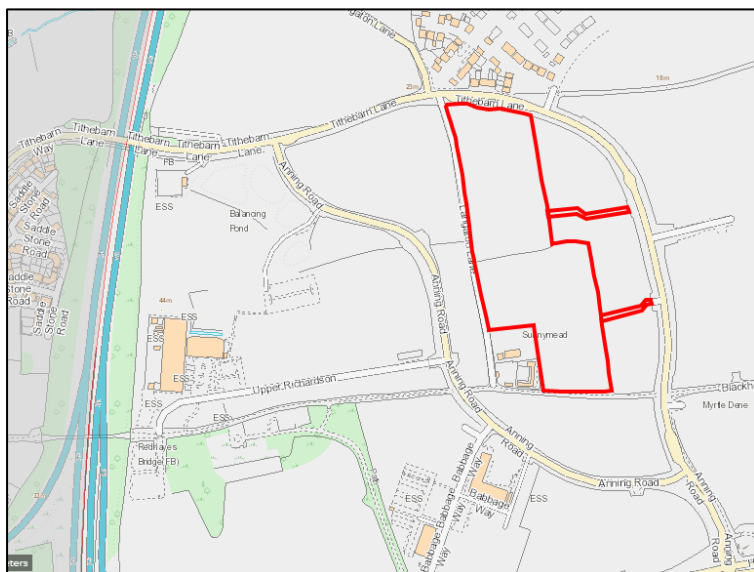
| 2023 MP | Table 4/WE2-EC5-6 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | |
|-----------------------------------|--|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| Site | Redhayes, North of Blackhorse Lane (east of and abutting the Science Park) - Phase 8 | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | Eagle One MMIII Ltd | | | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Planning Status at end March 2023 | Detailed planning approval | 33 | 33 | | | | | | | | | | | | | | | |
| Developer's trajectory | | 33 | 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 27 | | | | |
| EDDC trajectory | | 33 | 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 27 | | | | |

This table is based on:

- an extract (*Table 1*) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information and delivery trajectory provided by the developer's response.
- the EDDC trajectory, having considered the developer information and trajectory and other relevant information on housing delivery particularly within/at the settlement.

Site WE2-EC6-1 : Exeter Science Park, Clyst Honiton (Equinox III)

Map B/WE2-EC6-1



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Note: The red line is the area of **detailed planning permission 21/1282/MRES**.

Table 1/ WE2-EC6-1 Deliverability Summary

| | |
|--|------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 142 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | Yes |

Table 2/ WE2-EC6-1 Site Progress Summary

| | |
|--|---------------------------------|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 147 |
| Net No dwellings approved | 147 |
| Builder/Developer/Landowner | Cavanna Homes (Devon) Ltd |
| Site development status at 31/03/2023 | Under construction |
| Site development status post 31/03/2023 update | Under construction |
| Dwellings not started at 31/03/2023 | 142 |
| Dws under construction at 31/03/2023 | n/a |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 5 |
| TOTAL SITE COMPLETIONS (GROSS) | 5 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

- B.776 Site **WE2-EC6-1** is located outside of any defined settlement within the development plan at the time of the planning application decision.
- B.777 Site **WE2-EC6-1** was not on land allocated for development at the time of the outline planning application approval. Since the outline approval, the site was allocated for a Science Park by Policy Strategy 9 (and as shown on the Policies Map: West End Inset Map) but was not allocated for housing in the adopted East Devon Local Plan (2013 to 2031).

2. Lead-in Time

a) Planning application status and progress

- B.778 Table 3/ WE2-EC6-1** summarises the current planning application status & planning application progress on Site WE2-EC6-1.

Site Table 3/ WE2-EC6-1: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|---------------------------------|----------------------------|------------|------------------------------|-------------------------------------|----------------|---|
| 18/2799/MOUT | 150 | | Outline | 20/12/2018 | Approved | 21/08/2020 |
| 21/1282/MRES | | 147 | Reserved Matters | 6 July 2021 | Approved | 25/11/2021 |
| SITE TOTAL ⁴⁸ | | 147 | | | | |

- B.779 Two outline planning applications 18/2797/MOUT (15,329sqm floorspace for Class B1b (R&D)) and 18/2799/MOUT (for up to 150 dwellings) are linked as part of the land use swap on part of the Science Park and on land immediately adjacent to the Science Park, forming part of the mixed use development known as Redhayes. 18/2799/MOUT was part of the allocated Science Park, a major strategic employment site, and had had an extant outline planning permission 09/1107/MOUT for science park use.
- B.780 As at the 2023 Monitoring Point Site **21/1282/MRES** had detailed planning approval for Reserved matters (layout, appearance, scale, and landscaping) for the construction of 147 dwellings and associated infrastructure, drainage, and open space pursuant to outline application 18/2799/MOUT. The discharge of outline planning conditions 1, 6, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20, 22, 23, 24, 26 and compliance with Section 106

⁴⁸ See also sites WE2-EC5-2, WE2-EC5-5, and WE2-EC5-6 for the other Reserved Matters approvals on the rest of the outline planning approval area)

obligations requiring submission of an Affordable Housing Scheme, Open Space Specification, and Community Garden.

b) Discharging conditions

B.781 Pre commencement conditions - See Footnote 1 to Appendix B.

c) Site progress

B.782 5 dwellings have been completed on the site. Therefore the development had commenced, and the planning approval had not expired at the 2023 Monitoring Point.

d) Dwellings under construction

B.783 The developer's 2023 response does not indicate how many dwellings were under construction at the 2023 monitoring point.

e) Developer/housebuilder/owner

B.784 The developer of the site shown on **Map B/ WE2-EC6-1** is Cavanna Homes (Devon) who provided a response to the EDDC 2023 questionnaire (See Appendix F - Response **R/ WE2-EC6-1**).

B.785 Cavanna Homes is a regional, volume house builder. Their response in 2023 confirmed that Cavanna Homes owns this site. This site is marketed as 'Equinox III'.

f) Identified registered provider

B.786 Sovereign Housing Association (now Sovereign Network Group) are the registered provider for the affordable housing on this site.

3. Dwelling completions

a) Completions by 31 March 2023

B.787 EDDC records show that 5 dwellings were completed by the 2023 Monitoring Point. Lead in time on this site ended when the first dwellings were completed in the 2022/23 monitoring year.

b) Forecast completions after 31 March 2023

B.788 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/ WE2-EC6-1**.

Developer information

B.789 Site **WE2-EC6-1** relates to an 'outlet' where there is a single builder/ developer implementing the detailed planning approval(s). In 2023 the

council engaged with the site developer Cavanna Homes in forecasting the delivery of housing on this site (outlet). The developer completed and returned the 2023MP site proforma. Their responses to the tailored questions in the site proforma are set out In Appendix F. The respondent completed their 2023MP trajectory on a monitoring year-by-year basis, which is shown in **Table 4/ WE2-EC6-1**.

- B.790 The developer expects an average build rate of about 35 dwellings per year, with the last completions being in 2026/27.
- B.791 Consequently, the forecast is that 142 dwellings will be completed in the 5 years from the 2023 Monitoring Point.
- B.792 Housing completions to date on this site and the developer's trajectory as set out in their response to Q8 on the questionnaire for this site are set out in **Table 4/ WE2-EC6-1**. In order to ensure that the actual and forecast completions sum to the approved 147 dwellings, the council considers that there would be 38 dwellings completions in 2026/27, rather than the 37 forecast by the developer.

Council consideration of developer information

- B.793 EDDC has carefully considered the latest, site-specific information received from the outlet's builder/developer obtained via the 2023 Monitoring Point engagement process.
- B.794 EDDC broadly agrees with the developer's trajectory for the following reasons:
- a) The site had detailed planning permission which had not expired at the 2023 MP, given the 5 completions by that date.
 - b) The developer has provided a trajectory and confirmed that they expect the site to be completed in 2026/27. The Council considers this is realistic, mindful of progress on the site.
 - c) The site is owned by the developer, Cavanna Homes which is a regional volume house builder.
 - d) EDDC considers that there are no reasons at this time to conclude that the residual 142 homes will not be delivered on the site within 5 years.
- B.795 The council agrees that the site would be completed in years 1 to 4 from the 2023 Monitoring Point and agrees with the developer's trajectory shown in **Table 4/ WE2-EC6-1**.

4. EDDC conclusion on site deliverability

- B.796 The EDDC trajectory for this site (i.e. the outlet based on approvals 21/1282/MRES) is therefore as set out in **Table 4/ WE2-EC6-1** this trajectory is justified, based on the following:
- The approved development is suitable and available based on the evidence that:

- The site had detailed planning permission which had not expired at the 2023 MP because development had commenced; and
- The developer has confirmed their intention to complete the development from detailed planning approval 21/1282/MRES.
- The site is also deliverable. This site's trajectory does not rely on the application of prescriptive assumptions. Notwithstanding the fact that the site has detailed planning permission, the council has engaged with the developer to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:
 - The site is owned by the developer, Cavanna Homes, which is a regional volume house builder.
 - The developer has provided evidence about forecast delivery, including confirming that they expect the site to be completed by 2026/27.
 - EDDC considers that the build rate of about 35 dwellings per year (including the rise from 30 in 2023/24 to 38 in 2024/25) and the forecast completions of the residual 142 dwellings on this site in 2023/24 to 2026/27 is prudent and realistic at this time.
 - If there were to be a slippage in delivery, there is still sufficient time for the residual 142 dwellings to be completed within the 5 year period from the 2023 Monitoring Point.
 - Consequently, EDDC concludes that there is no clear evidence that the 142 homes will not be delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.797 142 dwellings remained to be delivered on this site **WE2-EC6-1** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.793 to B.796, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 142 dwellings fall within part (a) of the definition of deliverable. That is, there are realistic prospects of 142 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Redhayes, North of Blackhorse Lane (east of and abutting the Science Park) Equinox III.
- B.798 For development management and NPPF Paragraph 74 purposes, 142 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.799 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

B.800 Based on the above information for site **WE2-EC6-1**, EDDC concludes that for plan monitoring and plan-making purposes:

- 147 actual and forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
- With no dwellings completed before the 2020 monitoring point, 147 actual and forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/ WE2-EC6-1 – Housing Trajectory

| 2023 MP | Table 4/ WE2-EC6-1 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | |
|-----------------------------------|--|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| Site | Redhayes, North of Blackhorse Lane (east of and abutting the Science Park) Equinox III | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | Cavanna Homes (Devon) | | | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Planning Status at end March 2023 | Detailed planning approval | 147 | 147 | | | | | | | | | | | | | | | |
| Developer's trajectory | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 38 | 36 | 37 | |
| EDDC trajectory | | 147 | 147 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 30 | 38 | 36 | 38 | |

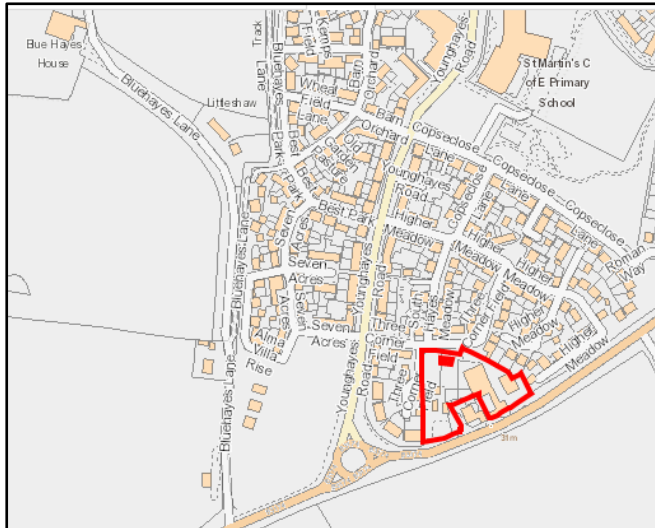
This table is based on:

- an extract (Table 1) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information and delivery trajectory provided by the developer's response
- the EDDC trajectory, having considered the developer information and trajectory and other relevant information on housing delivery particularly within/at the settlement.

WEST END 3 – OTHER SITES

Site WE3-CB1 : South Whimble Farm, Clyst Honiton (at Cranbrook)

Map B/WE3-CB1



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Note: The red line is the area of full planning permission **16/1826/MFUL**

Table 1/ WE3-CB1 Deliverability Summary

| | |
|--|------------------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 6 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | No (no developer trajectory) |

Table 2/ WE3-CB1 Site Progress Summary

| | |
|--|---------------------------------|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 19 |
| Net No dwellings approved | 19 |
| Builder/Developer/Landowner | DS Developments (Exeter) Ltd |
| Site development status at 31/03/2023 | Under construction |
| Site development status post 31/03/2023 update | Under construction |
| Dwellings not started at 31/03/2023 | 4 |
| Dws under construction at 31/03/2023 | 2 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 13 |
| TOTAL SITE COMPLETIONS (GROSS) | 13 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

- B.801 Site **WE3-CB1** is not allocated for development. At the time that planning permission was approved and not within the strategic development boundary of Cranbrook Phase 1. There was no Built up Area Boundary at that time. Technically the site was in the countryside.
- B.802 However, site **WE3-CB1** now lies within the Built up Area Boundary (BUAB) shown on the Cranbrook Plan-Policies Map. Policy CB8 in the Cranbrook Plan DPD (adopted 19 October 2022) established the Cranbrook Built up Area Boundary. The Cranbrook Plan is the latest adopted DPD covering this site. The site is now in the settlement of Cranbrook.

2. Lead-in Time

a. Planning application status and progress

- B.803 Table 3/ WE3-CB1** summarises the current planning application status & planning application progress on Site WE3-CB1.

Table 3/ WE3-CB1: Current planning application status & progress

B.804

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|-----------|------------------------------|-------------------------------------|----------------|---|
| 16/1826/MFUL | | 19 | Full | 29/06/2017 | Approved | 20/11/2018 |
| SITE TOTAL | | 19 | | | | |

- B.805 For the avoidance of doubt, this site is not within the area of outline planning permission 03/P1900 which covered the initial part of Cranbrook Phase 1, although this site abuts that outline planning approval.
- B.806 As at the 2023 Monitoring Point Site **WE3-CB1** had detailed planning approval 16/1826/MFUL for the demolition of agricultural buildings and erection of 19 dwellings, new access and estate road and ancillary works. The applicant was DS Developments Ltd.
- B.807 The existing farmhouse within **WE3-CB1** is being retained so there is no loss of dwellings. The farmhouse lies outside but adjoining the southern boundary of the site, north of the B3174 London Road. The 19 new dwellings are therefore additional to the retained farmhouse.
- B.808 This was a mixed greenfield/brownfield site, mostly agricultural buildings but with some commercial buildings.

- B.809 There was an appeal against conditions imposed, but this appeal was invalid (decision date 23/06/20202).
- B.810 There is a current planning application 20/2028/V106 to vary the S106 Agreement for 16/1826/MFUL (Erection of 19 houses at South Whimple Farm) to change the affordable housing tenure from 2 shared ownership dwellings and 3 affordable rented dwellings to 3 shared ownership dwellings and 2 affordable rented dwellings. This application had not been determined at the 2023 Monitoring Point. The development management process is progressing at the time of writing this document, and is awaiting a decision.

b. Discharging conditions

- B.811 Pre commencement conditions - See Footnote 1 to Appendix B.

c. Site progress

- B.812 The development of the site has commenced and made significant progress with 13 dwellings completed by 31 March 2023. The detailed planning application had not expired at the 2023 Monitoring Point. Construction had not started on 4 affordable dwellings on the SE corner of the site.

d. Dwellings under construction

- B.813 The council has photographic evidence showing that 2 semi-detached dwellings (units 1 and 2 on the road frontage) were under construction at the 2023 Monitoring Point. Unit 1 is market housing; Unit 2 is affordable housing.

e. Developer/housebuilder/owner

- B.814 As stated on the S106 Agreement, DS Developments (Exeter) Ltd is the owner of the site shown on **Map B/ WE3-CB1**. They have not provided a response to the EDDC 2023 questionnaire.

- B.815 DS Developments (Exeter) Ltd are building the dwellings. They are a local house builder.

f. Identified registered provider

- B.816 Under the S106 agreement, there are to be 5 affordable dwellings on this site as at the 2023 Housing Monitoring Point. The registered provider has not been identified yet. However, the council understands that there is current, active interest from a registered provider to own/part own and manage the affordable dwellings on this site. This is in the context of the current planning application 20/2028/V106 to vary the S106 Agreement.

3. Dwelling completions

a) Completions by 31 March 2023

- B.817 EDDC records show that 13 dwellings were completed by the 2023 Monitoring Point. Lead in time on this site ended in 2022/23 when the first dwellings were completed.

b) Forecast completions after 31 March 2023

B.818 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this.

Developer information

B.819 Site **WE3-CB1** relates to an 'outlet' where there is a single builder/ developer implementing the detailed planning approval(s). In 2023 the council sought to engage with the site developer DS Developments (Exeter) Ltd, in forecasting the delivery of housing on this site (outlet). The developer has not completed and returned the 2023MP site proforma so there is no developer response in Appendix F, and no developer 2023MP trajectory on a monitoring year-by-year basis shown in **Table 4/ WE3-CB1**.

Council consideration of developer information

B.820 There is no developer response for the council to consider.

4. EDDC conclusion on site deliverability

B.821 The EDDC trajectory for this site (i.e. the outlet based on detailed planning approvals 13/1489/MRES and 14/0774/MRES (as varied)) is therefore as set out in **Table 4/ WE3-CB1** this trajectory is justified, based on the following:

- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permission which had not expired at the 2023 MP as development has commenced, 13 dwellings have been completed and 2 are under construction. Therefore, the full planning approval has not expired; and
 - The developer's intention to complete the development has been signalled by the submission of the planning application to vary the S106 agreement relating to the affordable housing.
- The site is also deliverable. This site's trajectory does not rely on the application of prescriptive assumptions. Notwithstanding the fact that the site has detailed planning permission, the council has considered site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:
 - Development has commenced and has made significant progress with 13 dwellings completed and 2 under construction.

- The site is within the ownership of and is being developed by DS Developments (Exeter) Ltd, which is a local house builder.
- The council understands that good progress is being made towards identifying a registered provider for the affordable housing.
- EDDC considers that the forecast completions of the residual 6 dwellings on this site by 2023/24 is prudent and realistic at this time, mindful of progress to date.
- The council's forecast is that the dwellings could be completed in year 1 from the 2023 Monitoring Point and this is set out in the council's trajectory shown in **Table 4/ WE3-CB1**
- If there were to be a slippage in delivery, there is still ample time for the residual 6 dwellings to be completed within the 5 year period from the 2023 Monitoring Point.
- Consequently, EDDC concludes that there is no clear evidence that the 6 homes will not be delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.822 6 dwellings remained to be delivered on this site **WE3-CB1** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.820 to B.821, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 6 dwellings fall within part (a) of the definition of deliverable. That is, there are realistic prospects of 6 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at South Whimple Farm, Clyst Honiton (at Cranbrook).
- B.823 For development management and NPPF Paragraph 74 purposes, 6 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.824 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

- B.825 Based on the above information for site **WE3-CB1** EDDC concludes that for plan monitoring and plan-making purposes:
- 19 actual and forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
 - With no dwellings completed before the 2020 monitoring point, 19 actual and forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local

Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/ WE3-CB1 Housing Trajectory

| 2023 MP | Table 4/ WE3-CB1 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | |
|-----------------------------------|---|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| Site | South Whimble Farm, Clyst Honiton (at Cranbrook). | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | DS Developments (Exeter) Ltd | | | | | | | | | | | | | | | | | |
| Planning Status at end March 2023 | Detailed planning approval | 19 | 19 | | | | | | | | | | | | | | | |
| <i>Developer's trajectory</i> | N/A | | | | | | | | | | | | | | | | | |
| EDDC trajectory | | 19 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | 6 | | | | |

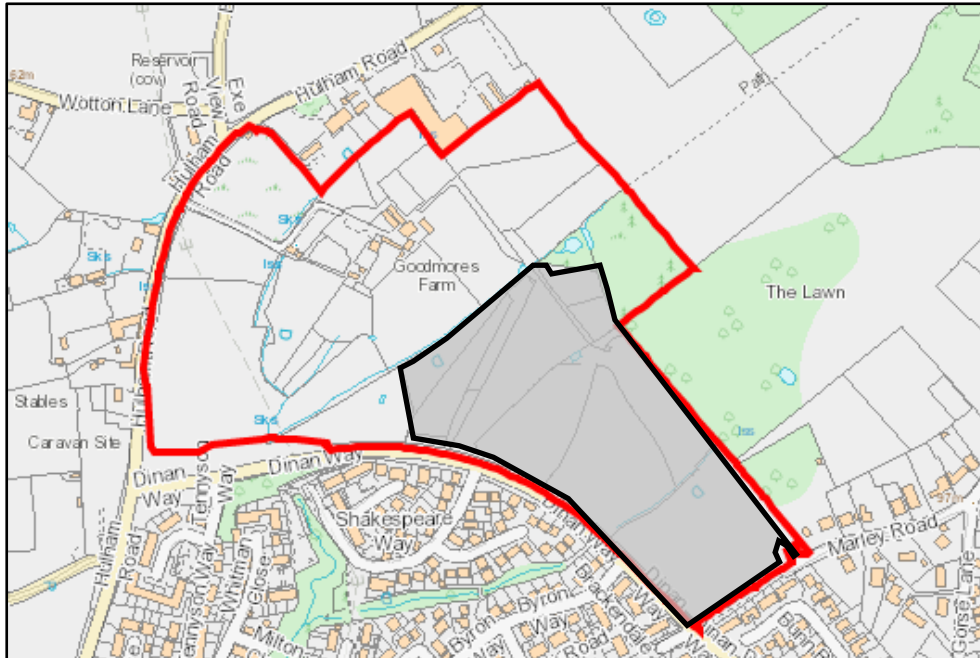
This table is based on:

- EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- And having considered relevant information on housing delivery/understanding about the progress on application 20/2028/V106.

MAIN TOWNS - TIER 1 PRINCIPAL CENTRE - EXMOUTH

Site MT1-EX1 : Land at Goodmores Farm (South East), Dinan Way, Exmouth

Map B/MT1-EX1



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Notes:

The grey shaded area outlined in black is the area of 21/1516/MRES and the extent of the site of Land at Goodmores Farm (South East).

The red line is the area of outline planning permission 14/0330/MOUT (and detailed planning permission 20/0993/MRES) for the whole of the Land at Goodmores Farm, Dinans Way Exmouth, of which Site **MT1-EX1** is the south eastern part.

Table 1/ MT1-EX1 Deliverability Summary

| | |
|--|-------------------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent ALLOCATED |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 191 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | Yes |

Table 2/ MT1-EX1 Site Progress Summary

| | |
|--|---------------------------------|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 191 |
| Net No dwellings approved | 191 |
| Builder/Developer/Landowner | 3West Developments Ltd |
| Site development status at 31/03/2023 | Under construction |
| Site development status post 31/03/2023 update | Under construction |
| Dwellings not started at 31/03/2023 | 104 |
| Dws under construction at 31/03/2023 | 87 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE**1. Local Plan status**

- B.826 This site lies within the Built up Area Boundary of Exmouth under Policy Strategy 6 in the adopted East Devon Local Plan 2013 - 2031 and as shown on the Policies Map – Exmouth Urban Inset Map.
- B.827 This site lies within the mixed use land allocation of Policy Strategy 22 – Development at Exmouth in the adopted East Devon Local Plan 2013 - 2031: '*Goodmores Farm - mixed use development for 350 homes and around 5 hectares of land for mixed use employment (3 ha) and community and commercial facilities (2 ha)*'; as shown on the Policies Map – Exmouth Urban Inset Map (notation W147).
- B.828 The development of the Goodmores Farm allocation has been subdivided with the south-eastern part being developed by 3West Developments Ltd through 21/1516/MRES (this site **MT1-EX1**). The north-western part is being developed separately by Eagle Investments Ltd (on the NW part of detailed planning permission 20/0993/MRES)- see site **MT1-EX2**.

2. Lead-in Time**a) Planning application status and progress**

- B.829 **Table 3/ MT1-EX1** summarises the current planning application status & planning application progress on Site MT1-EX1.

Table 3/ MT1-EX1: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|---------------------------------|----------------------------|------------|------------------------------|-------------------------------------|----------------|---|
| 14/0330/MOUT | 350 | | Outline | 14/02/2014 | Approved | 23/08/2019 |
| 20/0993/MRES | | 299 | Reserved Matters | 01/06/2020 | Approved | 12/02/2021 |
| 21/1516/MRES | | 191 | Reserved Matters | 28/05/2021 | Approved | 17/12/2021 |
| SITE TOTAL ⁴⁹ | | 191 | | | | |

B.830 The outline planning application was for up to 350 dwellings on the whole Goodmores Farm site. It should be noted that the 20/0993/MRES Decision Notice description of 300 dwellings is incorrect. The approved layout was for 299 dwellings. The subsequent Reserved Matters planning application is for 191 dwellings, which is one dwelling less than the 192 dwellings on that part of the approved layout for 20/0993/MRES which lies within the area of 21/1516/MRES. This therefore reduced the overall capacity of the two parts of the Goodmores Farm allocation site to 298 dwellings.

B.831 As at the 2023 Monitoring Point Site **MT1-EX1** had detailed planning approval for 191 dwellings.

B.832 There was an additional detailed planning application 22/1839/MRES for gross 43 houses and 24 apartments (the latter split over 2no. 3 storey blocks of apartments) within the area on 20/0993/MRES. This would increase the total number of dwellings on Goodmores Farm by 20 units. 22/1839/MRES was approved on 21 June 2023, after the 2023 monitoring point. The 22/1839/MRES decision notice confirmed that the following Conditions attached to the Outline Planning Permission (ref 14/0330/MOUT) are discharged: 2, 4, 5, 7, 9, 11, 12, 13, 14, 17, 18, 19, 25, 27.

B.833 In their response to the 2023 questionnaire, the developers for **MT1-EX1** confirm their intention to implement 22/1839/MRES. In their return they state *“The planning application [22/1839/MRES] changed the housing mix to facilitate a bulk sale of 45 houses to an investment fund for private rental. The legals still have to go through (we have been waiting for EDDC to confirm the phasing plan submitted in May 2022 to clear condition 5.1 of the section 106)”*.

B.834 For the avoidance of doubt, the council emphasises the following:

- a) the approved detailed planning application 22/1839/MRES has not been included in the 2023 monitoring point site capacity nor in the site

⁴⁹ Excludes detailed application 22/1839/MRES 32 houses, 24 apartments, approved after 31 March 2023

trajectory in **Table 4/ MT1-EX1**. So, it is not included in the 2023 housing supply for calculating the East Devon 5 year housing land supply at the 2023 monitoring point for NPPF paragraph 74 purposes

- b) But the net additional dwellings on this site from the recent approval will be included in the site capacity for the base 2024 monitoring point supply and the related 5 year housing land supply assessment, and in Local Plan supply calculations from that time going forward.

b) Discharging conditions

- B.835 Some pre-commencement conditions were discharged. The 21/1516/MRES decision notice confirms that the following Conditions attached to the Outline Planning Permission (ref 14/0330/MOUT) are discharged: 2, 5, 7, 9, 14, 17, 18, and 19 (some of these are pre-commencement conditions. More conditions have been discharged since then. See Footnote 1 to Appendix B.

c) Site progress

- B.836 In their 2021 response the developers anticipated that the first dwelling construction would start in January 2022 three months after the infrastructure start. The developer's 2023 response states that the start on site was delayed 12 months due to satisfying the ecology conditions, but development on the site **MT1-EX1** commenced on 14 February 2022. And the first dwellings were started in about April 2022. Therefore, the planning approval had not expired at the 2023 Monitoring Point. No dwellings were completed on the site as at 31 March 2023, but the response states that the first completions occurred in June 2023.

d) Dwellings under construction

- B.837 The developer's 2023 response states that 87 dwellings were under construction (to foundation stage or beyond) at the 2023 monitoring point.

e) Developer/housebuilder/owner

- B.838 The developer of the site shown on **Map B/WE2-EC5-4** is 3West Developments Ltd who provided a response to the EDDC 2023 questionnaire (See Appendix F - Response **R/ MT1-EX1**).

- B.839 3West Developments is a local house builder. Their response in 2021 confirmed that the owner of the site is Civitas Estates who are the corporate shareholder of 3West Development Ltd. This site is marketed as 'Goodmores Farm'.

f) Identified registered provider

- B.840 There are no affordable dwellings to be provided within site relating to approval 21/1516/MRES and therefore no registered provider is identified. It should be noted that the legal agreement under the outline planning approval secures affordable housing on adjoining site MT1-EX2 ie on the NW part of Goodmores Farm.

3. Dwelling completions

a) Completions by 31 March 2023

- B.841 EDDC records show that NIL dwellings were completed by the 2023 Monitoring Point, and the developer also confirmed that there were no completions by that date. Lead in time on this site was therefore still in progress at that point. There have been dwelling completions since then, so now the lead in time has ended.

b) Forecast completions after 31 March 2023

- B.842 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/ MT1-EX1**.

Developer information

- B.843 Site **MT1-EX1** relates to an 'outlet' where there is a single builder/ developer implementing the detailed planning approval(s). In 2023 the council engaged with the site developer 3West Developments in forecasting the delivery of housing on this site (outlet). The developer completed and returned the 2023MP site proforma. Their responses to the tailored questions in the site proforma are set out In Appendix F.
- B.844 The respondent completed their 2023MP trajectory on a monitoring year-by-year basis, which is shown in **Table 4/ MT1-EX1**.The developer's 2023 response anticipates 41 completions in 2023/24, and a delivery rate of 50 dwellings per year thereafter.
- B.845 They expect all 191 dwellings to be completed in the 5 year period from the 2023 Monitoring Point.

Council consideration of developer information

- B.846 EDDC has carefully considered the latest, site-specific information received from the outlet's builder/developer obtained via the 2023 Monitoring Point engagement process.
- B.847 EDDC agrees with the developer's trajectory for the following reasons:
- a) The site had detailed planning permission which had not expired at the 2023 MP.
 - b) The developer has provided a trajectory and confirmed that they expect the site to be completed in 2026/27. The Council considers the build rate and trajectory is realistic, mindful of progress on the site.

- c) The site is owned by the developer, 3 West Development s Ltd is a local housebuilder, with previous housing developments in Exmouth.
- d) EDDC considers that there are no reasons at this time to conclude that the 191 homes will not be delivered on the site within 5 years.

B.848 The council agrees that the site would be completed in years 1 to 4 from the 2023 Monitoring Point and agrees with the developer's trajectory shown in **Table 4/ MT1-EX1**.

4. EDDC conclusion on site deliverability

B.849 The EDDC trajectory for this site (i.e. the outlet based on approvals 19/0028/MRES) is therefore as set out in **Table 4/ MT1-EX1** this trajectory is justified, based on the following:

- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permission which had not expired at the 2023 MP because development had commenced; and
 - The developer has confirmed their intention to complete the development from detailed planning approval **21/1516** (although their also intend to implement the post 2023 monitoring point. partly overlapping detailed planning approval 22/1839/MRES).
- The site is also deliverable. This site's trajectory does not rely on the application of prescriptive assumptions. Notwithstanding the fact that the site has detailed planning permission, the council has engaged with the developer to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:
 - The site is owned by the developer's corporate shareholder. The developer 3West Development Ltd , is a local house builder.
 - The developer has provided evidence about forecast delivery, including confirming that they expect the site to be completed by 2026/7.
 - EDDC considers that the forecast completions based on a delivery rate of 50 per year is prudent and realistic on this site at Exmouth at this time. The council is mindful that:
 - the completions on this site in combination with the forecast completions on the Northwest part of land at Goodmores Farm are similar to the recent and forecast completion rates on other large sites in Exmouth (eg the Taylor Wimpey sites at Plumb Park and Buckingham Heights); and

- the first dwellings on the South East part of the Goodmores Farm site are expected to be completed at a time when the Plumb Park and Buckingham Heights developments are nearing completion
 - If there were to be a slippage in delivery on this site, there is still sufficient time for the 191 dwellings to be completed within the 5 year period from the 2023 Monitoring Point.
 - Consequently, EDDC concludes that there is no clear evidence that the 191 homes will not be delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.850 191 dwellings remained to be delivered on this site **MT1-EX1** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.846 to B.849, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 191 dwellings fall within part (a) of the definition of deliverable. That is, there are realistic prospects of 191 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Land at Goodmores Farm (South East), Dinan Way, Exmouth.
- B.851 For development management and NPPF Paragraph 74 purposes, 191 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.852 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

- B.853 Based on the above information for site **MT1-EX1**, EDDC concludes that for plan monitoring and plan-making purposes:
- 191 forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
 - With no dwellings completed before the 2020 monitoring point, 191 forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/MT1-EX1 Housing Trajectory

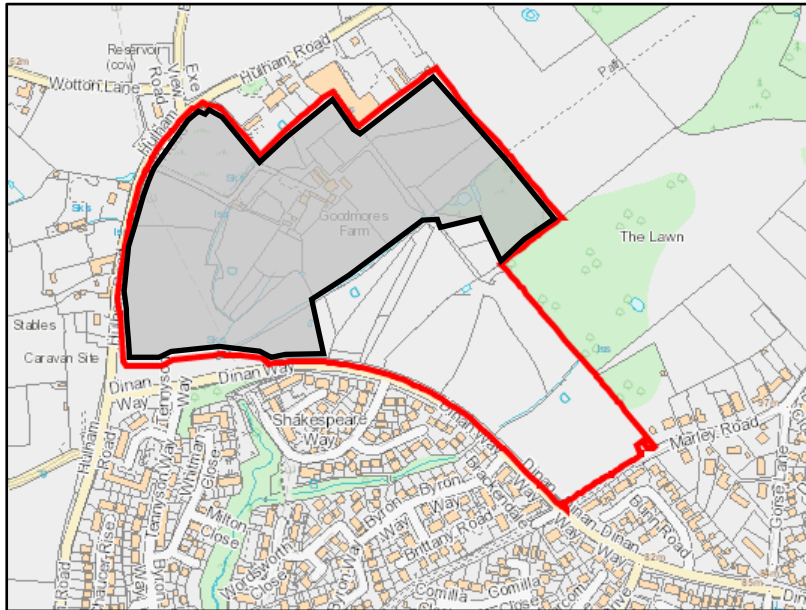
| 2023 MP | Table 4/ MT1-EX1 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | |
|-----------------------------------|---|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| Site | Land at Goodmores Farm (South East), Dinan Way, Exmouth | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | 3West Development Ltd | | | | | | | | | | | | | | | | | |
| Planning Status at end March 2023 | Detailed planning approval | 191 | 191 | | | | | | | | | | | | | | | |
| Developer's trajectory | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 41 | 50 | 50 | 50 | |
| EDDC trajectory | | 191 | 191 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 41 | 50 | 50 | 50 | |

This table is based on:

- an extract (*Table 1*) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information and delivery trajectory provided by the developer's response
- the EDDC trajectory, having considered the developer information and trajectory and other relevant information on housing delivery particularly within/at the settlement.

Site MT1-EX2 : Land at Goodmores Farm (North West) , Dinan Way, Exmouth

Map B/MT1-EX2



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Note:

The grey shaded area outlined in black is the extent of the site of Land at Goodmores Farm (North West) and it is the residue of the area of the outline planning permission not covered by planning permission 21/1516/MRES.

The red line is the area of outline planning permission 14/0330/MOUT (and detailed planning permission 20/0993/MRES) for the whole of the Land at Goodmores Farm, Dinans Way Exmouth, of which Site 2 is the North West part.

Table 1/ MT1-EX2 Deliverability Summary

| | |
|--|-------------------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent ALLOCATED |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 106 (net) |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | No (no developer trajectory) |

Table 2/ MT1-EX2 Site Progress Summary

| | |
|--|---------------------------------|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 107 |
| Net No dwellings approved | 106 |
| Builder/Developer/Landowner | Eagle Investments Ltd |
| Site development status at 31/03/2023 | Not started |
| Site development status post 31/03/2023 update | Under construction |
| Dwellings not started at 31/03/2023 | 107 |
| Dws under construction at 31/03/2023 | 0 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE**1. Local Plan status**

- B.854 Nearly all of this site lies within the Built up Area Boundary of Exmouth under Policy Strategy 6 in the adopted East Devon Local Plan 2013 - 2031 and as shown on the Policies Map – Exmouth Urban Inset Map.
- B.855 Nearly all of this site lies within the mixed use land allocation of Policy Strategy 22 – Development at Exmouth in the adopted East Devon Local Plan 2013 - 2031: '*Goodmores Farm - mixed use development for 350 homes and around 5 hectares of land for mixed use employment (3 ha) and community and commercial facilities (2 ha)*'; as shown on the Policies Map – Exmouth Urban Inset Map (notation W147). Only the eastern-most corner of the site, which is wooded, lies outside the allocation.
- B.856 The development of the Goodmores Farm allocation had been subdivided with the north-western part being developed by Eagle Investments Ltd (on the NW part of detailed planning permission 20/0993/MRES)- this site **MT1-EX2**. The south-eastern part is being developed separately by 3West Developments Ltd through 21/1516/MRES (site **MT1-EX1**).

2. Lead-in Time**a) Planning application status and progress**

- B.857 **Table 3/ MT1-EX2** summarises the current planning application status and planning application progress on Site MT1-EX2.

Table 3/ MT1-EX2: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|---------------------------------|----------------------------|------------|------------------------------|-------------------------------------|----------------|---|
| 14/0330/MOUT | 350 | | Outline | 14/02/2014 | Approved | 23/08/2019 |
| 20/0993/MRES | | 299 | Reserved Matters | 01/06/2020 | Approved | 12/02/2021 |
| SITE TOTAL ⁵⁰ | | 191 | | | | |

B.858 The outline planning application was for up to 350 dwellings on the whole Goodmores Farm site. It should be noted that the 20/0993/MRES Decision Notice description of 300 dwellings is inaccurate, the layout is for 299 dwellings. There are 107 dwellings within that part of the 20/0993/MRES approved layout within site **MT1-EX2** (ie not within the area of site **MT1-EX1**).

B.859 Development on the approved detailed planning application 20/0993/MRES commenced on 1 March 2021 (according to information on the 17 September 2021 application for discharging a condition relating to the detailed Landscape and Ecology Management Plan (LEMP)). Therefore, as at the 2023 Monitoring Point, that planning approval had not expired, and site **MT1-EX2** had detailed planning approval for 107 dwellings gross.

B.860 However, there is an existing, vacant farmhouse on the site which has not yet been demolished. The farmhouse has not been in residential use for some time. When it is demolished, this loss will need to be taken into account and the net site capacity is therefore 106 dwellings.

b) Discharging conditions

B.861 Some conditions have been discharged. For example, conditions 4 to 8 on the 20/0993/MRES decision notice were discharged on 3 February 2022. See Footnote 1 to Appendix B

c) Site progress

B.862 Development on the approved detailed planning application 20/0993/MRES commenced on 1 March 2021 Therefore, the planning approval had not expired at the 2023 Monitoring Point. No dwellings were completed on the site **MT1-EX2** as at 31 March 2023.

d) Dwellings under construction

B.863 There is no information to confirm that any dwellings were under construction at the 2023 monitoring point within site **MT1-EX2**.

e) Developer/housebuilder/owner

B.864 The developer of the site **MT1-EX2** shown on **Map B/WE2-EC5-** is Eagle Investments Ltd are a local house builder/developer as well as a buyer/seller

⁵⁰ Discounting the overlap with site MT1-EX1, the site capacity for **MT1-EX2**

of own real estate. They are one of three landowners of the overall Goodmores Farm site who are listed as owners on the S106 Agreement dated 21 August 2019, relating to the outline planning application. Eagle Investments Ltd have not provided a response to the EDDC 2023 questionnaire other than to state that *"I am not developing anything at the moment. I am hoping to start at Goodmores soon but I am waiting to get clarification from EDDC."* (See Appendix F - Response **R/ MT1-EX2**).

f) Identified registered provider

- B.865 the legal agreement under the outline planning approval secures affordable housing on site MT1-EX2 ie on the NW part of Goodmores Farm. No registered provider for the affordable housing on this site has been identified as at the time of writing this document.

3. Dwelling completions

a) Completions by 31 March 2023

- B.866 EDDC records show that NIL dwellings were completed by the 2023 Monitoring Point. Lead in time on this site was therefore still in progress at that point.

b) Forecast completions after 31 March 2023

- B.867 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/ MT1-EX2**.

Developer information

- B.868 Site **MT1-EX2** relates to an 'outlet' where there is a single builder/ developer implementing the detailed planning approval(s). In 2023 the council engaged with the site developer Eagle Investments Ltd in seeking their views on forecasting the delivery of housing on this site (outlet). However, the developer has not provided a 2023 monitoring point trajectory.
- B.869 Information supplied by the developer by telephone in 2021 confirmed that land at Goodmores Farm was being subdivided with Eagle Investment Ltd being the developer of the North West part, and that this excludes the land that is the subject of the detailed planning approval (21/1516/MRES) for 191 dwellings on the South East part of the outline planning permission. In the August 2021 telephone conversation, the developer confirmed that the north western part of the Goodmores Farm site would be taken forward by Eagle Investments Ltd.

Council consideration of developer information

B.870 There is only a limited developer response for the council to consider. In the absence of a developer's trajectory, EDDC has carefully considered the latest, site-specific information available about the progress of development, and the context provided by the information about the development on the rest of Goodmores Farm (Site **MT1-EX1**) and other housing developments at Exmouth.

4. EDDC conclusion on site deliverability

B.871 The EDDC trajectory for this site (i.e. the outlet based on part of detailed planning approval 20/0993/MRES) is therefore as set out in **Table 4/ MT1-EX2** this trajectory is justified, based on the following:

- The approved development is suitable and available based on the evidence that:
 - The site has detailed planning permission at the 2023 MP; and
 - Planning conditions have been and are being discharged.
 - Information provided by the developer confirms that the site to remains available for development.
- The site is also deliverable. This site's trajectory does not rely on the application of prescriptive assumptions. Notwithstanding the fact that the site has detailed planning permission, the council has engaged with the develop, and produced a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:
 - The site is owned by the Eagle Investments Ltd who is a local house builder, who has confirmed their intention to start at Goodmores Farm soon.
 - The detailed planning approval 20/0993/MRES has not expired because development had commenced.
 - The progress made on the adjoining South East part of the Goodmores Farm site, where completions are now being delivered, is evidence of demand for new housing in this locality.
 - The council's forecast is for the first housing completions to occur on this site **MT1-EX2** in 2024/25 with a part year of delivery. This is prudent and realistic. It takes into account the fact that time is needed for site development to gear up.
 - EDDC considers that the forecast completions based on a delivery rate of 30 per year is prudent and realistic on this site at Exmouth at this time. The council is mindful that:
 - the completions on this site in combination with the forecast completions on the South East part of land at

Goodmores Farm are similar to the recent and forecast completion rates on other large sites in Exmouth (eg the Taylor Wimpey sites at Plumb Park and Buckingham Heights); and

- the first dwellings on the South East part of the Goodmores Farm site are expected to be completed after the Plumb Park and Buckingham Heights developments have completed
 - this site on the NW part of Goodmores Farm adds a new outlet in the Exmouth area with the potential to deliver different house products compared to those currently being built in Exmouth.
- There is no evidence that both parts of Goodmores Farm could not be developed at the same time, with the North West part of the site gearing up in 2023/24.
 - On this basis, housing completions on site **MT1-EX2** could be delivered in years 2 to 5 from the 2023 monitoring point. the last of the gross 107 dwellings would be completed in 2027/28
 - Consequently, EDDC concludes that there is no clear evidence that the 107 (net 106) homes will not be delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.872 Gross 107 (net 106) dwellings remained to be delivered on this site **MT1-EX2** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.870 to B.871, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and In accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these gross 107 dwellings fall within part (a) of the definition of deliverable. That is, there are realistic prospects of gross 107 dwellings (net 106) being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Land at Goodmores Farm (North West), Dinan Way, Exmouth.
- B.873 For development management and NPPF Paragraph 74 purposes, net 106 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.874 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

- B.875 Based on the above information for site **MT1-EX2**, EDDC concludes that for plan monitoring and plan-making purposes:

- 107 gross (net 106) forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
- With no dwellings completed before the 2020 monitoring point, 107 gross (net 106) forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/MT1-EX2 Housing Trajectory

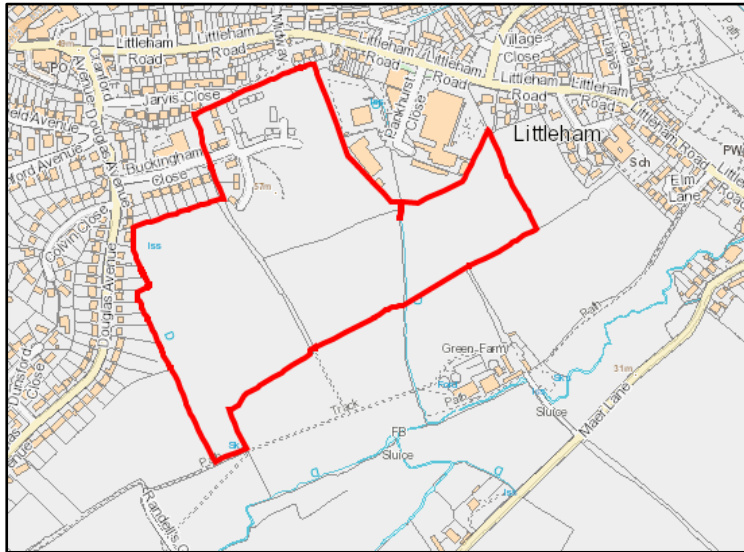
| 2023 MP | Table 4/ MT1-EX2 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | |
|-----------------------------------|---|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| Site | Land at Goodmores Farm (North West), Dinan Way, Exmouth | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | Eagle Investments Ltd | | | | | | | | | | | | | | | | | |
| Planning Status at end March 2023 | Detailed planning approval | 106 | 106 | | | | | | | | | | | | | | | |
| Developer's trajectory | N/A | | | | | | | | | | | | | | | | | |
| EDDC trajectory | | 106 | 106 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16 | 30 | 30 | 30 | |

This table is based on:

- an extract (*Table 1*) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- Limited information provided by the developer
- the EDDC trajectory, having considered the developer information and trajectory and other relevant information on housing delivery particularly within/at the settlement.

Site MT1-EX3 : Land adjacent to Buckingham Close Exmouth (Plumb Park)

Map B/ MT1-EX3



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Notes: The red line is the area of the hybrid planning permission 16/1022/MOUT.

Table 1/ MT1-EX3 Deliverability Summary

| | |
|--|------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 60 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | Yes |

Table 2/ MT1-EX3 Site Progress Summary

| | |
|--|---------------------------------|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 268 |
| Net No dwellings approved | 268 |
| Builder/Developer/Landowner | Taylor Wimpey UK Ltd |
| Site development status at 31/03/2023 | Under construction |
| Site development status post 31/03/2023 update | Under construction |
| Dwellings not started at 31/03/2023 | 4 |
| Dws under construction at 31/03/2023 | 56 |
| Completions pre 01/04/2020 | 68 |
| Completions 01/04/2020 – 31/03/2022 | 94 |
| Completions 01/04/2022 – 31/03/2023 | 46 |
| TOTAL SITE COMPLETIONS (GROSS) | 208 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

B.876 This site is not allocated for development but does lie within the Built up Area Boundary (BUAB) at Exmouth, as shown on the Policies Map – Exmouth Urban Inset Map, under Policy Strategy 6 in the adopted East Devon Local Plan 2013 – 2031.

2. Lead-in Time

a. Planning application status and progress

B.877 Table 3/ MT1-EX3 summarises the current planning application status & planning application progress on Site MT1-EX3.

Table 3/ MT1-EX3: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|--------------------------|----------------------------|------------|------------------------------|-------------------------------------|----------------|---|
| 16/1022/MOUT (Hybrid) | 86 | 264 | Outline Full | 29/04/2016 | Approved | 07/06/2017 |
| 19/2344/FUL | | 4 | Full | 14/02/2020 | Approved | 16/09/2020 |
| SITE TOTAL ⁵¹ | 0 | 268 | | | | |

B.878 As at the 2023 Monitoring Point Site **MT1-EX3** had detailed planning approvals for 268 dwellings.

B.879 There is an overlap between Site **MT1-EX3** and Site **MT1-EX4** (Land at Pankhurst Industrial Estate, Exmouth - being marketed as Buckingham Heights) on the land to the east of the brook which runs north-south from Pankhurst Close to just west of Green Farm. The dwellings with outline approval under 16/1022/MOUT on this overlap area have been zero'd (i.e. NIL) for the housing trajectory supply count to avoid double counting with the housing supply on Site MT1-EX4.

b. Discharging conditions

B.880 Pre commencement conditions - See Footnote 1 to Appendix B.

c. Site progress

B.881 208 dwellings have been completed on the site under the full approval within the hybrid approval 16/1022/MOUT. Therefore, that full planning approval had not expired at the 2023 Monitoring Point. In their 2023 response the developer confirms that planning approval 19/2344/FUL for 4 dwellings had not commenced but pre-commencement conditions have

⁵¹ See site **MT1-EX4** for the Pankhurst Close development which overlaps the 86 dwellings with outline planning approval

been discharged. 19/2344/FUL had not expired as at the 2023 monitoring point.

d. Dwellings under construction

B.882 The developer's 2023 response states that 56 dwellings were under construction at the 2023 monitoring point.

e. Developer/housebuilder/owner

B.883 The developer of the site shown on **Map B/MT1-EX3** is Taylor Wimpey UK Ltd who provided a response to the EDDC 2023 questionnaire (See Appendix F - Response **R/MT1-EX3**).

B.884 Taylor Wimpey UK Ltd is a national, volume house builder. In their 2021 response the developer confirmed that the site is owned by Littleham 2010, a Clinton Devon Estates Company. Taylor Wimpey are building the scheme out together as a Joint Venture. This site is marketed as 'Plumb Park'.

f. Identified registered provider

B.885 LiveWest are the registered provider for the affordable housing on this site.

3. Dwelling completions

a) Completions by 31 March 2023

B.886 EDDC records show that 208 dwellings were completed by the 2023 Monitoring Point. Lead in time on this site ended when the first dwellings were completed in the 2018/19 monitoring year.

b) Forecast completions after 31 March 2023

B.887 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/ MT1-EX3**.

Developer information

B.888 Site **MT1-EX3** relates to an 'outlet' where there is a single builder/ developer implementing the detailed planning approval(s). In 2023 the council engaged with the site developer Taylor Wimpey UK Ltd in forecasting the delivery of housing on this site (outlet). The developer completed and returned the 2023MP site proforma. Their responses to the tailored questions in the site proforma are set out In Appendix F. The respondent completed their 2023MP trajectory on a monitoring year-by-year basis, which is shown in **Table 4/ MT1-EX3**.

- B.889 The number of completions in 2021/22 and 2022/23 were slightly less than forecast previously. The 2023 response advised that this was because the major constraint were the timescales to agree sewer and highway adoptions. This delayed installation of roads and drainage, meaning homes could not start to be built.
- B.890 Based on their response to Q3 on their questionnaire, the developer expects a build rate of about 60 dwellings per year in 2023/24, and that the site will be completed by December 2023.
- B.891 Consequently, the forecast is that 60 dwellings will be completed in the 5 years from the 2023 Monitoring Point.
- B.892 Housing completions to date on this site and the developer's trajectory for this site are set out in Table **4/ MT1-EX3**.

Council consideration of developer information

- B.893 EDDC has carefully considered the latest, site-specific information received from the outlet's builder/developer obtained via the 2023 Monitoring Point engagement process.
- B.894 EDDC agrees with the developer's trajectory for site **MT1-EX3** for the following reasons:
- a) The site had detailed planning permission which had not expired at the 2023 MP, given the 208 completions by that date on hybrid approval 16/1022/MOUT, and the date of the full planning approval of 19/2344/FUL
 - b) The developer has provided a trajectory and confirmed that they expect the site to be completed in 2023/24. The Council considers this is realistic, mindful of progress on the site.
 - c) The site is being developed as a joint venture where the developer, Taylor Wimpey UK Ltd is a national volume house builder. A build rate of 60 dwellings/year on this site is realistic and achievable, mindful that:
 - the last 15 dwellings on adjoining Taylor Wimpey site (**MT1-EX4** Buckingham Heights) are forecast to be delivered in 2023/24; and
 - the combined housing completions on MT1-EX3 and MT1-EX4 in 2022/23 was 87 dwellings.
 - d) 56 dwellings were under construction at the 2023 monitoring point.
 - e) If there were to be a slippage in delivery on this site, there is still sufficient time for the residual 60 dwellings to be completed within the 5 year period from the 2023 Monitoring Point.
 - f) EDDC considers that there are no reasons at this time to conclude that the residual 60 homes will not be delivered on the site within 5 years.
- B.895 The council agrees that the site would be completed in year 1 from the 2023 Monitoring Point and agrees with the developer's trajectory shown in **Table 4/ MT1-EX3**.

4. EDDC conclusion on site deliverability

B.896 The EDDC trajectory for this site (i.e. the outlet based on approvals 16/1022/MOUT and 19/23344/FUL) is therefore as set out in **Table 4/ MT1-EX3** this trajectory is justified, based on the following:

- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permissions which had not expired at the 2023 MP; and
 - The developer has confirmed their intention to complete the development from the detailed planning approvals.
- The site is also deliverable. This site's trajectory does not rely on the application of prescriptive assumptions. Notwithstanding the fact that the site has detailed planning permission, the council has engaged with the developer to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:
 - The site is being developed by Taylor Wimpey UK, which is a national volume house builder.
 - There has been significant progress on this site with 208 completions
 - The developer has provided evidence about forecast delivery, including confirming that they expect the site to be completed by 2023/24.
 - EDDC considers that the forecast completions of the residual 60 dwellings on this site in 2023/24 is prudent and realistic at this time.
 - If there were to be a slippage in delivery, there is still ample time for the residual 60 dwellings to be completed within the 5 year period from the 2023 Monitoring Point.
 - Consequently, EDDC concludes that there is no clear evidence that the 60 homes will not be delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

B.897 60 dwellings remained to be delivered on this site **MT1-EX3** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.893 to B.896, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 60 dwellings fall within part (a) of the definition of deliverable. That is, there are realistic prospects of 60 dwellings

being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Land adjacent to Buckingham Close Exmouth (Plumb Park).

B.898 For development management and NPPF Paragraph 74 purposes, 60 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.

B.899 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

B.900 Based on the above information for site **MT1-EX3** EDDC concludes that for plan monitoring and plan-making purposes:

- 268 actual and forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
- With 68 dwellings completed before the 2020 monitoring point, 200 actual and forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/MT1-EX3 Housing Trajectory

| 2023 MP | Table 4/ MT1-EX3 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | |
|-----------------------------------|--|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| Site | Land adjacent to Buckingham Close Exmouth (Plumb Park) | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | Taylor Wimpey UK Ltd | | | | | | | | | | | | | | | | | |
| Planning Status at end March 2023 | Detailed planning approval | 268 | 268 | | | | | | | | | | | | | | | |
| Developer's trajectory | | | | 0 | 0 | 0 | 0 | 0 | 23 | 45 | 42 | 52 | 46 | 60 | | | | |
| EDDC trajectory | | 268 | 268 | 0 | 0 | 0 | 0 | 0 | 23 | 45 | 42 | 52 | 46 | 60 | | | | |

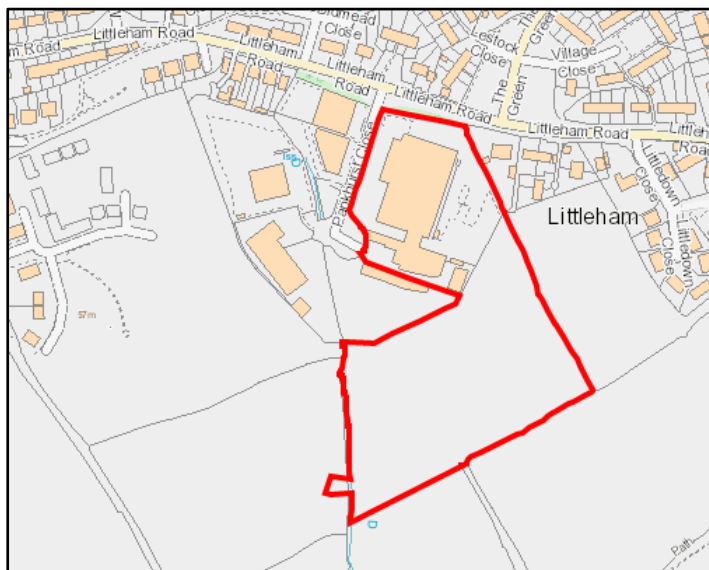
Note: The forecast in this table excludes the land at Buckingham Heights Exmouth which was the subject of a separate forecast questionnaire

This table is based on:

- an extract (*Table 1*) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information and delivery trajectory provided by the developer's response
- the EDDC trajectory, having considered the developer information and trajectory and other relevant information on housing delivery particularly within/at the settlement.

Site MT1-EX4 : Pankhurst Close Trading Estate, Exmouth (Buckingham Heights)

Map B4/ MT1-EX4



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Notes: The red line is the area of the full planning permission 18/2272/MFUL.

Table 1/ MT1-EX4 Deliverability Summary

| | |
|--|------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 15 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | Yes |

Table 2/ MT1-EX4 Site Progress Summary

| | |
|--|---------------------------------|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 120 |
| Net No dwellings approved | 120 |
| Builder/Developer/Landowner | Taylor Wimpey UK Ltd |
| Site development status at 31/03/2023 | Under construction |
| Site development status post 31/03/2023 update | Under construction |
| Dwellings not started at 31/03/2023 | 0 |
| Dws under construction at 31/03/2023 | 15 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 64 |
| Completions 01/04/2022 – 31/03/2023 | 41 |
| TOTAL SITE COMPLETIONS (GROSS) | 105 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

B.901 This site is not allocated for development but does lie within the Built up Area Boundary (BUAB) at Exmouth, as shown on the Policies Map – Exmouth Urban Inset Map, under Policy Strategy 6 in the adopted East Devon Local Plan 2013 – 2031.

2. Lead-in Time

a. Planning application status and progress

B.902 Table 3/ MT1-EX4 summarises the current planning application status and planning application progress on Site MT1-EX4.

Table 3/ MT1-EX4: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|--------------------------|----------------------------|------------|------------------------------|-------------------------------------|----------------|---|
| 16/1022/MOUT (Hybrid) | 86 | 264 | Outline Full | 29/04/2016 | Approved | 07/06/2017 |
| 13/1230/MFUL | | 50 | Full | 05/05/2013 | Approved | 21/03/2016 |
| 18/2272/MFUL | | 120 | Full | 12/10/2018 | Approved | 20/06/2019 |
| SITE TOTAL ⁵² | 0 | 120 | | | | |

B.903 There is an overlap between Site **MT1-EX4** and Site **MT1-EX3** (Land adjacent to Buckingham Close Exmouth being marketed as Plumb Park) on the land to the east of the brook which runs north-south from Pankhurst Close to just west of Green Farm. The dwellings with outline approval under 16/1022/MOUT on this overlap area have been zero'd (i.e. NIL) for the housing trajectory supply count to avoid double counting with the full planning approval housing supply on Site MT1-EX4.

B.904 Full planning permission 13/1230/MFUL for 50 dwellings on the northern part of this site was approved in March 2016. That part of the site was previously in use as an industrial estate, and therefore previously developed land. Development of planning approval 18/2272/MFUL has commenced and therefore supersedes the full planning approval for 50 dwellings (and the residual 86 dwellings of the outline approval) for housing supply counts and monitoring purposes.

⁵² See site **MT1-EX4** for the Pankhurst Close development which overlaps the 86 dwellings with outline planning approval

B.905 As at the 2023 Monitoring Point Site **MT1-EX4** had detailed planning approval for 120 dwellings.

b. Discharging conditions

B.906 Pre commencement conditions - See Footnote 1 to Appendix B.

c. Site progress

B.907 105 dwellings have been completed on the site under the full approval within 18/2272/MFUL. Therefore, that full planning approval had not expired at the 2023 monitoring point.

d. Dwellings under construction

B.908 The developer's 2023 response states that 15 dwellings were under construction at the 2023 monitoring point.

e. Developer/housebuilder/owner

B.909 The developer of the site shown on **Map B/MT1-EX4** is Taylor Wimpey UK Ltd who provided a response to the EDDC 2023 questionnaire (See Appendix F - Response **R/MT1-EX4**).

B.910 The June 2019 S106 Agreement confirms that Taylor Wimpey is the house-builder and the land owner of this site. Taylor Wimpey UK Ltd is a national, volume house builder. This site is marketed as 'Buckingham Heights.

f. Identified registered provider

B.911 LiveWest are the registered provider for the affordable housing on this site.

3. Dwelling completions

c) Completions by 31 March 2023

B.912 EDDC records show that 105 dwellings were completed by the 2023 Monitoring Point. Lead in time on this site ended when the first dwellings were completed in the 2020/21 monitoring year.

d) Forecast completions after 31 March 2023

B.913 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/ MT1-EX4**.

Developer information

B.914 Site **MT1-EX4** relates to an 'outlet' where there is a single builder/ developer implementing the detailed planning approval(s). In 2023 the council engaged with the site developer Taylor Wimpey UK Ltd in forecasting the delivery of housing on this site (outlet). The developer completed and

returned the 2023MP site proforma. Their responses to the tailored questions in the site proforma are set out In Appendix F. The respondent completed their 2023MP trajectory on a monitoring year-by-year basis, which is shown in **Table 4/ MT1-EX4**.

- B.915 The number of completions in 2021/2 and 2022/3 were slightly less than forecast previously. The 2023 response advised that this was due to material and labour availability, but there are no constraints or market and cost factors that are affecting the delivery of the development.
- B.916 The developer expects the residue of 15 dwellings to be built in 2023/24, and that the site will be completed by July 2023.
- B.917 Consequently, the forecast is that 15 dwellings will be completed in the 5 years from the 2023 Monitoring Point.
- B.918 Housing completions to date on this site and the developer's trajectory for this site are set out in **Table 4/ MT1-EX4**.

Council consideration of developer information

- B.919 EDDC has carefully considered the latest, site-specific information received from the outlet's builder/developer obtained via the 2023 Monitoring Point engagement process.
- B.920 EDDC agrees with the developer's trajectory for the following reasons:
 - a) The site had detailed planning permission which had not expired at the 2023 MP, given the 105 completions by that date,
 - b) 15 dwellings were under construction at the 2023 monitoring point.
 - c) The developer has provided a trajectory and confirmed that they expect the residue of 15 dwellings on the site to be completed in 2023/24. The Council considers this is realistic, mindful of progress on the site and that Taylor Wimpey are a national, volume house builder.
 - d) If there were to be a slippage in delivery on this site, there is still sufficient time for the residual 15 dwellings to be completed within the 5 year period from the 2023 Monitoring Point.
 - e) EDDC considers that there are no reasons at this time to conclude that the residual 15 homes will not be delivered on the site within 5 years.
- B.921 The council agrees that the site would be completed in year 1 from the 2023 Monitoring Point and agrees with the developer's trajectory shown in **Table 4/ MT1-EX4**.

4. EDDC conclusion on site deliverability

- B.922 The EDDC trajectory for this site (i.e. the outlet based on planning approval 18/2272/MFUL) is therefore as set out in **Table 4/ MT1-EX4** this trajectory is justified, based on the following:

- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permission which had not expired at the 2023 MP; and
 - The developer has confirmed their intention to complete the development from the detailed planning approval.
- The site is also deliverable. This site's trajectory does not rely on the application of prescriptive assumptions. Notwithstanding the fact that the site has detailed planning permission, the council has engaged with the developer to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:
 - The site is within the ownership of and is being developed by Taylor Wimpey UK, which is a national volume house builder.
 - There has been significant progress on this site with 105 completions.
 - The developer has provided evidence about forecast delivery, including confirming that they expect the site to be completed by 2023/24.
 - EDDC considers that the forecast completions of the residual 15 dwellings on this site in 2023/24 is prudent and realistic at this time.
 - If there were to be a slippage in delivery, there is still ample time for the residual 15 dwellings to be completed within the 5 year period from the 2023 Monitoring Point.
 - Consequently, EDDC concludes that there is no clear evidence that the 15 homes will not be delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.923 15 dwellings remained to be delivered on this site **MT1-EX4** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.919 to B.922, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 15 dwellings fall within part (a) of the definition of deliverable. That is, there are realistic prospects of 15 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Pankhurst Close Trading Estate, Exmouth (Buckingham Heights).
- B.924 For development management and NPPF Paragraph 74 purposes, 15 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.

B.925 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

B.926 Based on the above information for site **MT1-EX4** EDDC concludes that for plan monitoring and plan-making purposes:

- 120 actual and forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
- With no dwellings completed before the 2020 monitoring point, 120 actual and forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/MT1-EX4 Housing Trajectory

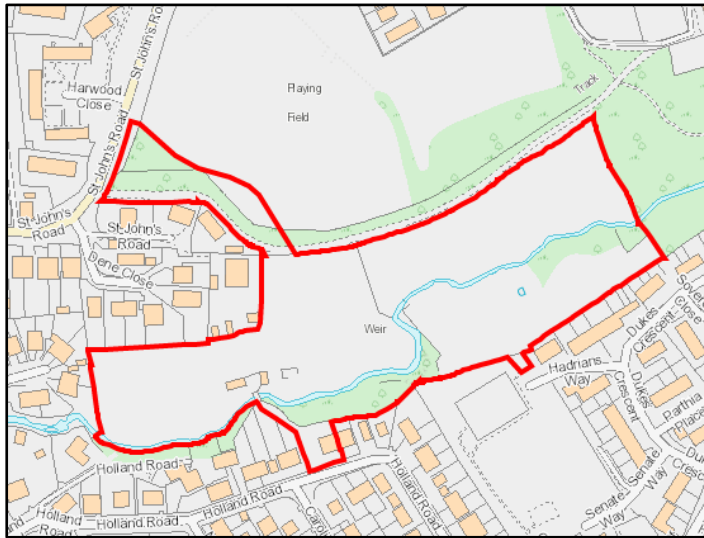
| 2023 MP | Table 4/ MT1-EX4 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | |
|-----------------------------------|--|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| Site | Pankhurst Close Trading Estate, Exmouth (Buckingham Heights) | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | Taylor Wimpey UK Ltd | | | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | | | | | | | | | | |
| Planning Status at end March 2023 | Detailed planning approval | 128 | 120 | | | | | | | | | | | | | | | |
| Developer's trajectory | | 128 | 120 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 47 | 41 | 15 | | | | |
| EDDC trajectory | | 120 | 120 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 47 | 41 | 15 | | | | |

This table is based on:

- an extract (*Table 1*) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information and delivery trajectory provided by the developer's response
- the EDDC trajectory, having considered the developer information and trajectory and other relevant information on housing delivery particularly within/at the settlement.

Site MT1-EX5 : Land adjoining Withycombe Brook, St Johns Road, Exmouth (Valley Park)

Map B/ MT1-EX5



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Notes: The red line is the area of full planning permission 12/1016/MFUL.

Table 1/ MT1-EX5 Deliverability Summary

| | |
|--|----------------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 1 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | No (no questionnaire sent) |

Table 2/ MT1-EX5 Site Progress Summary

| | |
|--|---------------------------------|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 52 |
| Net No dwellings approved | 52 |
| Builder/Developer/Landowner | Kach Developments |
| Site development status at 31/03/2023 | Under construction |
| Site development status post 31/03/2023 update | Completed |
| Dwellings not started at 31/03/2023 | 0 |
| Dws under construction at 31/03/2023 | 1 |
| Completions pre 01/04/2020 | 18 |
| Completions 01/04/2020 – 31/03/2022 | 15 |
| Completions 01/04/2022 – 31/03/2023 | 18 |
| TOTAL SITE COMPLETIONS (GROSS) | 51 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

B.927 This site is not allocated for development but does lie within the Built up Area Boundary (BUAB) at Exmouth, as shown on the Policies Map – Exmouth Urban Inset Map, under Policy Strategy 6 in the adopted East Devon Local Plan 2013 – 2031.

2. Lead-in Time

a. Planning application status and progress

B.928 Table 3/ MT1-EX5 summarises the current planning application status & planning application progress on Site MT1-EX5.

Table 3/ MT1-EX5: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|--------------------------|----------------------------|-----------|------------------------------|-------------------------------------|----------------|---|
| 12/1016MFUL | | 52 | Full | 02/05/2012 | Approved | 16/11/2017 |
| SITE TOTAL ⁵³ | 0 | 52 | | | | |

B.929 As at the 2023 Monitoring Point Site **MT1-EX5** had detailed planning approval for 52 dwellings.

b. Discharging conditions

B.930 Pre commencement conditions - See Footnote 1 to Appendix B.

c. Site progress

B.931 51 dwellings have been completed on the site under the full approval within 18/2272/MFUL. Therefore, that full planning approval had not expired at the 2023 Monitoring Point. The council's Street Naming /numbering records show that the last dwelling (Plot24) was in use/occupied as at 30 June 2023. Therefore, the council did not engage with the developer to seek information about the progress of that unit. So, this unit will be counted as a completion in monitoring year 2023/24.

d. Dwellings under construction

B.932 Only one dwelling was not completed on this site at 31 March 2023, and that last unit was built but not occupied so it was still technically Under Construction at the 2023 monitoring point.

⁵³ See site **MT1-EX4** for the Pankhurst Close development which overlaps the 86 dwellings with outline planning approval

e. Developer/housebuilder/owner

B.933 The developer of the site shown on **Map B/MT1-EX5** was Kach Development who are a local house builder. The council's records showed that the last dwelling under construction at the 2023 monitoring point, so the council did not send the developer a 2023 questionnaire and therefore there is no response in Appendix F. This site was being marketed as 'Valley Park' and the site's address is now Flora Close.

f. Identified registered provider

B.934 Cornerstone Housing are the registered provider for the affordable housing on this site.

3. Dwelling completions

a) Completions by 31 March 2023

B.935 EDDC records show that 51 dwellings were completed by the 2023 Monitoring Point. Lead in time on this site ended when the first dwellings were completed in the 2019/20 monitoring year.

b) Forecast completions after 31 March 2023

B.936 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/ MT1-EX5**.

Developer information

B.937 Site **MT1-EX5** relates to an 'outlet' where there is a single builder/ developer implementing the detailed planning approval(s).

B.938 No form was sent to the developer in 2023 because the council had information that the last unit on site was completed in June 2023. So, there is no developer trajectory in **Table 4/ MT1-EX5**.

Council consideration of developer information

B.939 With no developer trajectory or response, the council's forecast of completions is based on its own records.

4. EDDC conclusion on site deliverability

B.940 The EDDC trajectory for this site (i.e. the outlet based on approval) is therefore as set out in **Table 4/MT1-EX5** this trajectory is justified, based on the following:

- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permission which had not expired at the 2023 MP; and
 - The council's street naming and numbering records show that plot 24 was not in residential use and occupied until after the 2023 monitoring point.
- The site is also deliverable. The council's trajectory is based on evidence that:
 - There has been significant progress on this site with 51 completions and the last unit on site (plot 24) had been built.
 - The council's street naming and numbering records confirming that the dwelling on Plot 24 was in residential use and occupied at June 2023.
 - EDDC considers that the forecast completion of the residual 1 dwelling on this site in 2023/24 is realistic.
 - Consequently, EDDC concludes that there is no clear evidence that the residual 1 home will not be delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.941 1 dwelling remained to be delivered on this site **MT1-EX5** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.937 to B.940, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), this 1 dwelling falls within part (a) of the definition of deliverable. That is, there are realistic prospects of 1 dwelling being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Land adjoining Withycombe Brook, St Johns Road, Exmouth (Valley Park).
- B.942 For development management and NPPF Paragraph 74 purposes, 1 dwelling completion is deliverable and therefore counts as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.943 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

- B.944 Based on the above information for site **MT1-EX5** EDDC concludes that for plan monitoring and plan-making purposes:
- 52 actual and forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and

- With 18 dwellings completed before the 2020 monitoring point, 34 actual and forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/MT1-EX5 Housing Trajectory

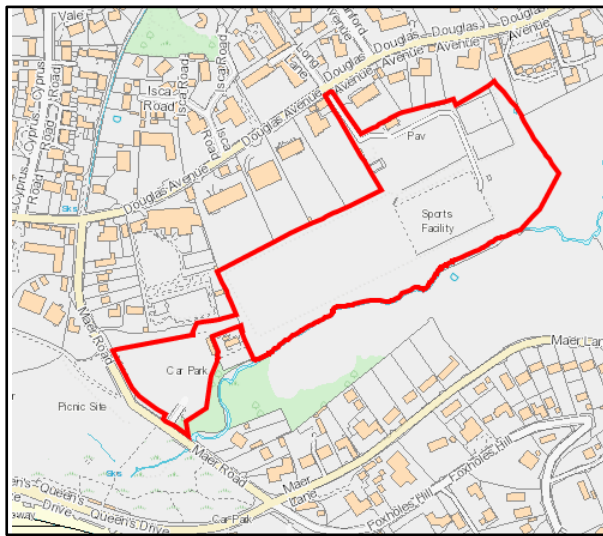
| 2023 MP | Table 4/ MT1-EX5 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | |
|-----------------------------------|---|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| Site | Land adjoining Withycombe Brook, St Johns Road, Exmouth (Valley Park) | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | Kach Developments | | | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | | | | | | | | | | |
| Planning Status at end March 2023 | Detailed planning approval | 52 | 52 | | | | | | | | | | | | | | | |
| Developer's trajectory | N/A | | | | | | | | | | | | | | | | | |
| EDDC trajectory | | 52 | 52 | 0 | 0 | 0 | 0 | 0 | 0 | 18 | 2 | 13 | 18 | 1 | | | | |

This table is based on:

- an extract (*Table 1*) from EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023 and council records for street naming and numbering (Unique Property Reference Number is "In Use" and its Primary Classification is "Residential" and the property is Council Tax Banded)

Site MT1-EX7: Land formerly part of Rolle College playing pitches, Douglas Avenue, Exmouth (Orcombe Gardens)

Map B/MT1-EX7



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Note: The red line is the area of detailed planning permission 17/1582/MRES.

Table 1/ MT1-EX7 Deliverability Summary

| | |
|--|------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 23 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | Yes |

Table 2/MT1-EX7 Site Progress Summary

| | |
|--|---------------------------------------|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 23 |
| Net No dwellings approved | 23 |
| Builder/Developer/Landowner | Blue Cedar Homes |
| Site development status at 31/03/2023 | Under construction |
| Site development status post 31/03/2023 update | Under construction |
| Dwellings not started at 31/03/2023 | 0 |
| Dws under construction at 31/03/2023 | n/a (but first dwellings are now u/c) |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

B.945 This site is not allocated for development and is outside the Built up Area Boundary (BUAB) at Exmouth, as shown on the Policies Map – Exmouth Urban Inset Map, under Policy Strategy 6 in the adopted East Devon Local Plan 2013 – 2031.

2. Lead-in Time

a. Planning application status and progress

B.946 Table 3/ MT1-EX7 summarises the current planning application status & planning application progress on Site MT1-EX7.

Table 3/ MT1-EX7: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|-----------|------------------------------|-------------------------------------|----------------|---|
| 16/0787/MOUT | 23 | | Outline | 05/04/2016 | Approved | 26/08/2016 |
| 17/1582/MRES | | 23 | Reserved Matters | 06/07/2017 | Approved | 17/10/2017 |
| SITE TOTAL | | 23 | | | | |

B.947 As at the 2023 Monitoring Point Site **MT1-EX7** had detailed planning approval for 23 dwellings.⁵⁴ These dwellings are age restricted. The approval includes the redevelopment of the upper plateau on land to the rear of Douglas Avenue which was the site of a derelict former changing room building, hardstanding for a former above ground swimming pool (ie previously developed land). The former buildings have been demolished.

b. Discharging conditions

B.948 Pre commencement conditions - See Footnote 1 to Appendix B.

c. Site progress

B.949 Development of the site, as approved, commenced on 27 June 2022 (evidenced by Notice of the Commencement of Development dated 4 July 2022) Therefore, planning approval had not expired at the 2023 monitoring point. The 2023 response states that all works are under construction,

⁵⁴ **16/2227/VAR** Variation of condition 5 of approval granted under 16/0787/MOUT (allowed on appeal) and **1 approval of 18/0926/VAR** Variation of condition 1 (A - appearance) do not change the number of dwellings approved.

d. Dwellings under construction

B.950 The developer's 2023 response confirms that dwellings were under construction by June 2023, although it did not specify the number under construction at the 2023 monitoring point.

e. Developer/housebuilder/owner

B.951 The 2021 response confirmed that Blue Cedar Homes is the owner and developer of the site shown on **Map B/MT1-EX7**, who provided a response to the EDDC 2023 questionnaire (See Appendix F - Response **R/MT1-EX7**).

B.952 The 2023 response confirms that Halsall Construction are building the dwellings. (There is a separate contractor – Skinner Construction - who are building the sports pavilion). This site is marketed as 'Orcombe Gardens'.

f. Identified registered provider

B.953 No affordable housing is to be provided on site and therefore no registered provider is identified.

3. Dwelling completions

a) Completions by 31 March 2023

B.954 EDDC records show that NIL dwellings were completed by the 2023 Monitoring Point. Lead in time on this site is still in progress.

b) Forecast completions after 31 March 2023

B.955 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/ MT1-EX7**.

Developer information

B.956 Site **MT1-EX7** relates to an 'outlet' where there is a single builder/ developer implementing the detailed planning approval(s). In 2023 the council engaged with the site developer Blue Cedar Homes in forecasting the delivery of housing on this site (outlet). The developer completed and returned the 2023MP site proforma. Their responses to the tailored questions in the site proforma are set out In Appendix F. The respondent completed their 2023MP trajectory on a monitoring year-by-year basis, which is shown in **Table 4/ MT1-EX7**.

B.957 The 2023 response states that the build programme is slower than anticipated dues to occasional labour or material shortages. Price inflation is affecting the contractor.

- B.958 The developer expects the first dwellings to be completed in September 2023 and the development to be completed in March 2024. With 15 completed in 2023, and 8 completed by March 2024, Based on their trajectory showing completions on monitoring year basis, The developer forecasts 23 dwellings to be completed in 2023/24.
- B.959 Consequently, the forecast is that 23 dwellings will be completed in the 5 years from the 2023 Monitoring Point.
- B.960 Housing completions to date on this site and the developer's trajectory for this site are set out in Table **4/ MT1-EX7**.

Council consideration of developer information

- B.961 EDDC has carefully considered the latest, site-specific information received from the outlet's builder/developer obtained via the 2023 Monitoring Point engagement process.
- B.962 EDDC agrees with the developer's trajectory for the following reasons:
- a) The site had detailed planning permission which had not expired at the 2023 MP as development has commenced,
 - b) Dwellings were under construction by June 2023.
 - c) The developer has provided a trajectory and confirmed that they expect the 23 dwellings on the site to be completed in 2023/24. The Council considers this is realistic, mindful of progress on the site, and Blue Cedar Homes' delivery of housing previously on other sites in East Devon.
 - d) If there were to be a slippage in delivery on this site, there is still ample time for the residual 15 dwellings to be completed within the 5 year period from the 2023 Monitoring Point.
 - e) EDDC considers that there are no reasons at this time to conclude that the 23 homes will not be delivered on the site within 5 years.
- B.963 The council agrees that the site would be completed in year 1 from the 2023 Monitoring Point and agrees with the developer's trajectory shown in **Table 4/ MT1-EX7**.

4. EDDC conclusion on site deliverability

- B.964 The EDDC trajectory for this site (i.e. the outlet based on planning approval 17/1582/MRES is therefore as set out in **Table 4/ MT1-EX7** this trajectory is justified, based on the following:
- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permission which had not expired at the 2023 MP; and
 - The developer has confirmed their intention to complete the development from the detailed planning approval.

- The site is also deliverable. This site's trajectory does not rely on the application of prescriptive assumptions. Notwithstanding the fact that the site has detailed planning permission, the council has engaged with the developer to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:
 - The site is within the ownership of and is being developed by Blue Cedar Homes, which is a regional house builder in the south west specialising in housing for over-55s.
 - Development has commenced.
 - The developer has provided evidence about forecast delivery, including confirming that they expect the site to be completed by 2023/24.
 - EDDC considers that the forecast completions of the 23 dwellings on this site in 2023/24 is prudent and realistic at this time, mindful that these are specialist, age restricted dwellings in Exmouth, likely to be attractive to the market.
 - If there were to be a slippage in delivery, there is still ample time for the 23 dwellings to be completed within the 5 year period from the 2023 Monitoring Point.
 - Consequently, EDDC concludes that there is no clear evidence that the 23 homes will not be delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.965 23 dwellings remained to be delivered on this site **MT1-EX7** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.961 to B.964, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 23 dwellings fall within part (a) of the definition of deliverable. That is, there are realistic prospects of 23 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Land formerly part of Rolle College playing pitches, Douglas Avenue, Exmouth (Orcombe Gardens).
- B.966 For development management and NPPF Paragraph 74 purposes, 23 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.967 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

B.968 Based on the above information for site **MT1-EX7** EDDC concludes that for plan monitoring and plan-making purposes:

- 23 forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
- With no dwellings completed before the 2020 monitoring point, 23 forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/MT1-EX7 Housing Trajectory

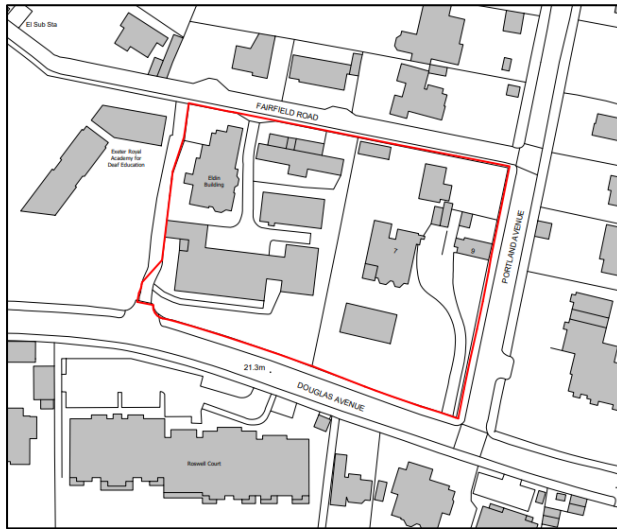
| 2023 MP | Table 4/ MT1-EX7 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | |
|-----------------------------------|---|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| Site | Land formerly part of Rolle College playing pitches, Douglas Avenue, Exmouth (Orcombe Gardens). | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | Blue Cedar Homes | | | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | | | | | | | | | | |
| Planning Status at end March 2023 | Detailed planning approval | 23 | 23 | | | | | | | | | | | | | | | |
| Developer's trajectory | | 23 | 23 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23 | | | | |
| EDDC trajectory | | 23 | 23 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23 | | | | |

This table is based on:

- an extract (*Table 1*) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information and delivery trajectory provided by the developer's response
- the EDDC trajectory, having considered the developer information and trajectory and other relevant information on housing delivery particularly within/at the settlement.

Site MT1-EX8 : Land At The Former Rolle College Fairfield Road Exmouth (Rolle Gardens)

Map B/MT1-EX8



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Note: The red line is the area of detailed planning permission 20/1838/MFUL.

Table 1/ MT1-EX8 Deliverability Summary

| | |
|--|------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 33 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | Yes |

Table 2/MT1-EX8 Site Progress Summary

| | |
|--|----------------------------------|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 33 |
| Net No dwellings approved | 33 |
| Builder/Developer/Landowner | RST Exmouth Developments Limited |
| Site development status at 31/03/2023 | Commenced and Under construction |
| Site development status post 31/03/2023 update | Under construction |
| Dwellings not started at 31/03/2023 | 1 (Plot 1) |
| Dws under construction at 31/03/2023 | 32 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

B.969 This site is not allocated for development but does lie within the Built up Area Boundary (BUAB) at Exmouth, as shown on the Policies Map – Exmouth Urban Inset Map, under Policy Strategy 6 in the adopted East Devon Local Plan 2013 – 2031.

2. Lead-in Time

a. Planning application status and progress

B.970 Table 3/ MT1-EX8 summarises the current planning application status & planning application progress on Site MT1-EX8.

Table 3/ MT1-EX8: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|-----------|------------------------------|-------------------------------------|----------------|---|
| 20/1838/MFUL | | 33 | Full | 06/07/2017 | Approved | 17/10/2017 |
| SITE TOTAL | | 33 | | | | |

B.971 As at the 2023 Monitoring Point Site **MT1-EX8** had detailed planning approval for 33 dwellings.⁵⁵ The applicant is Acorn Property Group. Some buildings have been demolished.

B.972 As at July 2023, the developer is awaiting discharge of outstanding planning conditions and outcome of the boundary wall planning application which is to be submitted. They anticipate working with the LPA to resolve outstanding issues.

b. Discharging conditions

B.973 Pre commencement conditions - See Footnote 1 to Appendix B.

c. Site progress

B.974 Development of the site, as approved, commenced on 15 February 2022 – commencement of foundations. The 2023 response states 32 dwellings are under construction. The detailed planning application had not expired at the 2023 Monitoring Point.

⁵⁵ 21/2517/VAR approved 22 July 2022 for the Variation of condition 2 (approved plans) of planning permission 20/1838/MFUL (Demolition of existing buildings and the residential development of 33 new homes in a mix of 10 no. dwellings and 19 apartments and the conversion and refurbishment of Eldin House to create 4 apartments, partial demolition of potting shed and greenhouse and extensions to create dwelling, together with vehicle and pedestrian accesses, landscaping and associated infrastructure) to allow design changes to the approved apartment block.....

d. Dwellings under construction

B.975 The developer's 2023 response confirms that 32 dwellings were under construction by the 2023 Monitoring Point. The other dwelling on plot 1 commenced in June 2023.

e. Developer/housebuilder/owner

B.976 The 2021 response confirmed that RST Exmouth Developments Limited (a subsidiary of Acorn Property Group) is the owner and developer/ of the site shown on **Map B/MT1-EX8**, who provided a response to the EDDC 2023 questionnaire (See Appendix F - Response **R/MT1-EX8**).

B.977 The 2023 response confirms RST Exmouth Developments Limited are building the dwellings. They are a local house builder This site is marketed as 'Rolle Gardens'.

f. Identified registered provider

B.978 No affordable housing is to be provided on site and therefore no registered provider is identified.

3. Dwelling completions

c) Completions by 31 March 2023

B.979 EDDC records show that NIL dwellings were completed by the 2023 Monitoring Point. Lead in time on this site is still in progress.

d) Forecast completions after 31 March 2023

B.980 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/ MT1-EX8**.

Developer information

B.981 Site **MT1-EX8** relates to an 'outlet' where there is a single builder/ developer implementing the detailed planning approval(s). In 2023 the council engaged with the site developer RST Exmouth Developments Limited (via Acorn Property Group) in forecasting the delivery of housing on this site (outlet). The developer completed and returned the 2023 site proforma. Their responses to the tailored questions in the site proforma are set out In Appendix F. The respondent completed their 2023MP trajectory on a monitoring year-by-year basis, which is shown in **Table 4/ MT1-EX8**.

B.982 The developer expects the first dwellings to be completed in September 2023 and the development to be completed in February 2024. Based on

their trajectory showing completions on monitoring year basis, The developer forecasts 33 dwellings to be completed in 2023/24.

B.983 Consequently, the forecast is that 33 dwellings will be completed in the 5 years from the 2023 Monitoring Point.

B.984 Housing completions to date on this site and the developer's trajectory for this site are set out in Table **4/ MT1-EX8**.

Council consideration of developer information

B.985 EDDC has carefully considered the latest, site-specific information received from the outlet's builder/developer obtained via the 2023 Monitoring Point engagement process.

B.986 EDDC agrees with the developer's trajectory for the following reasons:

- a) The site had detailed planning permission which had not expired at the 2023 MP as development has commenced,
- b) 32 dwellings were under construction at the 2023 monitoring point.
- c) The developer has provided a trajectory and confirmed that they expect the 33 dwellings on the site to be completed in 2023/24. The Council considers this is realistic, mindful of progress on the site.
- d) If there were to be a slippage in delivery on this site, there is still ample time for the residual 15 dwellings to be completed within the 5 year period from the 2023 Monitoring Point.
- e) EDDC considers that there are no reasons at this time to conclude that the 33 homes will not be delivered on the site within 5 years.

B.987 The council agrees that the site would be completed in year 1 from the 2023 Monitoring Point and agrees with the developer's trajectory shown in **Table 4/ MT1-EX8**.

4. EDDC conclusion on site deliverability

B.988 The EDDC trajectory for this site (i.e. the outlet based on planning approval 20/1838/MFUL (as varied by 21/2517/VAR) is therefore as set out in **Table 4/ MT1-EX8** this trajectory is justified, based on the following:

- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permission which had not expired at the 2023 MP; and
 - The developer has confirmed their intention to complete the development from the detailed planning approval.
- The site is also deliverable. This site's trajectory does not rely on the application of prescriptive assumptions. Notwithstanding the fact that the site has detailed planning permission, the council has engaged with

the developer to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:

- The site is within the ownership of and is being developed by RST Exmouth Developments Limited, which is a local house builder.
- Development has commenced.
- The developer has provided evidence about forecast delivery, including confirming that they expect the site to be completed by 2023/24.
- EDDC considers that the forecast completions of the 33 dwellings on this site in 2023/24 is prudent and realistic at this time, mindful of progress to date.
- If there were to be a slippage in delivery, there is still ample time for the residual 33 dwellings to be completed within the 5 year period from the 2023 Monitoring Point.
- Consequently, EDDC concludes that there is no clear evidence that the 33 homes will not be delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.989 33 dwellings remained to be delivered on this site **MT1-EX8** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.985 to B.988, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 33 dwellings fall within part (a) of the definition of deliverable. That is, there are realistic prospects of 33 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Land At The Former Rolle College Fairfield Road Exmouth (Rolle Gardens).
- B.990 For development management and NPPF Paragraph 74 purposes, 33 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.991 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

- B.992 Based on the above information for site **MT1-EX8** EDDC concludes that for plan monitoring and plan-making purposes:

- 33 forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
- With no dwellings completed before the 2020 monitoring point, 33 forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/MT1-EX8 Housing Trajectory

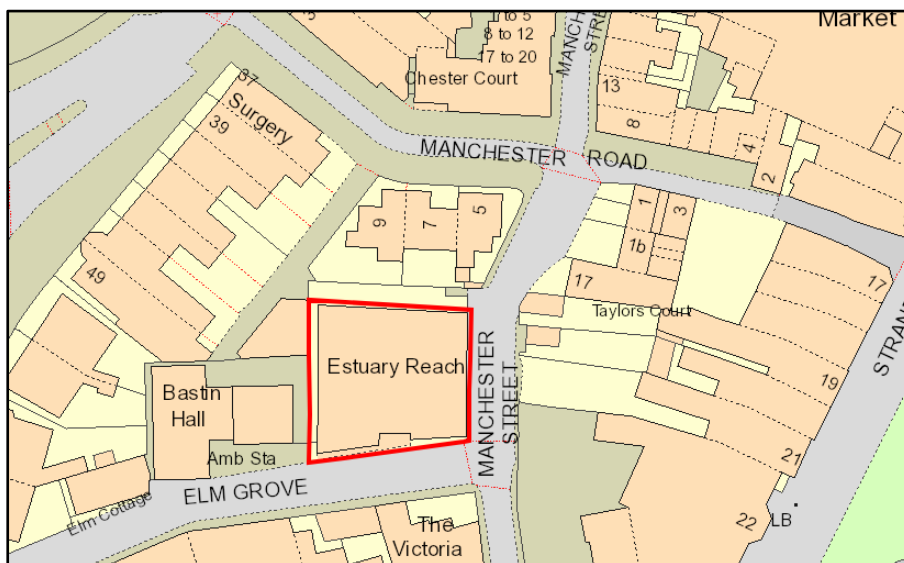
| 2023 MP | Table 4/ MT1-EX8 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | |
|-----------------------------------|--|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| Site | Land At The Former Rolle College Fairfield Road Exmouth (Rolle Gardens). | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | RST Exmouth Developments Limited | | | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Planning Status at end March 2023 | Detailed planning approval | 33 | 33 | | | | | | | | | | | | | | | |
| Developer's trajectory | | 33 | 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 33 | | | | |
| EDDC trajectory | | 33 | 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 33 | | | | |

This table is based on:

- an extract (*Table 1*) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information and delivery trajectory provided by the developer's response
- the EDDC trajectory, having considered the developer information and trajectory and other relevant information on housing delivery particularly within/at the settlement.

Site MT1-EX9 : Q Club, Elm Grove, Exmouth (Estuary Reach)

Map B/MT1-EX9



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Note: The red line is the area of full planning permission 17/2286/MFUL

Table 1/ MT1-EX9 Deliverability Summary

| | |
|--|----------------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 3 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | No (no questionnaire sent) |

Table 2/ MT1-EX9 Site Progress Summary

| | |
|--|-----------------------------------|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 18 |
| Net No dwellings approved | 18 |
| Builder/Developer/Landowner | Hamilton Estates (South West) Ltd |
| Site development status at 31/03/2023 | Under construction |
| Site development status post 31/03/2023 update | Under construction |
| Dwellings not started at 31/03/2023 | 0 |
| Dws under construction at 31/03/2023 | 3 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 15 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 15 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

B.993 This site is not allocated for development but does lie within the Built up Area Boundary (BUAB) at Exmouth, as shown on the Policies Map – Exmouth Urban Inset Map, under Policy Strategy 6 in the adopted East Devon Local Plan 2013 – 2031. *It is also within the Town Centre Shopping Area (Policy E9).*

2. Lead-in Time

a. Planning application status and progress

B.994 Table 3/ MT1-EX9 summarises the current planning application status and planning application progress on Site MT1-EX5.

Table 3/ MT1-EX9: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|-----------|------------------------------|-------------------------------------|----------------|---|
| 17/2286/MFUL | | 18 | Full | 29/09/2017 | Approved | 24/01/2018 |
| SITE TOTAL | | 18 | | | | |

B.995 As at the 2023 Monitoring Point Site **MT1-EX9** had detailed planning approval for 18 dwellings.

b. Discharging conditions

B.996 Pre commencement conditions - See Footnote 1 to Appendix B.

c. Site progress

B.997 This development is a block of 18 apartments. The former club has been demolished and 15 dwellings have been completed on the site under the full approval within 17/2286/MFUL.⁵⁶ Therefore, that full planning approval had not expired at the 2023 Monitoring Point. The remaining 3 apartments are built, but the Council's records do not yet show them as in residential use and occupied.

d. Dwellings under construction

B.998 The three units that were built but not occupied were still technically under construction at the 2023 monitoring point.

⁵⁶ As varied by 18/1154/VAR (approved 11/10/2018) and 20/1671/VAR (approved 24/01/2018) – these did not change the number of dwellings approved.

e. Developer/housebuilder/owner

B.999 The developer of the site shown on **Map B/MT1-EX5** was Hamilton Estates (South West) Ltd. This house builder is no longer on site. The council did not send them a 2023 questionnaire and therefore there is no response in Appendix F. This site was being marketed as 'Estuary Reach'.

f. Identified registered provider

B.1000 There are no affordable dwellings on site and therefore no registered provider.

3. Dwelling completions

a) Completions by 31 March 2023

B.1001 EDDC records show that 15 dwellings were completed by the 2023 Monitoring Point. Lead in time on this site ended when the first dwellings were completed in the 2021/2022 monitoring year.

b) Forecast completions after 31 March 2023

B.1002 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/ MT1-EX9**.

Developer information

B.1003 Site **MT1-EX9** relates to an 'outlet' where there is a single builder/ developer implementing the detailed planning approval(s).

B.1004 No questionnaire form was sent to the developer in 2023 because the apartments have been built, the developer has left the site and their website in July 2023 stated that all the apartments have been sold. So, there is no developer trajectory in Table **4/ MT1-EX9**.

B.1005 Previous information from the developer's estate agents marketing the site confirmed that construction of the 18 flats was signed off after the 2021 Monitoring Point, and they expected that the dwellings will all be sold by November 2021.

Council consideration of developer information

B.1006 With no developer trajectory or response, the council's forecast of completions is based on its own records, and available site specific information.

4. EDDC conclusion on site deliverability

B.1007 The EDDC trajectory for this site (i.e. the outlet based on the full approval) is therefore as set out in **Table 4/MT1-EX9** this trajectory is justified, based on the following:

- The approved development is suitable and available based on the evidence that the site had detailed planning permission which had not expired at the 2023 MP; and
- The site is also deliverable. The council's trajectory is based on evidence that:
 - The block of apartments is built and sold, so it only remains for the residual 3 dwellings to be recorded as in residential use and occupied.
 - The council monitors its records regarding the use and occupation of built residential development.
 - EDDC considers that the forecast 'completion' of the residual 3 dwellings on this site in 2023/24 is realistic.
 - Consequently, EDDC concludes that there is no clear evidence that the residual 3 homes will not be delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

B.1008 3 dwellings remained to be recorded as occupied (and therefore completed) on this site **MT1-EX9** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.1006 to B.1007, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and In accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 3 dwellings fall within part (a) of the definition of deliverable. That is, there are realistic prospects of 3 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at the Q Club, Elm Grove, Exmouth (Estuary Reach)

B.1009 For development management and NPPF Paragraph 74 purposes, 3 dwelling completions are deliverable and therefore counts as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.

B.1010 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

B.1011 Based on the above information for site **MT1-EX9** EDDC concludes that for plan monitoring and plan-making purposes:

- 18 actual and forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and

- With no dwellings completed before the 2020 monitoring point, 18 actual and forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/MT1-EX9 Housing Trajectory

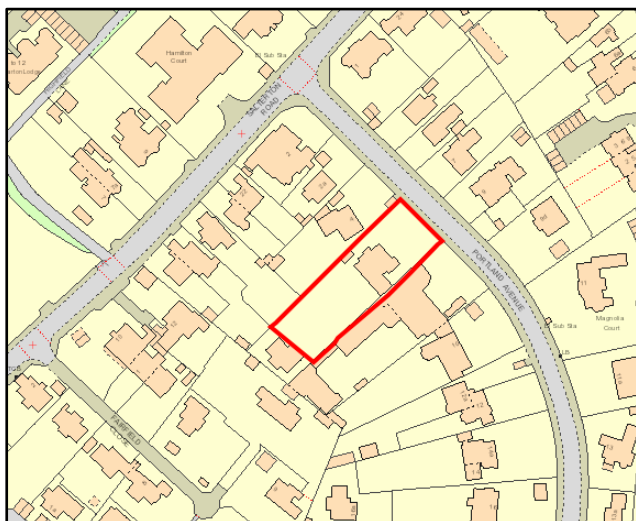
| 2023 MP | Table 4/ MT1-EX9 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | |
|-----------------------------------|--|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| Site | Q Club, Elm Grove, Exmouth (Estuary Reach) | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | Hamilton Estates (South West) Ltd | | | | | | | | | | | | | | | | | |
| Planning Status at end March 2023 | Detailed planning approval | 18 | 18 | | | | | | | | | | | | | | | |
| <i>Developer's trajectory</i> | N/A | | | | | | | | | | | | | | | | | |
| EDDC trajectory | | 18 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 0 | 3 | | | | |

This table is based on:

- EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023.
- Agents information about construction being signed off

Site MT1-EX13 : 6 Portland Avenue, Exmouth

Map B/ MT1-EX13



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Note: The red line is the area of full planning permission 11/0733/FUL for gross 9 flats which also includes the area of planning permission 12/2171/FUL for 1 extra flat.

Table 1/ MT1-EX13 Deliverability Summary

| | |
|--|-----------------------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 10 (gross) ie net 6 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | No (no developer 2023 trajectory) |

Table 2/ MT1-EX13 Site Progress Summary

| | |
|--|---|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 10 |
| Net No dwellings approved | 6 |
| Builder/Developer/Landowner | the Executor for the estate of the land owner |
| Site development status at 31/03/2023 | Commenced |
| Site development status post 31/03/2023 update | Commenced |
| Dwellings not started at 31/03/2023 | 10 |
| Dws under construction at 31/03/2023 | 0 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

B.1012 This site is not allocated for development but does lie within the Built up Area Boundary (BUAB) at Exmouth, as shown on the Policies Map – Exmouth Urban Inset Map, under Policy Strategy 6 in the adopted East Devon Local Plan 2013 – 2031

2. Lead-in Time

a. Planning application status and progress

B.1013 Table 3/ MT1-EX13 summarises the current planning application status & planning application progress on Site MT1-EX13.

Table 3/ MT1-EX13: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|-----------------------|------------------------------|-------------------------------------|----------------|---|
| 11/0733/FUL | | 9 | Full | 22/11/2011 | Approved | 11/05/2012 |
| 12/2171/FUL | | 1 | Full | 20/11/2012 | Approved | 15/01/2013 |
| 13/0504/FUL | | Net 0 | Full | 06/03/2013 | Approved | 14/05/2013 |
| SITE TOTAL | | 10 (net 6) | | | | |

B.1014 This property has had a substantial history of planning applications, extending back to 2005. It currently comprises 4 self-contained flats. As at the 2023 Monitoring Point this site had detailed planning permissions. See **Table 3/ MT1-EX13**.

B.1015 As at the 2023 Monitoring Point Site **MT1-EX13** had detailed planning approvals for gross 10 dwellings, but there would be a loss of 4 existing dwellings through the conversion of the existing dwellings within No.6 Portland Avenue.

b. Discharging conditions

B.1016 Some conditions have been discharged. See Footnote 1 to Appendix B.

c. Site progress

B.1017 Full planning permission (11/0733/FUL) is for the alterations and extension of the 4 flats into 9 flats ie a net gain of 5 dwellings. Evidence in a letter from EDDC dated 27 March 2015 confirmed that Condition 1 has been discharged as works associated with 2015 installation of new drainage connection are considered as a material start to keeping the 2011 permission alive. This planning permission has therefore not expired.

B.1018 A second full planning permission (12/2171/FUL) was granted for alterations and extensions to create 1 additional apartment and revised internal layout of approved flats nos. 7 and 8 (revisions to planning permission 11/0733/FUL. A subsequent application (13/0504/FUL) was for alterations and extension to plot 10 (revisions to planning permission 12/2171/FUL). In a letter Of 24 April 2016, EDDC confirmed that operations and photographic evidence would constitute a "commencement of the development of 12/0504/FUL for the purposes of the TCPA 1990 (as amended) and therefore condition number one of the planning permission is satisfied". This planning permission has therefore not expired.

d. Dwellings under construction

B.1019 There is no evidence at this time that any dwellings were under construction at the 2023 monitoring point.

e. Developer/housebuilder/owner

B.1020 The council understands from the previous 2021 response the executor for the estate of the former landowner will be the developer of the dwellings. A short set of questions were sent in 2021 to the Executor for the estate of the site owner of the site shown on Map **B/ MT1-EX13**. A 2021 response was received. (See Appendix F – Response **R/ MT1-EX13**). This confirmed that going forward and subject to probate being granted, the Executor will be the project manager for the site development.

f. Identified registered provider

B.1021 There are no affordable dwellings on site and therefore no registered provider.

3. Dwelling completions

a) Completions by 31 March 2023

B.1022 EDDC records show that NIL dwellings were completed by the 2023 Monitoring Point. Lead in time on this site is therefore still in progress.

b) Forecast completions after 31 March 2023

B.1023 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/ MT1-EX13**.

Developer information

B.1024 Site **MT1-EX13** relates to an 'outlet' where there is a single builder/ developer implementing the detailed planning approval(s).

- B.1025 Information provided by the executor for the estate in 2021 confirmed their intention to complete development of the detailed planning approvals that have commenced, and he provided a trajectory. The council sought to engage with the executor in 2023 with a short list of questions but has not received a response to the communications. So, there is no new 2023 developer trajectory in Table **4/ MT1-EX13**, but it does show the previous 2021 trajectory.
- B.1026 The executor anticipated being the developer, and therefore the build rate will be very low, with the gross 10 completions from conversions and new build extensions will be spread across 4 monitoring years.

Council consideration of developer information

- B.1027 EDDC has carefully considered the latest, site-specific information received from the outlet's builder/developer obtained via the 2023 Monitoring Point engagement process.
- B.1028 EDDC considers that with no completions in 2022/23 (as previously forecast) the trajectory should be slipped by one year. The council broadly agrees with the developer's forecast of very low build rates for the following reasons:
- a) The site had detailed planning permission which had not expired at the 2023 MP as development has commenced,
 - b) The developer has previously provided a trajectory and confirmed that they expect the 10 dwellings on the site to be completed by 2025/26. However. The council considers it prudent to forecast the site to be completed in 2026/27 mindful of progress on the site and that the developer is a private individual, not an SME builder.
 - c) If there were to be a slippage in delivery on this site, there is still sufficient time for the gross 10 dwellings to be completed within the 5 year period from the 2023 Monitoring Point.
 - d) EDDC considers that there are no reasons at this time to conclude that the 10 homes will not be delivered on the site within 5 years.

4. EDDC conclusion on site deliverability

- B.1029 The EDDC trajectory for this site (i.e. the outlet based on the full approval) is therefore as set out in **Table 4/ MT1-EX13** this trajectory is justified, based on the following:
- The approved development is suitable and available based on the evidence that:
 - the site had detailed planning permissions which have commenced and had not expired at the 2023 MP.
 - The site is also deliverable. The council's trajectory is based on evidence that:

- The council understands that the site is within the control of the executor for the former landowner, and he intends to complete the approved dwellings.
- The executor previously provided a trajectory,
- EDDC considers that the forecast completion' of the 10 dwellings on this site by 2026/27 is more realistic.
- Consequently, EDDC concludes that there is no clear evidence that the 10 homes will not be delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.1030 Gross 10 dwellings remained to be completed on this site **MT1-EX13** as at the 2023 Monitoring Point. For the reasons set out in paragraph B.1027 to B.1029, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and In accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 10 dwellings fall within part (a) of the definition of deliverable. That is, there are realistic prospects of gross 10 (net 6) dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at 6 Portland Avenue, Exmouth.
- B.1031 For development management and NPPF Paragraph 74 purposes, 10 dwelling completions are deliverable and therefore counts as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.1032 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

- B.1033 Based on the above information for site **MT1-EX13** EDDC concludes that for plan monitoring and plan-making purposes:
- Gross 10 (net 6) forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
 - With no dwellings completed before the 2020 monitoring point, gross 10 (net 6) forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/MT1-EX13 Housing Trajectory

| 2023 MP | Table 4/ MT1-EX13 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | |
|-----------------------------------|--|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| Site | 6 Portland Avenue, Exmouth | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | Executor for the estate | | | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | | | | | | | | | | |
| Planning Status at end March 2023 | Detailed planning approval (gross 10; net 6) | 6 | 6 | | | | | | | | | | | | | | | |
| Developer's trajectory | <i>(2021 trajectory provided by the developer)</i> | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 3 | 1 | | |
| EDDC trajectory | | 6 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 3 | 1 | |

This table is based on:

- EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023.
- 2021 Response from the Executor for the estate of the landowner

Site MT1-EX16 : Sams Funhouse St Andrews Road/Imperial Road Exmouth

Map B/ MT1-EX16



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Note: The red line is the area of detailed planning permission 19/1753/MFUL.

Table 1/ MT1-EX16 Deliverability Summary

| | |
|--|--------------------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | No |
| No of units forecast as DELIVERABLE (years 1 to 5) | 0 |
| No of units forecast as DEVELOPABLE (years 6+) | 34 |
| Deliverability status agreed? (Yes/No) | No (no developers trajectory)) |

Table 2/MT1-EX16 Site Progress Summary

| | |
|--|---------------------------------|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 34 |
| Net No dwellings approved | 34 |
| Builder/Developer/Landowner | Stag Inns (Exmouth) Ltd |
| Site development status at 31/03/2023 | Not commenced |
| Site development status post 31/03/2023 update | Not commenced |
| Dwellings not started at 31/03/2023 | 34 |
| Dws under construction at 31/03/2023 | 0 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

B.1034 This site is not allocated for development but does lie within the Built up Area Boundary (BUAB) at Exmouth, as shown on the Policies Map – Exmouth Urban Inset Map, under Policy Strategy 6 in the adopted East Devon Local Plan 2013 – 2031.

2. Lead-in Time

a. Planning application status and progress

B.1035 Table 3/ MT1-EX16 summarises the current planning application status & planning application progress on Site MT1-EX16.

Table 3/ MT1-EX16: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|-----------|------------------------------|-------------------------------------|----------------|---|
| 19/1753/MFUL | | 34 | Full | 09/08/2019 | Approved | 25/01/2023 |
| SITE TOTAL | | 34 | | | | |

B.1036 As at the 2023 Monitoring Point Site **MT1-EX16** had detailed planning approval for the demolition of existing buildings and construction of 34 apartments on the upper floor; cafe/bar, restaurant and youth centre on the ground floor. The applicant is Stags Inns (Exmouth) Ltd. No buildings have been demolished to date.

b. Discharging conditions

B.1037 No pre commencement conditions have been discharged. See Footnote 1 to Appendix B.

c. Site progress

B.1038 Development has not commenced. Under condition 1 on the decision notice, 'the development hereby permitted shall be begun before the expiration of three years from the date of this permission.....'. Given the decision date of 25 January 2023, the detailed planning application had not expired at the 2023 Monitoring Point.

d. Dwellings under construction

B.1039 No dwellings were under construction by the 2023 Monitoring Point..

e. Developer/housebuilder/owner

B.1040 Stag Inns (Exmouth) Ltd is the owner of the site shown on **Map B/MT1-EX16**. they have not provided a response to the EDDC 2023 questionnaire.

B.1041 Stags Inns (Exmouth) Ltd are the subject of a Corporate Voluntary Agreement. The latest Voluntary arrangement supervisor's abstract of

receipts and payments – progress report dated 3 November 2022 (published on UK Government's Companies House website) states that

"The proposal states that the directors will take steps to obtain planning permission in respect of the Company's land and property at St Andrews Road, Exmouth to allow the property to achieve an enhanced sales price as compared to the value that would be achieved without planning. In doing so, once sold, the property will generate sufficient funds to allow payment in full to the Company's known creditors with sufficient surplus to allow a return to the Company's shareholders."

"...there are interested parties and prospective purchasers and as such, a sale following completion of the planning process is the preferred way forward."

".....steps are being taken to ensure that funding is available to move the sale forward quickly as soon as the necessary paperwork has been signed off."

f. **Identified registered provider**

- B.1042 No affordable housing is to be provided on site and therefore no registered provider is identified.

3. Dwelling completions

c) Completions by 31 March 2023

- B.1043 EDDC records show that NIL dwellings were completed by the 2023 Monitoring Point. Lead in time on this site is still in progress.

d) Forecast completions after 31 March 2023

- B.1044 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council's forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/ MT1-EX16**.

Developer information

- B.1045 Site **MT1-EX16** relates to an 'outlet' where there is a single builder/ developer implementing the detailed planning approval(s). In 2023 the council sought to engage with the site owner via their agent in forecasting the delivery of housing on this site (outlet). No response has been received and therefore there is no landowner/developer forecast in **Table 4/ MT1-EX16**.

Council consideration of developer information

B.1046 There is no developer information from the engagement process although there is some information from the publicly available CVA data.

4. EDDC conclusion on site deliverability

B.1047 EDDC has carefully considered the latest, site-specific information and publicly available at the 2023 Monitoring Point and progress since then.

B.1048 The EDDC trajectory for this site (i.e. the outlet based on planning approval 19/1753/MFUL is set out in **Table 4/ MT1-EX16**. This site's trajectory does not rely on the application of prescriptive assumptions. The council's trajectory is based on evidence and justified, based on the following:

- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permission for development that includes proposals for 34 apartments, where that planning permission which had not expired at the 2023 MP (or since then); and
 - CVA data confirms the landowner's intention to sell the site for development when it has the benefit of planning permission for development.
- However, this is a challenging brownfield site. the current owner is not a developer or housebuilder, nor is there any evidence of their intention to be the site developer. On the contrary, the evidence shows the intention to sell the site for development. At this time there is no available information confirming that the site has been sold or that active negotiations for are in progress for the sale of the site to a house builder or developer.
- Therefore, the council considers there is not sufficient evidence at this time to demonstrate that the site is deliverable. So, the forecast is that no dwellings will be begun in the 5 years from the 2023 monitoring point and the 34 dwellings will not be developed as a single block of apartments in the 5 years. It would not be prudent or realistic in the circumstances to forecast completions by 2027/28.
- Consequently, EDDC concludes that there is no clear evidence that the 34 homes will be delivered within five years from the 2023 Monitoring Point.
- The site may be developable in the long term because:
 - The site is within the ownership of Stag Inns (Exmouth) Ltd who intend to sell the land for development. The CVA is evidence of a willing seller.

- The CVA data is evidence indicating that there are interested parties and prospective purchasers of the site (but does not provide details)
- The site benefits from full planning permission dated 25 January 2023. Time is needed for site marketing, acquisition and completion of legal processes, discharge of pre-commencement conditions, and site commencement. This might happen before the permission expires on 25 January 2026. If so, time is needed for demolition and site works to enable dwellings to be built.
- As a redevelopment providing apartments that are not age restricted but are close to Exmouth town centre, the development would be meeting a niche part of the housing market and be sufficiently different from other types of housing development in Exmouth.
- Given the uncertainty, the council considers it prudent at this time to forecast completions on the site to be in the very long term after 2030/31 (ie outside the plan period of the adopted Local plan) and indicate a nominal date (2036/37 monitoring year) in the trajectory. This is not intended to be a precise forecast date.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.1049 34 dwellings remained to be delivered on this site **MT1-EX16** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.1046 to B.1048, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 34 dwellings do not fall within part (a) of the definition of deliverable. That is, at this time there is insufficient evidence to demonstrate realistic prospects of the block of 34 dwellings (apartments) being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Sams Funhouse St Andrews Road/Imperial Road Exmouth EX8 1AP.
- B.1050 For development management and NPPF Paragraph 74 purposes, NIL dwelling completions are deliverable and therefore the 34 approved dwellings on the site do not count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.1051 The site does have full planning permission and a willing seller. It is possible that the development may still be delivered. Consequently, 34 dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

- B.1052 Based on the above information for site **MT1-EX16** EDDC concludes that for plan monitoring and plan-making purposes:

- NIL forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
- With no dwellings completed before the 2020 monitoring point, 34 forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, towards the end of that plan period, and therefore count towards meeting the housing requirement in that plan period.

Table 4/WE1-CB1-16 – Housing Trajectory

| 2023 MP | Table 4/WE1-CB1-16 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | | | | | | | | | | | | | | |
|-----------------------------------|---|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------|
| Site | Sams Funhouse St Andrews Road/ Imperial Road Exmouth EX8 1AP | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 + |
| Developer Contact | Stag Inns (Exmouth) Ltd (Agent) | | | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 + |
| Planning Status at end March 2023 | | 34 | 34 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's trajectory | N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EDDC trajectory | | 34 | 34 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 34 | 0 | 0 | 0 | 0 |

This table is based on:

- EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- EDDC delivery trajectory – nominal date of completions in 2036/37

Site MT1-EX18 : North of Redgate, and Land at Tesco, Exmouth (The Curlews)

Map B/MT1-EX18



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Note: The red line is the area of detailed planning permission 19/2710/MFUL.

Table 1/ MT1-EX18 Deliverability Summary

| | |
|--|------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 59 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | Yes |

Table 2/MT1-EX18 Site Progress Summary

| | |
|--|---|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 59 |
| Net No dwellings approved | 59 |
| Builder/Developer/Landowner | McCarthy & Stone: Retirement Lifestyles Ltd |
| Site development status at 31/03/2023 | Not commenced |
| Site development status post 31/03/2023 update | Commenced and under construction |
| Dwellings not started at 31/03/2023 | 59 |
| Dws under construction at 31/03/2023 | 0 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

B.1053 This site is not allocated for development but does lie within the Built up Area Boundary (BUAB) at Exmouth, as shown on the Policies Map – Exmouth Urban Inset Map, under Policy Strategy 6 in the adopted East Devon Local Plan 2013 – 2031.

2. Lead-in Time

a. Planning application status and progress

B.1054 Table 3/MT1-EX18 summarises the current planning application status & planning application progress on Site MT1-EX18.

Table 3/MT1-EX18: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|-----------|------------------------------|-------------------------------------|-------------------|---|
| 19/2710/MFUL | | 59 | Full | 23/12/2019 | Allowed on appeal | 17/02/2022 |
| SITE TOTAL | | 59 | | | | |

B.1055 Full planning approval of 19/2710/MFUL was allowed at appeal for the Erection of extra care/assisted living accommodation (Class C2) with communal facilities and car parking; erection of Class B1(b) or B1(c) accommodation (322 sqm employment floorspace).

B.1056 As at the 2023 Monitoring Point Site **MT1-EX18** had detailed planning approval for 59 dwellings (Retirement Living PLUS – which are Extra Care apartments for the over 70's).

b. Discharging conditions

B.1057 Pre commencement conditions - See Footnote 1 to Appendix B.

c. Site progress

B.1058 Development of the site, as approved, commenced in May 2023, which was after the 2023 Monitoring Point. The planning approval 19/2710/MFUL has therefore not expired.

d. Dwellings under construction

B.1059 The developer's 2023 response confirms that NIL dwellings were under construction by the 2023 Monitoring Point, but the block of 59 apartments was under construction in July 2023.

e. Developer/housebuilder/owner

B.1060 McCarthy and Stone: Retirement Lifestyles Ltd is the landowner, developer and builder of the site shown on **Map B/MT1-EX18**, as confirmed in their

response to the EDDC 2023 questionnaire (See Appendix F - Response **R/MT1-EX18**). McCarthy and Stone are a national, specialist, house builder. This site is marketed as 'The Curlews'.

f. Identified registered provider

- B.1061 No affordable housing is to be provided on site and therefore no registered provider is identified.

3. Dwelling completions

a) Completions by 31 March 2023

- B.1062 EDDC records show that NIL dwellings were completed by the 2023 Monitoring Point. Lead in time on this site is still in progress.

b) Forecast completions after 31 March 2023

- B.1063 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/ MT1-EX18**.

Developer information

- B.1064 Site **MT1-EX18** relates to an 'outlet' where there is a single builder/ developer implementing the detailed planning approval(s). In 2023 the council engaged with the site developer. McCarthy and Stone: Retirement Lifestyles Ltd, in forecasting the delivery of housing on this site (outlet). The developer completed and returned the 2023MP site proforma. Their responses to the tailored questions in the site proforma are set out In Appendix F. The respondent completed their 2023MP trajectory on a monitoring year-by-year basis, which is shown in **Table 4/ MT1-EX18**.
- B.1065 The developer expects the construction of the block of apartments will be built and fitted out in August 2024. These apartments will be available to buy to part buy/part rent, so the questionnaire asked the developer to forecast completions on the basis of sales. Based on the trajectory in their response showing completions on a monitoring year basis, the developer forecasts 25 completions in 2024/25, 19 in 2025/26 and 15 in 2026/27.
- B.1066 Consequently, the forecast is that the 59 dwellings will be completed in the 5 years from the 2023 Monitoring Point.
- B.1067 Housing completions to date on this site and the developer's trajectory for this site are set out in **Table 4/ MT1-EX18**.

Council consideration of developer information

- B.1068 EDDC has carefully considered the latest, site-specific information received from the outlet's builder/developer obtained via the 2023 Monitoring Point engagement process.
- B.1069 EDDC agrees with the developer's trajectory for the following reasons:
- a) The site had detailed planning permission which had not expired at the 2023 MP as development has commenced,
 - b) 59 dwellings were under construction in July 2023 monitoring point.
 - c) The developer has provided a trajectory and confirmed that they expect the 59 dwellings on the site to be completed by 2026/27. The Council considers this is realistic, mindful of progress on the site.
 - d) If there were to be a slippage in delivery on this site, there is still sufficient time for the residual 15 dwellings to be completed within the 5 year period from the 2023 Monitoring Point.
 - e) EDDC considers that there are no reasons at this time to conclude that the 59 homes will not be delivered on the site within 5 years.
- B.1070 The council agrees that the site would be completed in years 2 to 4 from the 2023 Monitoring Point and agrees with the developer's trajectory shown in **Table 4/ MT1-EX18**.

4. EDDC conclusion on site deliverability

- B.1071 The EDDC trajectory for this site (i.e. the outlet based on planning approval 19/2710/MFUL is therefore as set out in **Table 4/ MT1-EX18** this trajectory is justified, based on the following:
- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permission which had not expired at the 2023 MP; and
 - The developer has confirmed their intention to complete the development from the detailed planning approval.
 - The site is also deliverable. This site's trajectory does not rely on the application of prescriptive assumptions. Notwithstanding the fact that the site has detailed planning permission, the council has engaged with the developer to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:
 - The site is within the ownership of and is being developed by McCarthy and Stone: Retirement Lifestyles Ltd which is a national, specialist house builder.

- Development has commenced
- The developer has provided evidence about forecast delivery, including confirming that they expect the site to be completed by 2026/27.
- EDDC considers that the forecast completions of the 59 dwellings on this site in 2026/27 is prudent and realistic at this time, mindful of progress to date, and that the 'completions' depend on the sales and occupation of the apartments.
- The dwellings are for Extra Care apartments for the over 70's, which should be attractive in the Exmouth area, given the need for housing for older people and this coastal town location,
- If there were to be a slippage in delivery, there is still sufficient time for the residual 59 dwellings to be completed within the 5 year period from the 2023 Monitoring Point.
- Consequently, EDDC concludes that there is no clear evidence that the 59 homes will not be delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.1072 59 dwellings remained to be delivered on this site **MT1-EX18** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.1068 to B.1071, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 59 dwellings fall within part (a) of the definition of deliverable. That is, there are realistic prospects of 59 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at North of Redgate, and Land at Tesco, Exmouth (The Curlews).
- B.1073 For development management and NPPF Paragraph 74 purposes, 59 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.1074 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

- B.1075 Based on the above information for site **MT1-EX18** EDDC concludes that for plan monitoring and plan-making purposes:
- 59 forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
 - With no dwellings completed before the 2020 monitoring point, 59 forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan

2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/MT1-EX18 Housing Trajectory

| 2023 MP | Table 4/ MT1-EX18 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | |
|-----------------------------------|--|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| Site | North of Redgate, and Land at Tesco, Exmouth (The Curlews) | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | McCarthy and Stone: Retirement Lifestyles Ltd | | | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | | | | | | | | | | |
| Planning Status at end March 2023 | Detailed planning approval | 59 | 59 | | | | | | | | | | | | | | | |
| Developer's trajectory | | 59 | 59 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 19 | 15 | |
| EDDC trajectory | | 59 | 59 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 19 | 15 | |

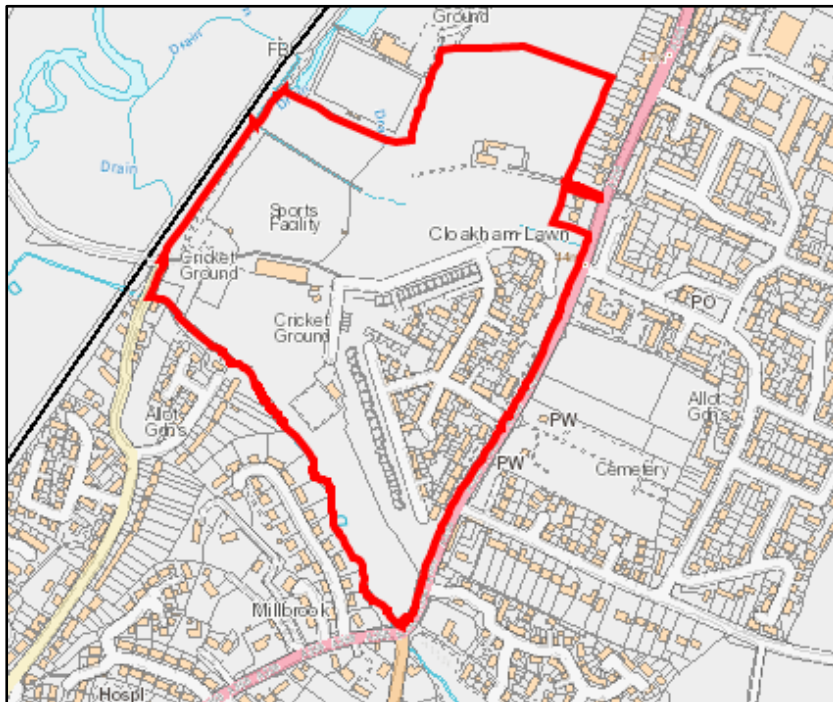
This table is based on:

- an extract (*Table 1*) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information and delivery trajectory provided by the developer's response
- the EDDC trajectory, having considered the developer information and trajectory and other relevant information on housing delivery particularly within/at the settlement.

MAIN TOWNS - TIER 2 MAIN CENTRES - AXMINSTER

Site MT2-AX1 : Cloakham Lawns, west of Chard Road, Axminster

Map B/ MT2-AX1



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Notes The red line is the area of planning permission 10/0816/MOUT which encompasses detailed planning permissions 13/1489/MRES (Phase 1) and 14/0774/MRES (Phase 2 and amendment to part of Phase 1)

Table 1/ MT1-AX1 Deliverability Summary

| | |
|--|------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 66 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | Yes |

Table 2/ MT1-AX1 Site Progress Summary

| | |
|--|---------------------------------|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 400 |
| Net No dwellings approved | 400 |
| Builder/Developer/Landowner | Vistry Partnerships |
| Site development status at 31/03/2023 | Under construction |
| Site development status post 31/03/2023 update | Under construction |
| Dwellings not started at 31/03/2023 | 46 |
| Dws under construction at 31/03/2023 | 20 |
| Completions pre 01/04/2020 | 189 |
| Completions 01/04/2020 – 31/03/2022 | 86 |
| Completions 01/04/2022 – 31/03/2023 | 59 |
| TOTAL SITE COMPLETIONS (GROSS) | 334 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

B.1076 This site is not allocated for development but lies inside the Built-up Area Boundary at Axminster as shown on the Policies Map – Axminster Urban Inset Map, under Policy Strategy 6 in the adopted East Devon Local Plan 2013 – 2031.

2. Lead-in Time

a. Planning application status and progress

B.1077 Table 3/ MT1-AX1 summarises the current planning application status & planning application progress on Site MT1-AX1.

Table 3/ MT1-AX1: Current planning application status & progress

B.1078 The outline planning permission approved up to 400 dwellings on this site 0/0816/MOUT which encompasses detailed planning permissions 13/1489/MRES (Phase 1) and 14/0774/MRES (Phase 2 and amendment to part of Phase 1).

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|------------|------------------------------|-------------------------------------|----------------|---|
| 10/0816/MOUT | 400 | | | | Approved | |
| 13/1489/MRES | | 63 | | | Approved | |
| 14/0774/MRES | | 360 gross | | | Approved | |
| SITE TOTAL | | 400 | | | | |

B.1079 As at the 2023 Monitoring Point Site **MT1-EX8** had detailed planning approval for 400 dwellings, comprising 13/1489/MRES for 63 dwellings (Phase 1) and 14/0774/MRES for 360 dwellings (337 dwellings on Phase 2 plus amended design to 23 dwellings on part of Phase 1). The applicant was Bovis Homes (now Vistry Partnerships). Subsequent approvals for variations of the approvals, did not change the total number of dwellings on this site.

B.1080 This was a largely greenfield site, formerly the Cloakham Lawns Sports Centre (indoor and outdoor facilities) and agricultural land.

b. Discharging conditions

B.1081 Pre commencement conditions - See Footnote 1 to Appendix B.

c. Site progress

B.1082 The development of the site has commenced and made significant progress with 334 dwellings completed by 31 March 2023. The detailed planning application had not expired at the 2023 Monitoring Point.

d. Dwellings under construction

B.1083 The developer's 2023 response confirms that 20 dwellings were under construction by the 2023 Monitoring Point.

e. Developer/housebuilder/owner

B.1084 Vistry Partnership is the owner/developer of the site shown on **Map B/ MT1-AX1** who provided a response to the EDDC 2023 questionnaire (See Appendix F - Response **R/ MT1-AX1**).

B.1085 Vistry Partnerships are building the dwellings. They are a national, volume house builder. The part of the site currently under construction with 'Linden Homes' dwelling products, is marketed as 'Mill Brook Green.

f. Identified registered provider

B.1086 The registered provider on this site is Guinness Homes.

3. Dwelling completions

a) Completions by 31 March 2023

B.1087 EDDC records show that 334 dwellings were completed by the 2023 Monitoring Point. Lead in time on this site ended in 2014/15 when the first dwellings were completed.

b) Forecast completions after 31 March 2023

B.1088 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the

council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/ MT1-AX1**.

Developer information

- B.1089 Site **MT1-AX1** relates to an 'outlet' where there is a single builder/ developer implementing the detailed planning approval(s). In 2023 the council engaged with the site developer Vistry Partnerships in forecasting the delivery of housing on this site (outlet). The developer completed and returned the 2023MP site proforma. Their responses to the tailored questions in the site proforma are set out In Appendix F. The respondent completed their 2023MP trajectory on a monitoring year-by-year basis, which is shown in **Table 4/ MT1-AX1**.
- B.1090 Previously, the developer expected all the dwellings to be completed by December 2023. Based on their 2023 response trajectory showing completions on monitoring year basis, the developer now forecasts 66 dwellings to be completed in the next 3 years to 2025/26. The forecast build rate now averages about 25 per year, which is lower than the 52 per year previously forecast by Bovis Homes in 2021.
- B.1091 Consequently, they forecast that 66 dwellings will be completed in the 5 years from the 2023 Monitoring Point.
- B.1092 Housing completions to date on this site and the developer's trajectory for this site are set out in Table **4/ MT1-AX1**.

Council consideration of developer information

- B.1093 EDDC has carefully considered the latest, site-specific information received from the outlet's builder/developer obtained via the 2023 Monitoring Point engagement process.
- B.1094 EDDC agrees with the developer's trajectory for the following reasons:
- a) The site had detailed planning permission which had not expired at the 2023 MP as development has commenced,
 - b) 20 dwellings were under construction at the 2023 monitoring point.
 - c) The developer has provided a trajectory and confirmed that they expect the 66 dwellings on the site to be completed in by 2025/26. The Council considers this is realistic, mindful of progress on the site.
 - d) Notwithstanding the slow down in forecast delivery, the site is still forecast to be completed by 2025/26.
 - e) EDDC considers that there are no reasons at this time to conclude that the 66 homes will not be delivered on the site within 5 years.
- B.1095 The council agrees that the site would be completed in year 1 to 3 from the 2023 Monitoring Point and agrees with the developer's trajectory shown in **Table 4/ MT1-AX1**.

4. EDDC conclusion on site deliverability

B.1096 The EDDC trajectory for this site (i.e. the outlet based on detailed planning approvals 13/1489/MRES and 14/0774/MRES (as varied)) is therefore as set out in **Table 4/ MT1-AX1** this trajectory is justified, based on the following:

- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permissions which had not expired at the 2023 MP; and
 - The developer has confirmed their intention to complete the development from the detailed planning approval.
- The site is also deliverable. This site's trajectory does not rely on the application of prescriptive assumptions. Notwithstanding the fact that the site has detailed planning permission, the council has engaged with the developer to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:
 - Development has commenced and has made significant progress with 334 dwellings completed.
 - The site is within the ownership/control of and is being developed by Vistry Partnerships, which is a national volume house builder.
 - The developer has provided evidence about forecast delivery, including confirming that they expect the site to be completed by 2025/26.
 - EDDC considers that the forecast completions of the 66 dwellings on this site by 2025/26 is prudent and realistic at this time, mindful of progress to date and current market conditions. Also, at Axminster there are currently no competing major sites where the council is forecasting housing delivery over the 5 year period.
 - If there were to be a slippage in delivery, there is still ample time for the residual 66 dwellings to be completed within the 5 year period from the 2023 Monitoring Point.
 - Consequently, EDDC concludes that there is no clear evidence that the 66 homes will not be delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

B.1097 66 dwellings remained to be delivered on this site **MT1-AX1** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.1093 to B.1096, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF

(published in September 2023), these 66 dwellings fall within part (a) of the definition of deliverable. That is, there are realistic prospects of 66 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Cloakham Lawns, west of Chard Road, Axminster.

B.1098 For development management and NPPF Paragraph 74 purposes, 66 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.

B.1099 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

B.1100 Based on the above information for site **MT1-AX1** EDDC concludes that for plan monitoring and plan-making purposes:

- 400 actual and forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
- 211 forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/ MT1-AX1 Housing Trajectory

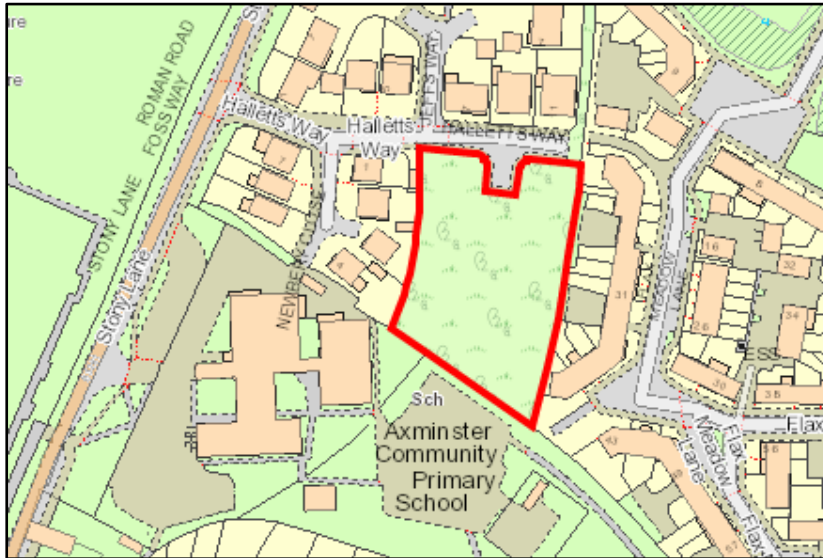
| 2023 MP | Table 4/ MT1-AX1 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | |
|-----------------------------------|---|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| Site | Cloakham Lawns, west of Chard Road, Axminster | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | Vistry Partnerships | | | | | | | | | | | | | | | | | |
| Planning Status at end March 2023 | Detailed planning approval | 400 | 400 | | | | | | | | | | | | | | | |
| Developer's trajectory | | 400 | 400 | 0 | 9 | 59 | 32 | 26 | 32 | 31 | 42 | 44 | 59 | 28 | 20 | 18 | | |
| EDDC trajectory | | 400 | 400 | 0 | 9 | 59 | 32 | 26 | 32 | 31 | 42 | 44 | 59 | 28 | 20 | 18 | | |

This table is based on:

- an extract (*Table 1*) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information and delivery trajectory provided by the developer's response
- the EDDC trajectory, having considered the developer information and trajectory and other relevant information on housing delivery particularly within/at the settlement.

Site MT2-AX3 : Residual land at Halletts Way, Axminster

Map B/ MT2-AX3



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Note: The red line is the area of planning permission 11/0509/VAR (Phase 1B)

Table 1/ MT2-AX3 Deliverability Summary

| | |
|--|----------------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | No |
| No of units forecast as DELIVERABLE (years 1 to 5) | 0 |
| No of units forecast as DEVELOPABLE (years 6+) | 18 |
| Deliverability status agreed? (Yes/No) | No (no questionnaire sent) |

Table 2/ MT2-AX3 Site Progress Summary

| | |
|--|---------------------------------|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 18 |
| Net No dwellings approved | 18 |
| Builder/Developer/Landowner | A G Jessopp Ltd |
| Site development status at 31/03/2023 | Not commenced |
| Site development status post 31/03/2023 update | Not commenced |
| Dwellings not started at 31/03/2023 | 18 |
| Dws under construction at 31/03/2023 | 0 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

B.1101 This site is not allocated for development and lies outside the Built-up Area Boundary at Axminster as shown on the Policies Map – Axminster Urban Inset Map, under Policy Strategy 6 in the adopted East Devon Local Plan 2013 – 2031.

2. Lead-in Time

a. Planning application status and progress

B.1102 Table 3/ MT2-AX3 summarises the current planning application status & planning application progress on Site MT1-EX16. It relates to Phase 1B south of Halletts Way, Axminster, which is part of the larger site that was formerly referred to as 'land at Millbrook'.

Table 3/ MT2-AX3: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|--|-------------------------------------|-------------------|---|
| 92/P0998 | 275 | Full | 17/06/1992 | Approved | 31/01/1995 |
| 06/3082/CPE | - | Certificate of lawful use or development | 01/11/2006 | Allowed on Appeal | 24/10/2008 |
| 11/0509/VAR | 18 | Variation of condition 11 | 04/03/2011 | Approved | 15/06/2011 |
| SITE TOTAL | 18 | | | | |

B.1103 Development at Halletts Way, Axminster has had a long and complex history. As at the 2023 Monitoring Point all dwellings approved on land at Halletts Way, Axminster had been completed, except for the Phase 1B which is the residue of 18 dwellings on Site **MT2-AX3** from detailed planning approval 11/0509/VAR. The latter is for the Variation of Condition 11 of planning permission 92/P0998 as varied on appeal (T/APP/U1105/A/99/1026929/P7) to enable construction of Phase 1B (ie the 18 dwellings on site **MT2-AX3**) without improvements to Stoney Lane.

b. Discharging conditions

B.1104 The discharging of conditions also has a long and complex history. See Footnote 1 to Appendix B.

c. Site progress

B.1105 The appeal decision relating to application 06/3082/CPE found that the works done in respect of the infilling and laying out of the open space land were works done in accordance with the 1995 planning permission

(7/75/92/P0098/00626) and that they amounted to implementation of the permission. The appeal was allowed and a certificate of lawful use or development 06/3082/CPE was issued on 24 October 2008, relating to plots of land including Phase 1B (ie site **MT2-AX3**). No further works or construction has been undertaken since then. Therefore, the detailed planning application **92/P0098** had not expired at the 2023 Monitoring Point.

d. Dwellings under construction

B.1106 The council understands that NIL dwellings were under construction by the 2023 Monitoring Point.

e. Developer/housebuilder/owner

B.1107 A G Jessopp Ltd is the owner and developer of the site shown on **Map B/MT2-AX3**.

f. Identified registered provider

B.1108 No affordable housing is to be provided on site and therefore no registered provider is identified.

3. Dwelling completions

a) Completions by 31 March 2023

B.1109 EDDC records show that NIL dwellings were completed by the 2023 Monitoring Point. Lead in time on this site is still in progress.

b) Forecast completions after 31 March 2023

B.1110 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council's forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/ MT2-AX3**.

Developer information

B.1111 Site **MT2-AX3** relates to an 'outlet' where there is a single builder/ developer implementing the detailed planning approval(s). All except Phase 1B on the land covered by **92/P0098** was completed some years ago. In a letter to the council of 21 May 2021, the developer stated "*it is our intention to return to this site in the near future in order to complete construction works*". They repeated this in a telephone conversation with a council officer in August 2023, but implied that it would be at least a couple of years or more before this occurred as they were committed to working on other sites. They confirmed that the site was available and their intention to develop the site for housing but did not provide evidence indicating more clearly when work would recommence on this site or provide a detailed trajectory.

Consequently, no 2023 questionnaire was sent to them, and no further engagement was undertaken for 2023 monitoring purposes. Therefore, there is no landowner/ developer forecast in **Table 4/ MT2-AX3**.

Council consideration of developer information

B.1112 EDDC has considered the site-specific information provided by the outlet's builder/developer obtained via the 2023 Monitoring Point engagement process. However, that information was very limited. It was necessary for the council to produce its own forecast for 2023 monitoring purposes.

4. EDDC conclusion on site deliverability

B.1113 EDDC has carefully considered the latest, site-specific information and publicly available at the 2023 Monitoring Point and progress since then.

B.1114 The EDDC trajectory for this site (i.e. the outlet based on planning approval 92/P0098, as varied by 11/0509/VAR) is set out in **Table 4/ MT2-AX3**. This site's trajectory does not rely on the application of prescriptive assumptions. The council's trajectory is based on evidence and justified, based on the following:

- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permission in 1995 for development that includes proposals for 18 dwellings on Phase 1B, where development of the planning permission has commenced and therefore had not expired at the 2023 MP (or since then); and
 - The landowner intends to recommence site works and to build dwellings on this site.
- However, there is current uncertainty about the timing of site development because of:
 - The considerable time since the rest of the site was completed. There may be new requirements eg from Building Regulations, housing design and layout may need to change to meet modern day needs and demands, and development viability may have changed; and
 - The developer's current commitments elsewhere and lack of information on lead in time stages and build rates.
- Therefore, the council considers there is not sufficient evidence at this time to demonstrate that the site is deliverable. It would not be prudent or realistic in the circumstances to forecast completions by 2027/28. So, the forecast is that no dwellings will be begun in the 5 years from the 2023 monitoring point and the 18 dwellings will not be developed in the 5 years.

- Consequently, EDDC concludes that there is not sufficiently clear evidence that the 18 homes will be delivered within five years from the 2023 Monitoring Point.
- The site may be developable in the long term because:
 - The site is within the ownership of AG Jessopp Ltd who are a local housebuilder.
 - The site benefits from full planning permission which has not expired. Time is needed for site works to enable dwellings to be built. It may be necessary for the development proposals to be updated, which would add to the lead in time needed for the development management process.
- The previous 2022 monitoring point council trajectory for this site forecast 18 completions in 2029/30. Given the ongoing uncertainty, the council considers it prudent to be more cautious at this time and to forecast completions on the site to be in the long term after 2030/31 (ie outside the plan period of the adopted Local Plan). The council's 2023 trajectory indicates a nominal date of 18 completions in the 2032/33 monitoring year. This is not intended to be a precise forecast date.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.1115 Currently 18 dwellings remain to be delivered on this site **MT2-AX3** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.1112 to B.1114B.1048, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 18 dwellings do not fall within part (a) of the definition of deliverable. That is, at this time there is insufficient evidence to demonstrate realistic prospects of the 18 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Residual land at Halletts Way, Axminster.
- B.1116 For development management and NPPF Paragraph 74 purposes, NIL dwelling completions are deliverable and therefore the approved dwellings on the site do not count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.1117 The site does have full planning permission and owned by a housebuilder. It is possible that the development may still be delivered. Consequently, 18 dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

- B.1118 Based on the above information for site **MT2-AX3** EDDC concludes that for plan monitoring and plan-making purposes:
- No forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031);

- With no dwellings completed on site **MT2-AX3** before the 2020 monitoring point, 18 forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, after 2031, and therefore count towards meeting the housing requirement in that plan period.

Table 4/ MT2-AX3 – Housing Trajectory

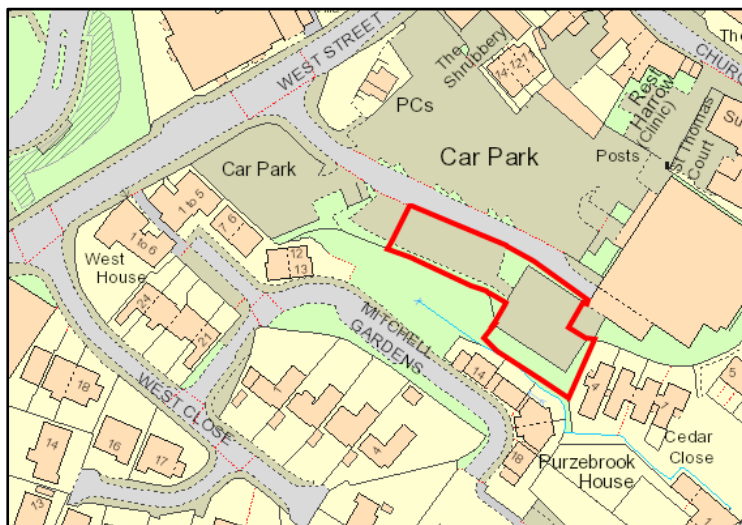
| 2023 MP | Table 4/ MT2-AX3 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | | | | | | | | | | | | | | |
|-----------------------------------|--|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------|
| Site | Residual land at Halletts Way, Axminster | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 + |
| Developer Contact | AG Jessopp Ltd | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Status at end March 2023 | Detailed planning approval | 18 | 18 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Developer's trajectory</i> | N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EDDC trajectory | | 18 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

This table is based on:

- EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- Limited information from the developer
- EDDC delivery trajectory – nominal date of 2032/33
- And having considered relevant information on housing delivery particularly within/at the settlement.

Site MT2-AX4 : Land south-east of West Street car park, Axminster

Map B/ MT2-AX4



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Notes: The red line is the area of outline planning permission **18/1681/MOUT**

Table 1/ MT2-AX4 Deliverability Summary

| | |
|--|--|
| NPPF Annex 2 deliverability category | B |
| A/B Sub-category | Outline Consent Detailed planning application |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | No |
| No of units forecast as DELIVERABLE (years 1 to 5) | 0 |
| No of units forecast as DEVELOPABLE (years 6+) | 10 |
| Deliverability status agreed? (Yes/No) | No (No developer trajectory) |

Table 2/ MT2-AX4 Progress Summary

| | |
|--|---------------------------------|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 10 |
| Net No dwellings approved | 10 |
| Builder/Developer/Landowner | Elite Homes |
| Site development status at 31/03/2023 | Not commenced |
| Site development status post 31/03/2023 update | Not commenced |
| Dwellings not started at 31/03/2023 | 10 |
| Dws under construction at 31/03/2023 | 0 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

B.1119 This site is not allocated for development but lies inside the Built-up Area Boundary at Axminster as shown on the Policies Map – Axminster Urban Inset Map, under Policy Strategy 6 in the adopted East Devon Local Plan 2013 – 2031.

2. Lead-in Time

a. Planning application status and progress

B.1120 Table 3/ MT2-AX4 summarises the current planning application status & planning application progress on Site MT2-AX4.

Table 3 MT2-AX4: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|-----------|------------------------------|-------------------------------------|-------------------|---|
| 18/1681/MOUT | 10 | | Outline | 22/11/2018 | Approved | 12/02/2020 |
| 22/0268/MRES | | 10 | Reserved Matters | 11/02/2022 | Awaiting decision | |
| SITE TOTAL | | 10 | | | | |

B.1121 As at the 2023 Monitoring Point Site **MT2-AX4** had outline planning approval for 10 dwellings. The outline planning permission was granted 12 February 2020 and the time period set out in condition 2 has not passed (Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

B.1122 This is a brownfield redevelopment site. The applicant is Elite Homes.

B.1123 This site is within the River Axe Catchment, where advice from Natural England has a significant impact upon planning applications. There is a significant issue with phosphate levels in the River Axe which is having a detrimental impact on wildlife within the River and of particular concern are the areas that are designated as a Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC). Consequently, the reserved matters planning application is on hold pending the identification of measures that deliver mitigation in perpetuity (at least 80 to 120 years). This is proving very challenging. It currently means that the council cannot approve any existing applications in the catchment that involve new

residential units without such measures. Such applications are highly likely to be refused until there is mitigation in place.

- B.1124 The outline planning approval on this site predates the Natural England advice. Appropriate mitigations measures have not yet been identified relating to the reserved matters planning application on site **MT2-AX4**. Consequently, the development management process regarding application 22/0268/MRES has not progressed regarding this issue at the time of writing this document.

b. Discharging conditions

- B.1125 No indication of conditions being discharged at the time of writing this document. See Footnote 1 to Appendix B.

c. Site progress

- B.1126 Development of the site has not commenced, as the submitted (and validated) reserved matters planning application 22/0268/MRES is awaiting decision. The outline planning application had not expired at the 2023 Monitoring Point.

d. Dwellings under construction

- B.1127 NIL dwellings were under construction by the 2023 Monitoring Point.

e. Developer/housebuilder/owner

- B.1128 The S106 agreement identifies the owner of the site as Axminster View Ltd. The applicant for the reserved matters application is Elite Homes who is the developer of the site shown on **Map B/ MT2-AX4** and a local SME housebuilder. The council has sought to engage with Elite Homes, but no has not received a response to the EDDC 2023 questionnaire or follow up emails requesting information.

f. Identified registered provider

- B.1129 No affordable housing is to be provided on site and therefore no registered provider is identified.

3. Dwelling completions

a) Completions by 31 March 2023

- B.1130 EDDC records show that NIL dwellings were completed by the 2023 Monitoring Point. Lead in time on this site is still in progress.

b) Forecast completions after 31 March 2023

- B.1131 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the

council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/ MT2-AX4**.

Developer information

- B.1132 Site **MT2-AX4** relates to an 'outlet' where there is a single builder/ developer. No information has been received from the developer in response to the 2023 questionnaire or follow-ups. In the absence of a developer's response no developer trajectory is shown in **Table 4/ MT2-AX4**.

Council consideration of developer information

- B.1133 There is no developer 2023 response for the council to consider. Nor was there a response in 2021.

4. EDDC conclusion on site deliverability

- B.1134 In the absence of developer information, the council has used the available site specific information (i.e. the outlet based on planning approval 18/1681/MOUT and mindful of the reserved matters planning application) to produce the EDDC trajectory for this site. This is as set out in **Table 4/MT2-AX4**. This trajectory does not rely on the application of prescriptive assumptions, and is justified, based on the following:

- The approved development is suitable and available based on the evidence that:
 - The site has outline planning permission which had not expired at the 2023 MP
 - A reserved matters planning application has been submitted and validated, where the applicant and developer is a local housebuilder.
- However, the site is within the River Axe Catchment, and until appropriate long term mitigation measures are identified regarding nutrient neutrality (phosphates) the reserved matters planning application on this cannot be determined, and /or is highly likely to be refused.
- Consequently, EDDC concludes that there is no clear evidence at this time that the 10 homes will be delivered within five years from the 2023 Monitoring Point. Therefore, the council concludes that for NPPF paragraph 74 purposes the 10 units on this site are currently not deliverable.
- The council considers that the 10 dwellings on the site are developable for the following reasons:
 - It is possible that the phosphates issue may be resolved in the long term, either by the identification of appropriate mitigation measures, or for example if there were there to be changes to national planning policy that removed or reduced the requirements.

- It may be necessary for the development proposals to be updated, which would add to the lead in time needed for the development management process. Time is also needed for site works to enable dwellings to be built.
- Given the current issues, the council considers it prudent and realistic at this time to forecast completions on the site to be in the long term after 2030/31 (ie outside the plan period of the adopted Local Plan) and indicate a nominal date (2032/33 monitoring year) in the trajectory. This is not intended to be a precise forecast date. This does not preclude an early date for completions if planning approval for the reserved matters were to be granted.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.1135 10 dwellings remained to be delivered on this site **MT2-AX4** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.1132 to B.1134, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 10 dwellings do not fall within part (b) of the definition of deliverable. That is, there is not sufficient evidence at this time to demonstrate that there are realistic prospects of 10 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Land south-east of West Street car park, Axminster.
- B.1136 For development management and NPPF Paragraph 74 purposes, NIL dwelling completions are deliverable and therefore no dwellings count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.1137 10 dwellings on this site are forecast as developable (i.e. 10 are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

- B.1138 Based on the above information for site **MT2-AX4** EDDC concludes that for plan monitoring and plan-making purposes:
- NIL forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
 - With no dwellings completed before the 2020 monitoring point, 10 forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/ MT2-AX4 Housing Trajectory

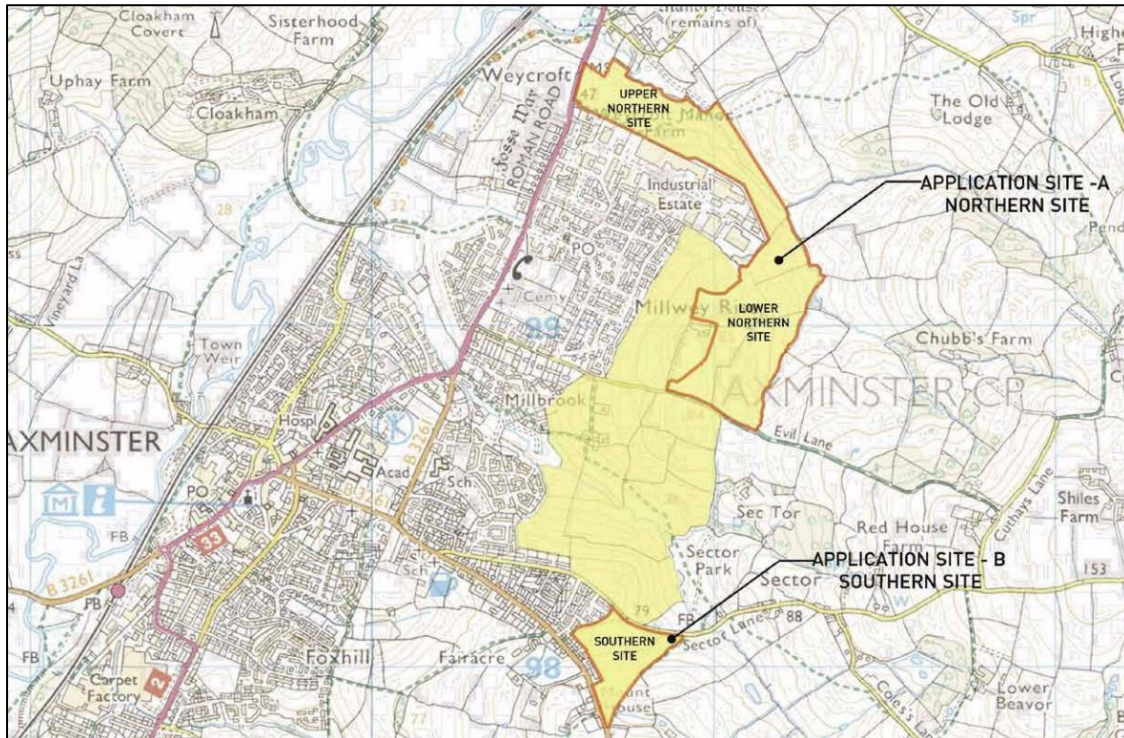
| 2023 MP | Table 4/ MT2-AX4 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | | | | | | | | | | | | | | | |
|-------------------------------|--|-------------------|---------------------|--|----------------------------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------|--|
| Site | Land south-east of West Street car park, Axminster | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 + | |
| Developer Contact | Elite Homes | | | Planning Status at end March 2023 | Detailed planning approval | 10 | 10 | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Developer's trajectory</i> | N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EDDC trajectory | | 10 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |

This table is based on:

- EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- EDDC delivery trajectory – nominal date of 2032/33 completions
- And having considered relevant information on housing delivery particularly within/at the settlement, including the issue of nutrients neutrality.

Site MT2-AX5 : AXMMPLAN - Phase 1 Southern- Land South And East Of Endfield, Lyme Road, Axminster

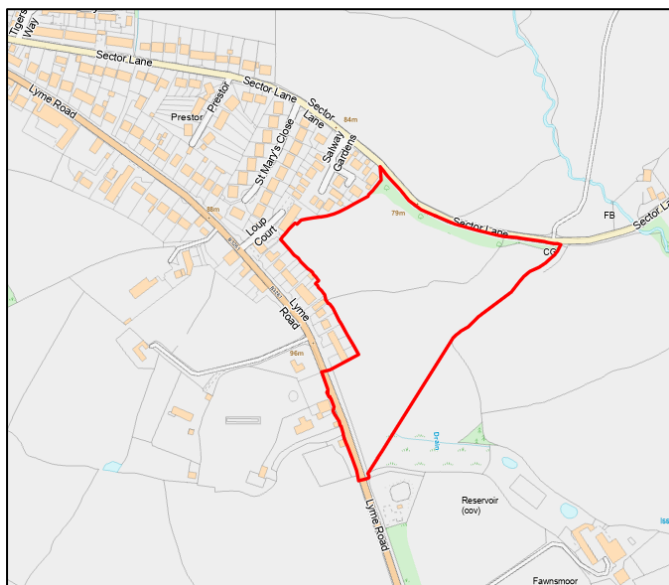
Map B/MT2-AX5-a



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Notes The southern site was the subject of **19/0108/MOUT**. This map is from Design and Access Statement in that hybrid planning application.

Map B/MT2-AX5-b



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Note: The red polygon is the area of full planning application **19/0150/MFUL**.

Table 1/ MT2-AX5 Deliverability Summary

| | |
|--|------------|
| NPPF Annex 2 deliverability category | B |
| A/B Sub-category | ALLOCATION |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | No |
| No of units forecast as DELIVERABLE (years 1 to 5) | 0 |
| No of units forecast as DEVELOPABLE (years 6+) | 93 |
| Deliverability status agreed? (Yes/No) | Yes |

Table 2/ MT2-AX5 Site Progress Summary

| | |
|--|--------------------------------|
| Planning Status | Full planning application |
| Gross No dwellings approved | 0 |
| Net No dwellings approved | 0 |
| Builder/Developer/Landowner | Persimmon Homes South West Ltd |
| Site development status at 31/03/2023 | Not commenced |
| Site development status post 31/03/2023 update | Not commenced |
| Dwellings not started at 31/03/2023 | 0 |
| Dws under construction at 31/03/2023 | 0 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE**1. Local Plan status**

- B.1139 Site **MT2-AX5** is one of four outlet sites within the land allocated for development at Axminster by Policy Strategy 20 – North and East of the Town (E105). The other 3 sites are **MT2-AX6, MT2-AX7 and MT2-AX8**.
- B.1140 Site **MT2-AX5** is the southern part of the land allocated for development at Axminster by Policy Strategy 20 – North and East of the Town (E105) for around 650 dwellings in the adopted East Devon Local Plan 2013 – 2031, and as shown on the Policies Map – Axminster Urban Inset Map. It also lies inside the Built-up Area Boundary at Axminster as shown on the Axminster Urban Inset Map, under Policy Strategy 6.
- B.1141 Site **MT2-AX5** lies within an area that was shown for housing in the illustrative Axminster Masterplan. The purpose of the Masterplan was to provide a template for the development of the site to guide planning applications for the site. It showed how development including the relief road will be delivered and envisaged delivery of up to 850 houses, a school,

employment land and a distributor road. The masterplan was prepared on the understanding that £10million of grant funding would be made available by the government to help to deliver the relief road. Even then, the substantial cost of the relief road (estimated to be around £16.7million) meant that an additional 200 homes located to the east of the local plan allocation were included to help to make the development viable. The masterplan was endorsed by the council's Strategic Planning Committee on the 29th January 2019.

- B.1142 Site **MT2-AX5** is wholly within the Local Plan allocation so does not include some of those additional 200 homes located to the east of the local plan allocation, within the housing areas indicated by the Masterplan.
- B.1143 However, the masterplan has been overtaken by events. The government funding was withdrawn in late 2019 after it became clear that the grant funding that had been successfully applied for had turned into a loan that the development could never afford to repay. The council's Strategic Planning Committee at their meeting of the 9th December 2019 resolved to revisit the masterplan to seek alternative ways to deliver it. This work was delayed due to the pandemic.
- B.1144 The emerging East Devon Local Plan (Reg. 18 consultation draft plan Nov 2022) states that *"there are very significant viability issues concerning the delivery of the relief road which would require in the region of £15million of public money to deliver. It is very unlikely that such funding will become available, and it would not be possible to demonstrate that allocations requiring the relief road are viable and deliverable. It is not recommended that the new local plan includes policy for a relief road to the east of Axminster because we cannot demonstrate that it could be implemented."*
- B.1145 At their presentation to the council's Strategic Planning Committee 9 August 2022, the agents for The Crown Estate put forward a proposal for up to 300 dwellings served off a shared access from Lyme Road extending over Sector Lane to deliver 75 homes on Persimmon land (SE of Lyme Road- this is site **MT2-AX5** and also known as GH/ED/79) and 225 on The Crown Estate land to south of Mill Brook, Axminster (southern part of site **MT2-AX7**); (whereby a route for a link road can be safeguarded within TCE land should the Council secure funding to deliver a north/south link road in the future).
- B.1146 In the council's Site selection interim findings (Appendix 2) reported to Strategic Planning Committee on 9 August 2022, the findings identify a maximum yield of 93 dwellings for HELAA site GH/ED/79 (after discounts). It should be noted that GH/ED/79 is the same site as the land shown on Map **MT2-AX5-b**.

2. Lead-in Time

a) Planning application status and progress

- B.1147 **Table 3/ MT2-AX5** summarises the current planning application and progress.

Table 3/ MT2-AX5: Current planning status & planning application progress

| Planning application | Proposal (no of dwellings) | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|------------------------------|-------------------------------------|------------------|---|
| 19/0150/MFUL | 104 | Full | 11/01/2019 | Decision awaited | |
| SITE TOTAL | 104 | | | | |

B.1148 Persimmon Homes South West Ltd is the applicant for the full planning application 19/0150/MFUL for construction of 104 dwellings, associated highways, construction of a section of the North South Relief Road between Lyme Road and the site boundary, drainage, engineering and landscaping.

B.1149 **Site MT2-AX5** is the land identified as Southern area in the Design and Access Statement – see **Map MT2-AX5-a**, and in the polygon outlined in red on **Map MT2-AX5-b**.

B.1150 As well as the issue of the relief road, there is also an issue about nutrient neutrality which impacts on the site's development. This site lies within the River Axe Catchment, where advice from Natural England has a significant impact upon planning applications. There is a significant issue with phosphate levels in the River Axe which is having a detrimental impact on wildlife within the River and of particular concern are the areas that are designated as a Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC). Consequently, the outline planning application is on hold pending the identification of measures that deliver mitigation in perpetuity (at least 80 to 120 years). This is proving very challenging. It currently means that the council cannot approve any existing applications in the catchment that involve new residential units without such measures. Such applications are highly likely to be refused until there is mitigation in place.

B.1151 Appropriate mitigations measures have not yet been identified relating to the full planning application on site **MT2-AX5**. Consequently, the development management process regarding application 19/0150/MFUL has not progressed regarding this issue at the time of writing this document. The developer's 2023 response states that there is "no further update. The company continues to source a phosphate solution".

B.1152 A decision is still awaited regarding planning application 19/0150/MFUL.

b) Discharging conditions

B.1153 With the decision awaited there are no pre-commencement conditions to be discharged at this time. See Footnote 1 to Appendix B.

c) Site progress

B.1154 Development has not commenced.

d) Dwellings under construction

B.1155 No dwellings were under construction at the 2023 Monitoring Point.

e) Developer/housebuilder/owner

B.1156 The applicant for 19/0150/MFUL is Persimmon Homes South West Ltd who is the owner of the site shown on **Map B/ MT2-AX5-b**. The council has engaged with them about the housing trajectory and the applicant has responded and completed the EDDC 2023 questionnaire (See Appendix F - Response **R/ MT2-AX5**).

B.1157 Their 2023 response confirmed that the site remains available for development, is owned by Persimmon Homes and that they will be the house-builder. They are a national, volume housebuilder.

B.1158 Persimmon Homes submitted representations supporting the allocation of **GH/ED/79** (this is site **MT2-AX5**) for residential development in the emerging East Devon Local Plan (Reg 18 consultation). In this they state that:

- *"The proposed development would essentially represent a first phase from Lyme Road"*.
- *"Persimmon Homes are working on a nutrient mitigation strategy to ensure development can be achieved without adverse impact on the River Axe SAC."*
- *"We would recommend that the following sentence is deleted from the policy; 'The endorsed Axminster Masterplan provides guidance for how this site should come forward' given that the Strategic East of Axminster allocation and associated relief road is not being carried forward, in preference for a more dispersed approach. The east of Axminster Masterplan is therefore rendered obsolete."*

f) Identified registered provider

B.1159 A registered provider for the affordable housing on this site has not been identified.

3. Dwelling completions

a) Completions by 31 March 2023

B.1160 EDDC records show that no dwellings were completed by the 2023 Monitoring Point.

B.1161 'Lead in time' was therefore still in progress at the 2023 Monitoring Point as the development management process is still in progress, and there are several steps to be carried out before the first dwelling could be completed.

b) Forecast completions after 31 March 2023

B.1162 This site is a part of the North and East of the Town, Axminster allocation in the adopted East Devon Local Plan. The council is mindful that there could

be multiple developers and outlets on this allocation and that developers could only provide housing delivery trajectory information about their own outlets. The council therefore does not produce a single trajectory for this allocation. Nor is the forecast based on the standard HELAA method assumptions e.g. for a site of 501 to 1000 dwellings with more than one developer.

- B.1163 Instead, the council forecasts housing delivery trajectory on this allocation based on outlets. That is, the sites where each builder/developer has planning approvals and specific interests. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/ MT2-AX5**.

Developer information

- B.1164 Site **MT2-AX5** relates to an 'outlet' on part of North and East of the Town, Axminster, where there was a single builder that had an interest in the site.
- B.1165 In 2023 the council engaged with Persimmon Homes South West Ltd, as they are the applicant for 19/0150/MFUL, in forecasting the delivery of housing on this site (outlet). They completed and returned the 2023MP site proforma but did not provide a 2023MP trajectory on a monitoring year-by-year basis, which is shown in **Table 4/ MT2-AX5**. Their response is set out In Appendix F response **R/ MT2-AX5**.
- B.1166 The respondent's previous response in 2021 had advised the council not to count the site towards the 5 year housing land supply because there was so much to overcome.

Council consideration of developer information

- B.1167 EDDC has carefully considered the latest, site-specific information received from the applicants obtained via the 2021 and 2023 Monitoring Point engagement process. The council agrees with their views not to include the site in the 5 year supply for the following reasons:
- a) The site is suitable (being allocated for housing development) and available.
 - b) However, significant issues remain to be resolved (notably the nutrient neutrality mitigation measures).
 - c) The full planning application has not been considered by EDDC Planning Committee, and there is no resolution to grant approval and no decision at this time.

d) Consequently, the council considers there is no clear evidence at this time to justify concluding that housing completions will begin on site within 5 years.

B.1168 Therefore, the council agrees with the developer in not forecasting completions in the 5 year period from the 2023 monitoring point and therefore the council concludes that site **MT2-AX5** is not deliverable.

B.1169 In light of the unresolved issues notably regarding nutrients neutrality mitigation measures, the council also concludes that at this time there is not sufficient evidence to demonstrate that the site is developable in the medium term.

B.1170 However, dwellings might be delivered on **MT2-AX5** in the long term as the issue of nutrient neutrality mitigation measures could potentially be achieved or resolved in the long term. The Council considers it prudent and realistic to forecast completions after the end of the plan period of the adopted local plan, from 2031/32. The application is for 104 dwellings but the council has not yet determined if this is appropriate. The council has indicated a maximum site capacity of 93 dwellings in the site assessments considered by Strategic Planning Committee on 9 August 2023 for the emerging local plan. At this time, it is therefore prudent for the council to forecast the number of developable based on a site capacity of 93 dwellings.

B.1171 The council considers that it is prudent to assume a build rate of 25 per year for the completions on MT2-AX5, mindful of the recent history of build rates on Axminster sites for general market housing.

B.1172 Consequently, the council's trajectory in in **Table 4/ MT2-AX5** forecasts NIL dwellings completions on site **MT2-AX5** in the 5 years from the 2023 monitoring point. But it forecast 93 completions in the years 6+ (specifically 2031/32 to 2034/2035).

4. EDDC conclusion on site deliverability

B.1173 The council's trajectory does not rely on the application of prescriptive assumptions. The council engaged with Persimmon Homes South West Ltd to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome.

B.1174 The EDDC trajectory for this site (i.e. the outlet based on application 19/0108/MOUT) is therefore as set out in **Table 4/ MT2-AX5**. This trajectory is justified, based on the following:

- The development is suitable as the site is within the land allocated for mixed use including housing by Policy Strategy 20 in the adopted East Devon Local Plan 2013- to 2031.
- The site is available.

- But, EDDC Planning Committee has not yet considered this application, and there is no resolution to grant approval and no decision.
- There is no clear evidence at this time to conclude that the site is deliverable because issues remain to be resolved (notably the nutrients neutrality mitigation measures).
- Consequently, the council considers that it is prudent and realistic to forecast nil completions in the 5 year period from the 2023 monitoring point.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.1175 The full planning application is for 104 dwellings. The council has not yet concluded whether this number of dwellings would be appropriate. For the purposes of **Table 2/ MT2-AX5**, the site capacity is based on a maximum of 93 dwellings. For the reasons set out in paragraphs B.1167 to B.1174, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and In accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), NIL dwellings fall within part (b) of the definition of deliverable. That is, there are no realistic prospects of dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site **MT2-AX5** at Phase 1 Southern- Land South And East Of Endfield, Lyme Road, Axminster.
- B.1176 For development management and NPPF Paragraph 74 purposes, no dwelling completions are deliverable and therefore none count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.1177 The council also considers that 93 dwellings are potentially developable in the long term. (i.e. 93 dwellings are forecast to be delivered in years 6+ (from 2031/32)).

6. EDDC conclusion about the site's contribution to plan period supply

- B.1178 Based on the above information for site **MT2-AX5**, EDDC concludes that for plan monitoring and plan-making purposes:
- A forecast NIL dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
 - With no dwellings completed before the 2020 monitoring point, a forecast 93 dwellings can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore 93 dwellings count towards meeting the housing requirement in that plan period.

Table 4/ MT2-AX5 – Housing Trajectory

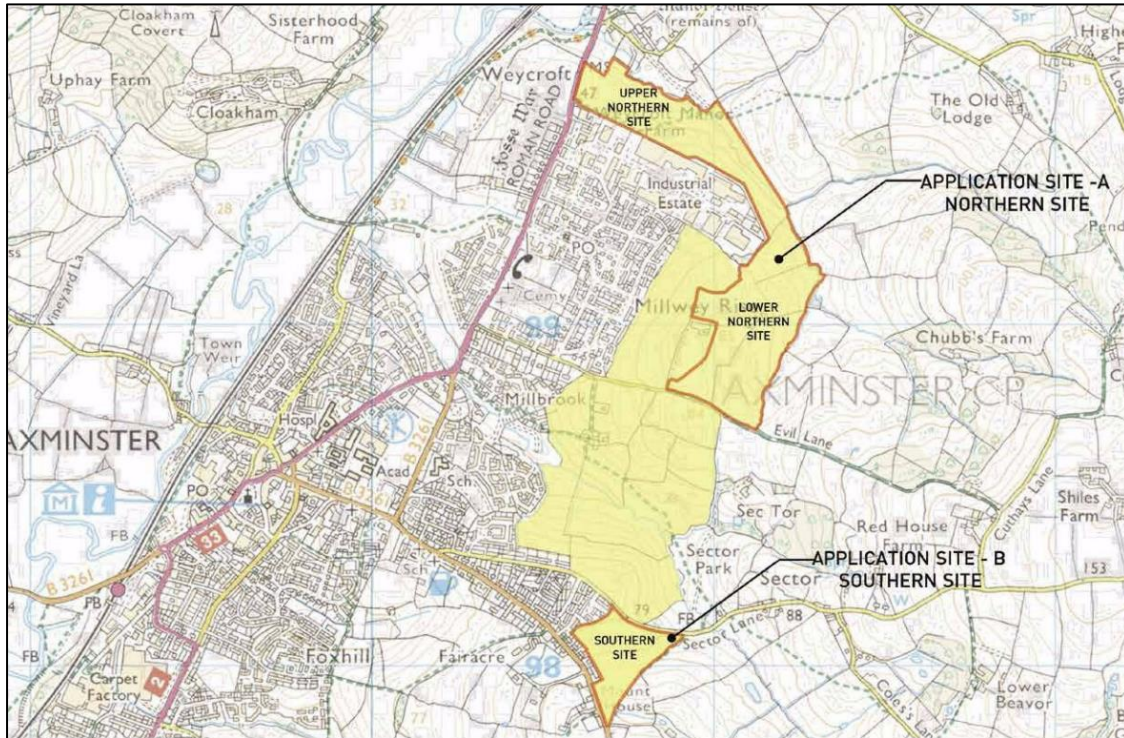
| 2023 MP | Table 4/MT2-AX5 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | | | | | | | | | | | | | | |
|-----------------------------------|--|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------|
| Site | AXMMPLAN - Phase 1 Southern- Land South And East Of Endfield, Lyme Road, Axminster | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 + |
| Developer Contact | Persimmon Homes South West | | | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 + |
| Planning Status at end March 2023 | ALLOCATION (part)/ Full planning application | 104 | 104 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's trajectory | N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EDDC trajectory | (based on initial site capacity work for the local plan) | 93 | 93 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 25 | 25 | 18 | 0 | 0 | 0 | 0 | 0 | 0 |

This table is based on:

- an extract (Table 1) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information provided by the developer's responses (2021 and 2023)
- the EDDC trajectory, having considered the developer information and other relevant information on housing capacity and delivery particularly within/at the settlement.

Site MT2-AX6 : AXMMPLAN - Phase 3 Lower Northern, Axminster

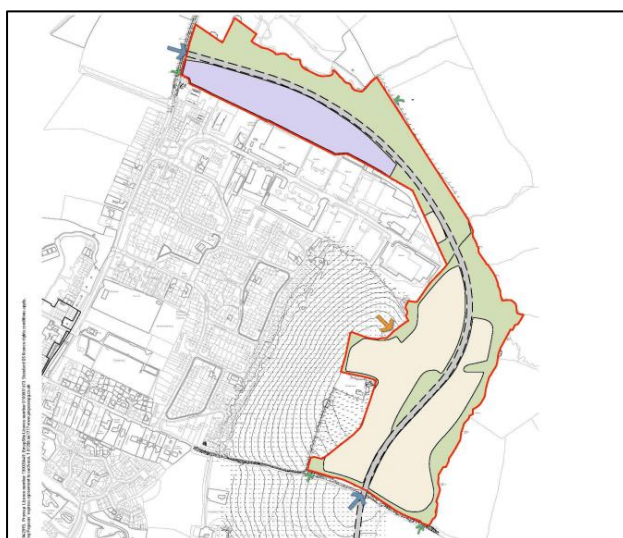
Map B/MT2-AX6-a



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Notes The upper northern and lower northern sites are the subject of **19/0108/MOUT**
This map is from Design and Access Statement in that hybrid planning application.

Map B/MT2-AX6-b



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Notes: The red line is within the area of hybrid planning application **19/0108/MOUT**.
The cream-coloured areas are indicative areas for residential development shown on the Land use and access parameter plan submitted as part of that planning application.

Table 1/ MT2-AX6 Deliverability Summary

| | |
|--|--|
| NPPF Annex 2 deliverability category | B |
| A/B Sub-category | ALLOCATION (part) |
| Deliverability criteria: | |
| • Available now | No longer confirmed |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | No |
| No of units forecast as DELIVERABLE (years 1 to 5) | 0 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | No (site no longer in the house builders' control) |

Table 2/ MT2-AX6 Site Progress Summary

| | |
|--|--|
| Planning Status | Hybrid planning application |
| Gross No dwellings approved | 0 |
| Net No dwellings approved | 0 |
| Builder/Developer/Landowner | N/A Note: Persimmon Homes South West Ltd no longer has an option on this site |
| Site development status at 31/03/2023 | Not commenced |
| Site development status post 31/03/2023 update | Not commenced |
| Dwellings not started at 31/03/2023 | 305 (nominal site capacity) |
| Dws under construction at 31/03/2023 | 0 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE**1. Local Plan status**

- B.1179 Site **MT2-AX6** is one of four outlet sites within the land allocated for development at Axminster by Policy Strategy 20 – North and East of the Town (E105). The other 3 sites are **MT2-AX5, MT2-AX7 and MT2-AX8**.
- B.1180 The western part of the site **MT2-AX6** (west of the indicative relief road alignment shown on **Map B/ MT2-AX6-b**) is part of the land allocated for development at Axminster by Policy Strategy 20 – North and East of the Town (E105) for around 650 dwellings in the adopted East Devon Local Plan 2013 – 2031, and as shown on the Policies Map – Axminster Urban Inset Map. It also lies inside the Built-up Area Boundary at Axminster as shown on the Axminster Urban Inset Map, under Policy Strategy 6.
- B.1181 The eastern part of site **MT2-AX6** is not allocated for development by the Local Plan, and it lies outside the BUAB.

- B.1182 All bar the northern tip of the western part of the areas shown for housing on map **MT2-AX6-b** lies within areas shown for housing in the illustrative Axminster Masterplan. The purpose of the Masterplan was to provide a template for the development of the site to guide planning applications for the site. It shows how development including the relief road will be delivered and envisaged delivery of up to 850 houses, a school, employment land and a distributor road. The masterplan was prepared on the understanding that £10million of grant funding would be made available by the government to help to deliver the relief road. Even then, the substantial cost of the relief road (estimated to be around £16.7million) meant that an additional 200 homes located to the east of the local plan allocation were included to help to make the development viable. The masterplan was endorsed by the council's Strategic Planning Committee on 29th January 2019.
- B.1183 Site **MT2-AX6** includes some of those additional 200 homes located to the east of the local plan allocation, within the housing areas indicated by the Masterplan.
- B.1184 However, the masterplan has been overtaken by events. The government funding was withdrawn in late 2019 after it became clear that the grant funding that had been successfully applied for had turned into a loan that the development could never afford to repay. The council's Strategic Planning Committee at their meeting of the 9th December 2019 resolved to revisit the masterplan to seek alternative ways to deliver it. This work was delayed due to the pandemic.
- B.1185 The emerging East Devon Local Plan (Reg. 18 consultation draft plan Nov 2022) states that *"there are very significant viability issues concerning the delivery of the relief road which would require in the region of £15million of public money to deliver. It is very unlikely that such funding will become available, and it would not be possible to demonstrate that allocations requiring the relief road are viable and deliverable. It is not recommended that the new local plan includes policy for a relief road to the east of Axminster because we cannot demonstrate that it could be implemented."*
- B.1186 Site MT2-AX6 was not allocated for development in the draft East Devon Local Plan – Regulation 18 Consultation - November 2022.

2. Lead-in Time

a) Planning application status and progress

- B.1187 **Table 3/ MT2-AX6** summarises the current planning application and progress.

Table 3/ MT2-AX6: Current planning status & planning application progress

| Planning application | Proposal (no of dwellings) | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|------------------------------|-------------------------------------|------------------|---|
| 19/0108/MOUT | 305 | Hybrid | 11/01/2019 | Decision awaited | |
| SITE TOTAL | 305 | | | | |

B.1188 Persimmon Homes South West Ltd was the applicant for the hybrid planning application 19/0108/MOUT for Outline planning permission for up to 305 new homes (C3), up to 3.2 hectares of employment land (B1, B2, B8), green infrastructure including landscaping and recreational space, drainage infrastructure and Full planning permission for construction of a section of the North South Relief Road between Chard Road and the site boundary.

B.1189 **Site MT2-AX6** is the land identified as Phase 3- Lower Northern in the Design and Access Statement – see Map **MT2-AX6 -b**.

B.1190 As well as the issue of the relief road, there is also an issue about nutrient neutrality which impacts on the site's development. This site lies within the River Axe Catchment, where advice from Natural England has a significant impact upon planning applications. There is a significant issue with phosphate levels in the River Axe which is having a detrimental impact on wildlife within the River and of particular concern are the areas that are designated as a Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC). Consequently, the outline planning application is on hold pending the identification of measures that deliver mitigation in perpetuity (at least 80 to 120 years). This is proving very challenging. It currently means that the council cannot approve any existing applications in the catchment that involve new residential units without such measures. Such applications are highly likely to be refused until there is mitigation in place.

B.1191 Appropriate mitigations measures have not yet been identified relating to the hybrid planning application on site **MT2-AX6**. Consequently, the development management process regarding application 19/0108/MOUT has not progressed regarding this issue at the time of writing this document.

B.1192 A decision is still awaited regarding planning application 19/0108/MOUT.

b) Discharging conditions

B.1193 With the decision awaited there are no pre-commencement conditions to be discharged at this time. See Footnote 1 to Appendix B.

c) Site progress

B.1194 Development has not commenced.

d) Dwellings under construction

B.1195 No dwellings were under construction at the 2023 Monitoring Point.

e) Developer/housebuilder/owner

B.1196 The applicant for 19/0108/MOUT was Persimmon Homes South West Ltd who are not the owner of the site shown on **Map B/ MT2-AX6-b**. The council has engaged with the applicant about the housing trajectory and the applicant has responded but did not complete the EDDC 2023 questionnaire (See Appendix F - Response **R/ MT2-AX6**).

B.1197 The 2023 response confirmed that the land is not controlled by Persimmon Homes anymore because the option expired.

B.1198 Consequently, there is no evidence at this time that the land is controlled by a housebuilder.

B.1199 This site was part of land put forward in 2017 for consideration through the Housing and Economic Land Availability Assessment (HELAA) process, when the 2017 Call for Sites submission by Persimmon Homes South West Ltd stated that the land was available for mixed use development (ie including housing). However, the site was not resubmitted through the 2021 or the 2022 Calls for Sites. In light of the Response **R/ MT2-AX6**, the availability of the land for development now is therefore now no longer confirmed.

B.1200 The 9 December 2019 report to the council's Strategic Planning Committee stated that:

"The land owners whose land is optioned to Persimmon Homes were not willing to entertain this option "(that is to reduce their expectations of value for the site on the basis that the development would not be able to come forward otherwise) "stating that if they could not realise their expected values they would simply continue to farm the land and await a more attractive offer in the future".

B.1201 Furthermore, there have been no representations on the emerging East Devon Local Plan from the landowner or from builders/ developers seeking to have the site **MT2-AX6** allocated for residential development.

f) Identified registered provider

B.1202 A registered provider for the affordable housing on this site has not been identified.

3. Dwelling completions

a) Completions by 31 March 2023

B.1203 EDDC records show that no dwellings were completed by the 2023 Monitoring Point.

B.1204 'Lead in time' was therefore still in progress at the 2023 Monitoring Point and several steps need to be undertaken before the first dwelling could be completed.

b) Forecast completions after 31 March 2023

- B.1205 This site is a part of the North and East of the Town, Axminster allocation in the adopted East Devon Local Plan. The council is mindful that there could be multiple developers and outlets on this allocation and that developers could only provide housing delivery trajectory information about their own outlets. The council therefore does not produce a single trajectory for this allocation. Nor is the forecast based on the standard HELAA method assumptions e.g. for a site of 501 to 1000 dwellings with more than one developer.
- B.1206 Instead, the council forecasts housing delivery trajectory on this allocation based on outlets. That is, the sites where each builder/developer has planning approvals and specific interests. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/ MT2-AX6**.

Developer information

- B.1207 Site **MT2-AX6** relates to an 'outlet' on part of North and East of the Town, Axminster, where there was a single builder that had an interest in the site. However, that option has since expired.
- B.1208 In 2023 the council engaged with Persimmon Homes South West, as they are the applicant for 19/0108/MOUT, in forecasting the delivery of housing on this site (outlet). They responded but did not complete and return the 2023MP site proforma. Their response is set out in Appendix F response **R/ MT2-AX6**. They did not provide a 2023MP trajectory on a monitoring year-by-year basis, which is shown in **Table 4/ MT2-AX6**.
- B.1209 Their 2023 response confirmed that the land is not controlled by Persimmon Homes anymore because the option expired. They provided no further comment or information.
- B.1210 The respondent's previous response in 2021 had advised the council not to count the site towards the 5 year housing land supply because there was so much to overcome.

Council consideration of developer information

- B.1211 EDDC has carefully considered the latest, site-specific information received from the applicants obtained via the 2021 and 2023 Monitoring Point engagement process. The council agrees with their views not to include the site in the 5 year supply the following reasons:
- a) Although the site is suitable (being allocated for housing development) there is no evidence at this time that the site continues to be available

- b) There is no evidence at this time that a developer/housebuilder controls the site or is actively pursuing its development or that the owner is currently pursuing its development.
- c) Significant issues remain to be resolved, including the relief road and nutrient neutrality.
- d) The outline planning application has not been considered by EDDC Planning Committee, and there is no resolution to grant approval and no decision at this time.
- e) Consequently, the council considers there is no clear evidence at this time to justify concluding that housing completions will begin on site within 5 years.

B.1212 Therefore, the council concludes that site **MT2-AX6** is not deliverable.

B.1213 In light of the unresolved issues about the relief road and nutrients neutrality, at this time the council also concludes that at this time there is not sufficient evidence to demonstrate that the site is developable.

B.1214 Consequently, the council's trajectory in in **Table 4/ MT2-AX6** forecasts NIL dwellings completions on site **MT2-AX6** in the 5 years from the 2023 monitoring point. It also forecast NIL completions in the years 6+.

4. EDDC conclusion on site deliverability

B.1215 The council's trajectory does not rely on the application of prescriptive assumptions. The council engaged with the developer to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome.

B.1216 The EDDC trajectory for this site (i.e. the outlet based on application 19/0108/MOUT) is therefore as set out in **Table 4/ MT2-AX6**. This trajectory is justified, based on the following:

- The development is suitable as the site is partly within the land allocated for mixed use including housing by Policy Strategy 20 in the adopted East Devon Local Plan 2013- to 2031, and the rest of the site is within the area of housing shown on the Axminster Masterplan which the council previously endorsed.
- But, EDDC Planning Committee has not yet considered this application, and there is no resolution to grant approval and no decision.
- There is no clear evidence that the site is available at this time, now that Persimmon Homes' option has expired, and the land owner had not submitted the site for consideration through the HELAA calls for sites or through the Local Plan consultations.

- There is no clear evidence at this time to conclude that the site is deliverable because:
 - Issues remain to be resolved (notably the relief road and nutrients neutrality mitigation measures).
 - The Persimmon Homes option has expired.
 - No housebuilder has a contractual position at this time relating to this site.
- Consequently the council considers that it is prudent and realistic to forecast nil completions in the 5 year period from the 2023 monitoring point.

5. EDDC conclusion about the number of deliverable dwellings on this site

B.1217 The outline planning application was for 305 dwellings. The council has not yet concluded whether this number of dwellings would be appropriate. For the purposes of **Table 2/ MT2-AX6**, the council has referred to a nominal site capacity of 305 on a 'without prejudice' basis. For the reasons set out in paragraphs B.1211 to B.1216, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), NIL dwellings fall within part (b) of the definition of deliverable. That is, there are no realistic prospects of dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at **MT2-AX6** AXMMPLAN - Phase 3 Lower Northern, Axminster.

B.1218 For development management and NPPF Paragraph 74 purposes, no dwelling completions are deliverable and therefore none count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.

B.1219 The council also considers that these dwellings are not developable because of the unresolved issues about the relief road and nutrients neutrality. Consequently, NIL dwellings on this site are forecast as developable (i.e. no dwellings are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

- B.1220 Based on the above information for site **MT2-AX6**, EDDC concludes that for plan monitoring and plan-making purposes:
- A forecast NIL dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
 - With no dwelling completions before the 2020 monitoring point, a forecast NIL dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore no dwellings count towards meeting the housing requirement in that plan period.

Table 4/ MT2-AX6 – Housing Trajectory

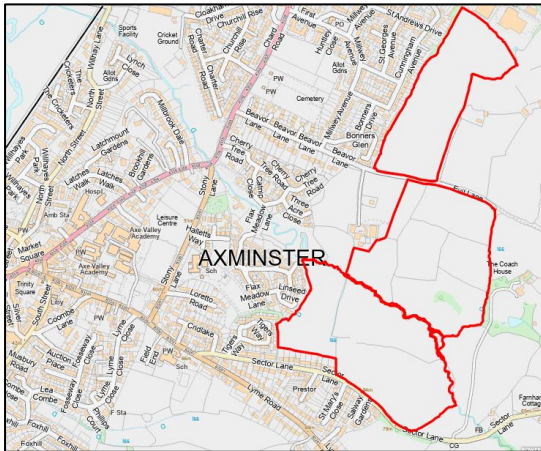
| 2023 MP | Table 4/MT2-AX6 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | | | | | | | | | | | | | | |
|-----------------------------------|---|-------------------|------------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------|
| Site | AXMMPLAN - Phase 3 Lower Northern, Axminster | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 + |
| Developer Contact | Was Persimmon Homes South West | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Status at end March 2023 | ALLOCATION/ Outline planning application – N/A | 305 | 305 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's trajectory | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EDDC trajectory | (Nominal site capacity) | 305 | 305 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |

This table is based on:

- an extract (*Table 1*) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information provided by the developer's responses (2021 and 2023)
- the EDDC trajectory, having considered the developer information and other relevant information on housing delivery particularly within/at the settlement.

Site MT2-AX7 : AXMMPLAN – Central Parcels, Axminster

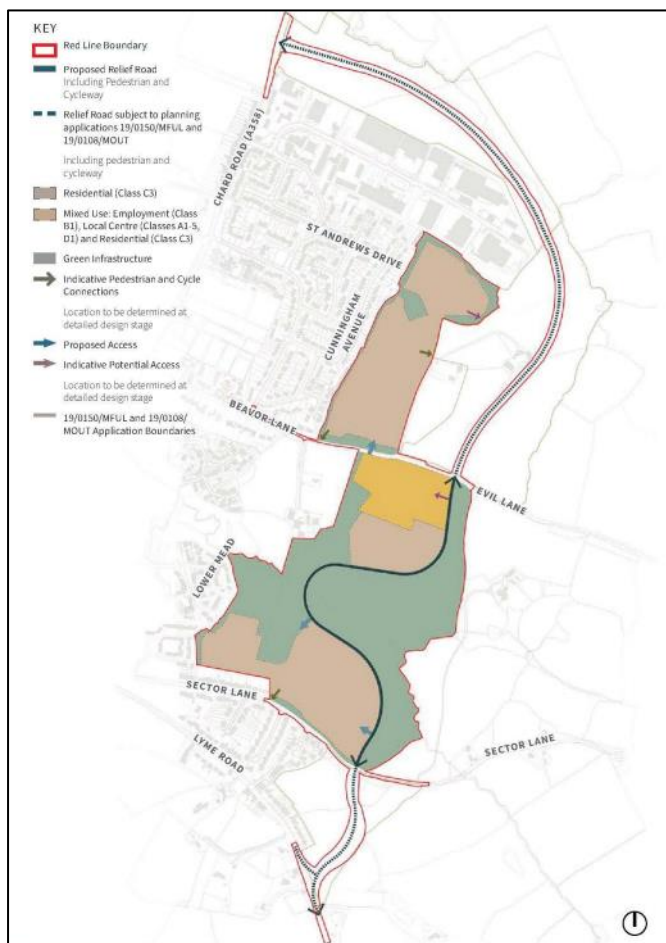
Map B/ MT2-AX7-a



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Note: The red polygon is the area of outline planning application **19/1074/MOUT**

Map B/ MT2-AX7-b



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Note: The brown polygons are areas for residential development shown in the Land use Framework in the Design & Access Statement for application 19/1074/MOUT.

Table 1/ MT2-AX7 Deliverability Summary

| | |
|--|-------------------|
| NPPF Annex 2 deliverability category | B |
| A/B Sub-category | ALLOCATION (part) |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | No |
| No of units forecast as DELIVERABLE (years 1 to 5) | 0 |
| No of units forecast as DEVELOPABLE (years 6+) | 200 |
| Deliverability status agreed? (Yes/No) | Yes |

Table 2/ MT2-AX7 Site Progress Summary

| | |
|--|-----------------------------|
| Planning Status | Hybrid planning application |
| Gross No dwellings approved | 0 |
| Net No dwellings approved | 0 |
| Builder/Developer/Landowner | The Crown Estate |
| Site development status at 31/03/2023 | Not commenced |
| Site development status post 31/03/2023 update | Not commenced |
| Dwellings not started at 31/03/2023 | 0 |
| Dws under construction at 31/03/2023 | 0 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE**1. Local Plan status**

B.1221 Site **MT2-AX7** is one of four outlet sites within the land allocated for development at Axminster by Policy Strategy 20 – North and East of the Town (E105). The other 3 sites are **MT2-AX5, MT2-AX6 and MT2-AX8**.

B.1222 **Map B/ MT2-AX7-a** shows that the site is effectively in 3 parts.

- The northern part is wholly within land allocated for development at Axminster by Policy Strategy 20 – North and East of the Town (E105) for around 650 dwellings in the adopted East Devon Local Plan 2013 – 2031, and as shown on the Policies Map – Axminster Urban Inset Map. It also lies inside the Built-up Area Boundary at Axminster as shown on the Axminster Urban Inset Map, under Policy Strategy 6.
- The central part is wholly outside the allocation – North and East of the Town (E105) and outside the BUAB.
- The western side of the southern part is within the allocation North and East of the Town (E105) whilst the eastern side lies outside the allocation and the BUAB.

- B.1223 All of the areas shown for housing on map **MT2-AX7-b** lies within areas shown for housing in the illustrative Axminster Masterplan. The purpose of the Masterplan was to provide a template for the development of the site to guide planning applications for the site. It shows how development including the relief road will be delivered and envisaged delivery of up to 850 houses, a school, employment land and a distributor road. The masterplan was prepared on the understanding that £10million of grant funding would be made available by the government to help to deliver the relief road. Even then, the substantial cost of the relief road (estimated to be around £16.7million) meant that an additional 200 homes located to the east of the local plan allocation were included to help to make the development viable. The masterplan was endorsed by the council's Strategic Planning Committee on the 29th January 2019.
- B.1224 Site **MT2-AX7** includes some of those additional 200 homes located to the east of the local plan allocation, within the housing areas indicated by the Masterplan.
- B.1225 However, the masterplan has been overtaken by events. The government funding was withdrawn in late 2019 after it became clear that the grant funding that had been successfully applied for had turned into a loan that the development could never afford to repay. The council's Strategic Planning Committee at their meeting of the 9th December 2019 resolved to revisit the masterplan to seek alternative ways to deliver it. This work was delayed due to the pandemic.
- B.1226 The emerging East Devon Local Plan (Reg. 18 consultation draft plan Nov 2022) states that *"there are very significant viability issues concerning the delivery of the relief road which would require in the region of £15million of public money to deliver. It is very unlikely that such funding will become available, and it would not be possible to demonstrate that allocations requiring the relief road are viable and deliverable. It is not recommended that the new local plan includes policy for a relief road to the east of Axminster because we cannot demonstrate that it could be implemented."*
- B.1227 At their presentation to the council's Strategic Planning Committee 9 August 2022, the agents for The Crown Estate put forward a proposal for up to 300 dwellings served off a shared access from Lyme Road extending over Sector Lane to deliver 75 homes on Persimmon land (SE of Lyme Road) and 225 on The Crown Estate land to south of Mill Brook, Axminster; (whereby a route for a link road can be safeguarded within TCE land should the Council secure funding to deliver a north/south link road in the future).
- B.1228 In the council's Site selection interim findings (Appendix 2) reported to Strategic Planning Committee on 9 August 2022, the findings identify a maximum yield of 200 dwellings for HELAA site GH/ED/80 (after discounts). It should be noted that GH/ED/80a is the southernmost of the 3 parcel-groups of land shown on Map **MT2-AX7-b**.

B.1229 In **19 Strategic Policy – Axminster**, the emerging East Devon Local Plan (Regulation 18 – Consultation November 2022) includes a preferred allocation 'Land east of Lyme Road (GH/ED/79)⁵⁷ and Prestaller Farm, Beavor Lane⁵⁸ (Part of GH/ED/80 – shown as GH/ED/80a on the Policies Map) – The endorsed Axminster Masterplan provides guidance for how this site should come forward. This site is allocated for 293 dwellings and 1 hectare of employment land'. 200 of these dwellings are on site **MT2-AX7**.

B.1230 Therefore, at this time the council considers that a potential site capacity for **MT2-AX7** is 200 dwellings, for the purposes of this Housing Monitoring Audit Trail document.

2. Lead-in Time

a) Planning application status and progress

B.1231 **Table 3/ MT2-AX7** summarises the current planning application and progress.

Table 3/ MT2-AX7: Current planning status & planning application progress

| Planning application | Proposal (no of dwellings) | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|------------------------------|-------------------------------------|------------------|---|
| 19/1074/MOUT | 441 | Hybrid | 17/05/2019 | Decision awaited | |
| SITE TOTAL | 441 | | | | |

B.1232 The Crown Estate was the applicant for the hybrid planning application **19/1074/MOUT** comprising : Outline application with all matters reserved except access for mixed use development comprising up to 441 dwellings (Use Class C3); up to 1,500sqm of Class B1 (a) floorspace; up to 3,750sqm of Class B1 (b and c) floorspace; up to 1,000sqm of flexible use floorspace falling within Use Classes A1, A2, A3, A4, A5 and D1; public open space; and associated infrastructure and engineering operations. Full application for the construction of a section of the north-south relief road between Sector Lane and Evil Lane, and associated engineering operations.

B.1233 As well as the issue of the relief road, there is also an issue about nutrient neutrality which impacts on the site's development. This site lies within the River Axe Catchment, where advice from Natural England has a significant impact upon planning applications. There is a significant issue with phosphate levels in the River Axe which is having a detrimental impact on wildlife within the River and of particular concern are the areas that are designated as a Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC). Consequently, the outline planning application is on hold pending the identification of measures that deliver mitigation in

⁵⁷ This is site **MT2-AX5**

⁵⁸ It should be noted that Site MT2-AX7 does not include site MT2-AX8 -land west of Prestaller Farm

perpetuity (at least 80 to 120 years). This is proving very challenging. It currently means that the council cannot approve any existing applications in the catchment that involve new residential units without such measures. Such applications are highly likely to be refused until there is mitigation in place.

B.1234 Appropriate mitigations measures have not yet been identified relating to the hybrid planning application on site **MT2-AX7**. Consequently, the development management process regarding application 19/1074/MOUT has not progressed regarding this issue at the time of writing this document.

B.1235 A decision is still awaited regarding planning application 19/1074/MOUT.

b) Discharging conditions

B.1236 With the decision awaited there are no pre-commencement conditions to be discharged at this time. See Footnote 1 to Appendix B.

c) Site progress

B.1237 Development has not commenced.

d) Dwellings under construction

B.1238 No dwellings were under construction at the 2023 Monitoring Point.

e) Developer/housebuilder/owner

B.1239 The applicant for 19/1074/MOUT was the Crown Estate. In their 2023 response they confirm that they are still the owner of the site shown on **Map B/MT2-AX7-b**. The council has engaged with them about the housing trajectory and the applicant has completed and returned the EDDC 2023 questionnaire (See Appendix F - Response **R/ MT2-AX7**).

B.1240 This site was part of land put forward in 2017 for consideration through the Housing and Economic Land Availability Assessment (HELAA) process, when the 2017 Call for Sites submission by Persimmon Homes South West Ltd stated that the land was available for mixed use development (ie including housing). The site was resubmitted for mixed uses including housing through the 2021 Call for Sites.

B.1241 The 2023 response from The Crown Estates confirmed that the land is still available for development. Their previous 2021 response stated that they would not be the developer. However, the 2023 response states that the site is not being marketed for development.

B.1242 At this time there is no evidence at this time that the land is controlled by a housebuilder.

B.1243 In 2021 The Crown Estates stated that the outline planning application **19/1074/MOUT** remained undetermined with some major issues to be resolved. Viability was a major issue with the loss of the HIP funding for the relief road. Also, the issues with phosphate/nitrate and the River Axe remained outstanding. Their 2023 response states that *"no progress has been made towards resolving those issues, partly because the Council is reviewing*

the allocation as part of the Local Plan review precisely because of the relief road and viability position. This makes it very difficult to put dates or timings to start dates, etc, particularly as the application currently before the Council is unlikely to be determined by them given the aforementioned major issues that need to be resolved”.

B.1244 *The Crown Estate response highlights the uncertainty over the Local Plan review position and whether the site will an allocation in whole or in part.*

f) Identified registered provider

B.1245 A registered provider for the affordable housing on this site has not been identified.

3. Dwelling completions

a) Completions by 31 March 2023

B.1246 EDDC records show that no dwellings were completed by the 2023 Monitoring Point.

B.1247 ‘Lead in time’ was therefore still in progress at the 2023 Monitoring Point and has several steps to carry out before the first dwelling could be completed.

b) Forecast completions after 31 March 2023

B.1248 This site is a part of the North and East of the Town, Axminster allocation in the adopted East Devon Local Plan. The council is mindful that there could be multiple developers and outlets on this allocation and that developers could only provide housing delivery trajectory information about their own outlets. The council therefore does not produce a single trajectory for this allocation. Nor is the forecast based on the standard HELAA method assumptions e.g. for a site of 501 to 1000 dwellings with more than one developer.

B.1249 Instead, the council forecasts housing delivery trajectory on this allocation based on outlets. That is, the sites where each builder/developer has planning approvals and specific interests. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council’s delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council’s consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/ MT2-AX7**.

Developer information

B.1250 Site **MT2-AX7** relates to an ‘outlet’ on part of North and East of the Town, Axminster, where there was a single builder that had an interest in the site.

B.1251 In 2023 the council engaged with The Crown Estate, as the landowner and as the applicant for 19/1074/MOUT, in forecasting the delivery of housing on this site (outlet). They completed and returned the 2023MP site proforma. Their response is set out In Appendix F response **R/ MT2-AX7** but did not

provide a 2023MP trajectory on a monitoring year-by-year basis, which is shown in **Table 4/ MT2-AX7**.

B.1252 The Crown Estates 2023 response states that:

- It is not possible to predict the timing of lead in time stage (eg when reserved matters planning application might be submitted, or the site commence, or the first dwellings completed) given the uncertainties about allocation status, site constraints and site viability.
- Nor is it possible to forecast when the development will be completed, for the same reasons.
- They do not anticipate completions in the 5 years from the 2023 monitoring point.
- It is not possible to predict completions in years 6+ from the 2023 monitoring point, in the circumstances.

Council consideration of developer information

B.1253 EDDC has carefully considered the latest, site-specific information received from The Crown Estates obtained via the 2021 and 2023 Monitoring Point engagement process. The council agrees with their views not to forecast completions in years 1 to 5 from the 2023 monitoring point, and therefore not to include the site in the 5 year supply the following reasons:

- a) The site is suitable (being allocated for housing development) and available. In the adopted local plan). The southern part of the site (GH/ED/80a) is shown as a preferred allocation in the emerging Local Plan (Reg 18 consultation).
- b) However, significant issues remain to be resolved, including the relief road and nutrient neutrality mitigation measures.
- c) The outline planning application has not been considered by EDDC Planning Committee, and there is no resolution to grant approval and no decision at this time.
- d) Consequently, the council considers there is no clear evidence at this time to justify concluding that housing completions will begin on site within 5 years.

B.1254 Therefore, the council concludes that site **MT2-AX7** is not deliverable.

B.1255 In light of the unresolved issues about the relief road and nutrients neutrality, at this time the council also concludes that at this time there is not sufficient evidence to demonstrate that all of site **MT2-AX7** is developable.

B.1256 The Devon County Council response to the Regulation 18 draft Local Plan consultation regarding transport matters relating to Strategic Policy 19 does not appear to indicate that access via Sector Lane would be inappropriate, as their response states

“Development in Axminster is supported given it has a high level of internalisation so supports reducing the need to travel large distances to access facilities. The removal of the development around the northern end of the proposed Relief Road is supported given the issues with delivering the infrastructure. Given the relatively short distances to school, station etc, and the fact it has all required facilities within the town, it is suggested that additional development can come forward in Axminster than being proposed, such as sites 01b and 11b which have currently been rejected. Congestion around the George Hotel will need to be addressed but public transport access will be improved with the proposed half hourly frequency rail service to Exeter”⁵⁹ (

- B.1257 However, up to 200 dwellings might be delivered on the southern part of **MT2-AX7**. The issues of nutrient neutrality mitigation measures could potentially be achieved or resolved in the long term. The Council considers it prudent and realistic to forecast completions after the end of the plan period of the adopted local plan, and to forecast on the basis of a build rate of 25 per year (the same as for the adjoining Site MT2-AX5). However, it would also be prudent for the completions on **MT2-AX7** to be forecast from 2035/36 so that they are delivered consecutively (ie not concurrently) with site MT2-AX5, particularly if both sites were developed by the same housebuilder. There is no evidence of rates of total annual completions on general market housing sites in Axminster being significantly higher, that would justify a combined delivery rate of 50 per year. The consequence is that to avoid overlaps, about 125 dwellings on site **MT2-AX7** would be forecast to be delivered from 2035/36 to 2039/2040, but the remainder (about 75) would be delivered after the end of the plan period of the emerging local plan.
- B.1258 Consequently, the council's trajectory in in **Table 4/ MT2-AX7** forecasts NIL dwellings completions on site **MT2-AX7** in the 5 years from the 2023 monitoring point. But it forecasts 125 completions in the years 2035/36 to 2039/40 (ie years 6+) and the residue of 75 after 31 March 2040.

4. EDDC conclusion on site deliverability

- B.1259 The council's trajectory does not rely on the application of prescriptive assumptions. The council engaged with The Crown Estates to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome.
- B.1260 The EDDC trajectory for this site (i.e. the outlet based on application 19/1074/MOUT) is therefore as set out in **Table 4/ MT2-AX7**. This trajectory is justified, based on the following:

⁵⁹ In Appendix 3 of their response – the Council sets out Transport Site Infrastructure Assessment for GH/ED/80a/b as -“Potential access from Sector Lane (a) or Beavor Lane (b). 1km distance to the town centre and approx. 1.6km to the train station”.

- The development is suitable as the site is partly within the land allocated for mixed use including housing by Policy Strategy 20 in the adopted East Devon Local Plan 2013- to 2031, and the rest of the site is within the area of housing shown on the Axminster Masterplan which the council previously endorsed.
 - But, EDDC Planning Committee has not yet considered this application, and there is no resolution to grant approval and no decision.
- The site is available but is not being marketed at this time.
 - However, there is no clear evidence at this time to conclude that the site is deliverable because significant issues remain to be resolved (notably the relief road and nutrients neutrality mitigation measures) and the uncertainty about site viability and the allocation status.
 - Consequently, the council considers that it is prudent and realistic to forecast nil completions in the 5 year period from the 2023 monitoring point.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.1261 The outline planning application was for 441 dwellings. The council has not yet concluded whether this number of dwellings would be appropriate. For the purposes of **Table 2/ MT2-AX7**, the council based the site capacity of 200 on the council's information reported to Strategic Planning Committee on 9 August 2022. For the reasons set out in paragraphs B.1253 to B.1260, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and In accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), NIL dwellings fall within part (b) of the definition of deliverable. That is, there are no realistic prospects of dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at **MT2-AX7** AXMMPLAN – Central Parcels, Axminster.
- B.1262 For development management and NPPF Paragraph 74 purposes, no dwelling completions are deliverable and therefore none count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.1263 The council considers the southern part of the site may be developable, where it does not rely on the relief road. But the remainder is not deliverable because of the unresolved issues about the relief road and viability issues. Consequently, approximately 200 dwellings on this site are forecast as developable (i.e. 200 dwellings are forecast to be delivered in years 6+) but only 125 of these are currently forecast to be delivered by 31 March 2040.

6. EDDC conclusion about the site's contribution to plan period supply

- B.1264 Based on the above information for site **MT2-AX7**, EDDC concludes that for plan monitoring and plan-making purposes:

- A forecast NIL dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
- With no dwellings completed before the 2020 monitoring point, 125 dwellings are forecast as developable in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore 125 dwellings could count towards meeting the housing requirement in that plan period. The residue of 75 dwellings could be in 2040+. The Council will review this forecast at the next update of the Local Plan housing trajectory.

Table 4/ MT2-AX7 – Housing Trajectory

| 2023 MP | Table 4/MT2-AX7 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | | | | | | | | | | | | | | | |
|---|--|----------------------|------------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------|----|
| Site | AXMMPLAN – Central Parcels, Axminster | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 + | |
| Developer Contact | The Crown Estate | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Status at end March 2023 | ALLOCATION/ Outline planning application – | 441 | 441 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's trajectory | N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EDDC trajectory | (Nominal site capacity of up to 200 on the southern part of the site (ie GH/ED/80a) | 200 | 200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 25 | 25 | 25 | 25 | 75 |

This table is based on:

- an extract (Table 1) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information provided by the developer's responses (2021 and 2023) and their agent's presentation to the Strategic Planning Committee 9 August 2022. And by the Council's report to the committee in Appendix 2. Site Selection – interim findings at Tier One and Tier Two settlements Site Detail: Settlement: Axminster Site reference number: GH/ED/80 Site. Prestaller Farm, Beavor Lane, Axminster
- the EDDC trajectory, having considered the developer information and other relevant information on housing delivery particularly within/at the settlement.

Site MT2-AX8 : AXMMPLAN – Land West Of Prestaller Farm, Beavor Lane, Axminster

Map B/ MT2-AX8



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Notes: The red line is the area of full planning application **21/3025/MFUL**

Table 1/ MT2-AX8 Deliverability Summary

| | |
|--|--------------|
| NPPF Annex 2 deliverability category | B |
| A/B Sub-category | ALLOCATION |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | No |
| No of units forecast as DELIVERABLE (years 1 to 5) | 0 |
| No of units forecast as DEVELOPABLE (years 6+) | 29 (nominal) |
| Deliverability status agreed? (Yes/No) | No |

Table 2/ MT2-AX8 Site Progress Summary

| | |
|--|---------------------------|
| Planning Status | Full planning application |
| Gross No dwellings approved | 0 |
| Net No dwellings approved | 0 |
| Builder/Developer/Landowner | Summerfield Homes Ltd |
| Site development status at 31/03/2023 | Not commenced |
| Site development status post 31/03/2023 update | Not commenced |
| Dwellings not started at 31/03/2023 | 0 |
| Dws under construction at 31/03/2023 | 0 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

- B.1265 Site **MT2-AX8** is one of four outlet sites within the land allocated for development at Axminster by Policy Strategy 20 – North and East of the Town (E105) in the adopted East Devon Local Plan 2013. The other 3 sites are **MT2-AX5, MT2-AX6 and MT2-AX7**.
- B.1266 Site **MT2-AX8** is east of and immediately adjoining the built up area of Axminster, being located south of Beavor Lane, north of Mill Brook, west of the buildings at Prestaller Farm, and east of the dwellings on Three Acre Close and Cherry Tree Road. The site is a small part of the land allocated for development at Axminster by Policy Strategy 20 – North and East of the Town (E105) for around 650 dwellings in the adopted East Devon Local Plan 2013 – 2031, and as shown on the Policies Map – Axminster Urban Inset Map. It also lies inside the Built-up Area Boundary at Axminster as shown on the Axminster Urban Inset Map, under Policy Strategy 6.
- B.1267 Site **MT2-AX8** lies within an area that was shown for a future phase of development in the illustrative Axminster Masterplan. The purpose of the Masterplan was to provide a template for the development of the site to guide planning applications for the site. It showed how development including the relief road will be delivered and envisaged delivery of up to 850 houses, a school, employment land and a distributor road. The masterplan was prepared on the understanding that £10million of grant funding would be made available by the government to help to deliver the relief road. Even then, the substantial cost of the relief road (estimated to be around £16.7million) meant that an additional 200 homes located to the east of the local plan allocation were included to help to make the development viable. The masterplan was endorsed by the council's Strategic Planning Committee on the 29th January 2019.
- B.1268 Site **MT2-AX8** is wholly within the Local Plan allocation so does not include some of those additional 200 homes located to the east of the local plan allocation, within the housing areas indicated by the Masterplan.
- B.1269 However, the masterplan has been overtaken by events. The government funding was withdrawn in late 2019 after it became clear that the grant funding that had been successfully applied for had turned into a loan that the development could never afford to repay. The council's Strategic Planning Committee at their meeting of the 9th December 2019 resolved to revisit the masterplan to seek alternative ways to deliver it. This work was delayed due to the pandemic.
- B.1270 The emerging East Devon Local Plan (Reg. 18 consultation draft plan Nov 2022) states that *"there are very significant viability issues concerning the delivery of the relief road which would require in the region of £15million of public money to deliver. It is very unlikely that such funding will become available, and it would not be possible to demonstrate that allocations requiring the relief road are viable and deliverable. It is not recommended*

that the new local plan includes policy for a relief road to the east of Axminster because we cannot demonstrate that it could be implemented."

B.1271 This site had not been submitted for consideration through the HELAA Call for sites and therefore not included in the council's Site selection interim findings (Appendix 2) reported to Strategic Planning Committee on 9 August 2022. It adjoins but is not part of Site **MT2-AX7** and was not included in the Crown Estates' presentation to Committee on 9 August 2022.

2. Lead-in Time

a) Planning application status and progress

B.1272 **Table 3/ MT2-AX8** summarises the current planning application and progress.

Table 3/ MT2-AX8: Current planning status & planning application progress

| Planning application | Proposal (no of dwellings) | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|------------------------------|-------------------------------------|------------------|---|
| 21/3025/MFUL | 29 | Full | 17/12/2021 | Decision awaited | |
| SITE TOTAL | 29 | | | | |

B.1273 Somerfield Homes Ltd is the applicant for the full planning application 21/3025/MFUL for the erection of 29 dwellings, to include highways, drainage, landscaping and ancillary incidental works. The application does not include the relief road. According to the Design and Access Statement and the proposed site plan submitted with the planning application, the vehicular access into the site is proposed to be from Three Acre Close on the western boundary (serving most of the dwellings) and from Beavor Lane on the northern boundary serving frontage development. The development proposal therefore would not depend on the provision of a relief road.

B.1274 There is an issue about nutrient neutrality which impacts on the site's development. This site lies within the River Axe Catchment, where advice from Natural England has a significant impact upon planning applications. There is a significant issue with phosphate levels in the River Axe which is having a detrimental impact on wildlife within the River and of particular concern are the areas that are designated as a Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC). Consequently, the outline planning application is on hold pending the identification of measures that deliver mitigation in perpetuity (at least 80 to 120 years). This is proving very challenging. It currently means that the council cannot approve any existing applications in the catchment that involve new residential units without such measures. Such applications are highly likely to be refused until there is mitigation in place.

- B.1275 Natural England's response to the planning application is to require further information to determine the impacts on designated sites ie in order to determine the significance of impacts on the River Axe SAC and the scope for mitigation. Further information and amended plans relating to the application have been submitted. The developers' July 2023 response to the council's questionnaire for housing monitoring states that "*We believe the only item outstanding is Phosphate Mitigation. We have a solution and plan to submit this within the next few months*".
- B.1276 At the time of writing this document, appropriate mitigations measures had not yet been confirmed or accepted relating to the full planning application on site **MT2-AX8**. Consequently, the development management process regarding application 21/3025/MFUL is still in progress regarding this issue.
- B.1277 A decision is still awaited regarding planning application 21/3025/MFUL.

b) Discharging conditions

- B.1278 With the decision awaited there are no pre-commencement conditions to be discharged at this time. See Footnote 1 to Appendix B.

c) Site progress

- B.1279 Development has not commenced.

d) Dwellings under construction

- B.1280 No dwellings were under construction at the 2023 Monitoring Point.

e) Developer/housebuilder/owner

- B.1281 The applicant for 21/3025/MFUL is Summerfield Homes Ltd ⁶⁰. The council has engaged with the company about the housing trajectory and the applicant has responded and completed the EDDC 2023 questionnaire (See Appendix F - Response **R/ MT2-AX8**).
- B.1282 Their 2023 response confirmed that they do not own site **MT2-AX8** but they will be the developer. They are a sub-regional, SME housebuilder.

f) Identified registered provider

- B.1283 A registered provider for the affordable housing on this site has not been identified.

3. Dwelling completions

a) Completions by 31 March 2023

- B.1284 EDDC records show that no dwellings were completed by the 2023 Monitoring Point.
- B.1285 'Lead in time' was therefore still in progress at the 2023 Monitoring Point as the development management process is still to be determined, and there

⁶⁰ The Companies House website records that on 24 October 2023 that this company changed the company name to Summerfield Spare Ltd.

are several steps to be carried out before the first dwelling could be completed.

b) Forecast completions after 31 March 2023

- B.1286 This site is a small part of the North and East of the Town, Axminster allocation in the adopted East Devon Local Plan. The council is mindful that there could be multiple developers and outlets on this allocation and that developers could only provide housing delivery trajectory information about their own outlets. The council therefore does not produce a single trajectory for this allocation. Nor is the forecast based on the standard HELAA method assumptions e.g. for a site of 501 to 1000 dwellings with more than one developer.
- B.1287 Instead, the council forecasts housing delivery trajectory on this allocation based on outlets. That is, the sites where each builder/developer has planning approvals and specific interests. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/ MT2-AX8**

Developer information

- B.1288 Site **MT2-AX8** relates to an 'outlet' on part of North and East of the Town, Axminster, where there was a single builder that had an interest in the site.
- B.1289 In 2023 the council engaged with Summerfield Homes Ltd (now Summerfield Spare Ltd), as they are the applicant for 21/3025/MFUL, in forecasting the delivery of housing on this site (outlet). They completed and returned the 2023MP site proforma including a 2023MP trajectory on a monitoring year-by-year basis, which is shown in **Table 4/ MT2-AX8**. Their response is set out In Appendix F response **R/ MT2-AX8**.
- B.1290 The developer anticipates development commencing in 2024, with 3 months of site works and operations, followed by the construction of dwellings starting in 2024 and forecasts 29 dwelling completions in 2025/26. This is the first trajectory for this site, so there is no previous trajectory to compare with regarding site progress,

Council consideration of developer information

- B.1291 EDDC has carefully considered the latest, site-specific information received from the applicants obtained via the 2023 Monitoring Point engagement process. The council disagrees with their trajectory for the following reasons:
- a) The site is suitable (allocated for housing development) and available.
 - b) However, significant issues remain to be resolved, notably the nutrient neutrality mitigation measures.

- c) The full planning application has not been considered by EDDC Planning Committee, and there is no resolution to grant approval and no decision at this time.
 - d) Consequently, the council considers there is no clear evidence at this time to justify concluding that housing completions will begin on site within 5 years.
- B.1292 Therefore, the council concludes that based on the evidence at this time site **MT2-AX8** is not deliverable.
- B.1293 In light of the unresolved issues notably regarding nutrients neutrality mitigation measures, the council also concludes that at this time there is not sufficient evidence to demonstrate that the site is developable in the medium term.
- B.1294 However, dwellings might be delivered on **MT2-AX8** in the long term as the issue of nutrient neutrality mitigation measures could potentially be achieved or resolved in the long term. The Council considers it prudent and realistic to forecast completions after the end of the plan period of the adopted local plan, from 2032/33. The application is for 29 dwellings but the council has not yet determined if this is appropriate. This site was not considered by Strategic Planning Committee on 9 August 2023 and it is not within the assessments of site capacity considered at that time. For the purposes of this Housing Monitoring Audit Trail document, the council considers it prudent to use a nominal figure of 29 dwellings on a 'without prejudice' basis for a potential site capacity figure.
- B.1295 The council considers that it is prudent to assume a build rate of 25 per year for the completions on MT2-AX5, mindful of the recent history of build rates on Axminster sites for general market housing.
- B.1296 Consequently, the council's trajectory in in **Table 4/ MT2-AX5** forecasts NIL dwellings completions on site **MT2-AX5** in the 5 years from the 2023 monitoring point. But it forecast 29 completions in the years 6+ (in 2032/33), but the timing is not meant to be a precise date.

4. EDDC conclusion on site deliverability

- B.1297 The council's trajectory does not rely on the application of prescriptive assumptions. The council engaged with Summerfield Homes Ltd to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome.
- B.1298 The EDDC trajectory for this site (i.e. the outlet based on application 21/3025/MFUL) is therefore as set out in **Table 4/ MT2-AX8**. This trajectory is justified, based on the following:
- o The development is suitable as the site is within the land allocated for mixed use including housing by Policy Strategy 19 in the adopted East Devon Local Plan 2013- to 2031.

- The site is available.
- But, EDDC Planning Committee has not yet considered this application, there is no resolution to grant approval and no decision.
- There is no clear evidence at this time to conclude that the site is deliverable because:
 - Issues remain to be resolved (notably the nutrients neutrality mitigation measures).
- Consequently, the council considers that it is prudent and realistic to forecast nil completions in the 5 year period from the 2023 monitoring point.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.1299 The full planning application is for 29 dwellings. The council has not yet concluded whether this number of dwellings would be appropriate. For the purposes of **Table 2/ MT2-AX8**, the site capacity is based on a nominal 29 dwellings. For the reasons set out in paragraphs B.1291 to B.1298, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and In accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), NIL dwellings fall within part (b) of the definition of deliverable. That is, there are no realistic prospects of dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site **MT2-AX5** at Phase 1 Southern- Land South And East Of Endfield, Lyme Road, Axminster.
- B.1300 For development management and NPPF Paragraph 74 purposes, no dwelling completions are deliverable and therefore none count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.1301 The council also considers that 29 dwellings are potentially developable in the long term. (i.e. 29 dwellings are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

- B.1302 Based on the above information for site **MT2-AX8**, EDDC concludes that for plan monitoring and plan-making purposes:
- A forecast NIL dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
 - With no dwellings completed before the 2020 monitoring point, A forecast 29 dwellings are developable in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore 29 dwellings count towards meeting the housing requirement in that plan period.

Table 4/ MT2-AX8 – Housing Trajectory

| 2023 MP | Table 4/MT2-AX8 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | | | | | | | | | | | | | | | |
|-----------------------------------|---|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------|---|
| Site | AXMMPLAN - Phase 1 Southern- Land South And East Of Endfield, Lyme Road, Axminster | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 + | |
| Developer Contact | Summerfield Homes Ltd | | | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 + | |
| Planning Status at end March 2023 | ALLOCATION (part) Full planning application – | 29 | 29 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's trajectory | | 29 | 29 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 29 | | | | | | | | | | | | | | | | |
| EDDC trajectory | | 29 | 29 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 29 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

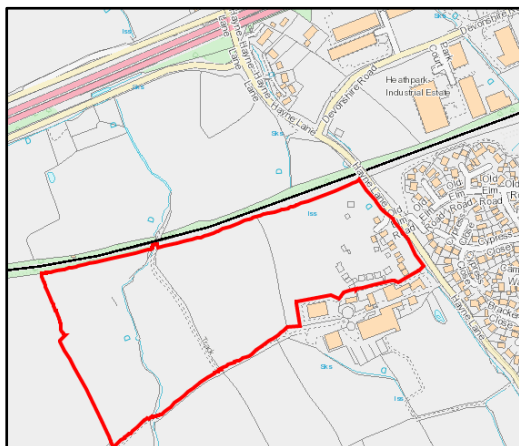
This table is based on:

- an extract (Table 1) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information provided by the developer's responses (2023)
- the EDDC trajectory, having considered the developer information and other relevant information on housing capacity and delivery particularly within/at the settlement.

MAIN TOWNS - TIER 2 MAIN CENTRES – HONITON

Site MT2-HO1 : Land west of Hayne Lane, Honiton (Hayne Farm)

Map B/MT2-HO1



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Note: The red line is the area of detailed planning permission **18/0454/MRES**.

Table 1/ MT2-HO1 Deliverability Summary

| | |
|--|------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 75 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | Yes |

Table 2/ MT2-HO1 Site Progress Summary

| | |
|--|---------------------------------|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 291 |
| Net No dwellings approved | 291 |
| Builder/Developer/Landowner | Baker Estates Ltd |
| Site development status at 31/03/2023 | Under construction |
| Site development status post 31/03/2023 update | Under construction |
| Dwellings not started at 31/03/2023 | 35 |
| Dws under construction at 31/03/2023 | 40 |
| Completions pre 01/04/2020 | 78 |
| Completions 01/04/2020 – 31/03/2022 | 98 |
| Completions 01/04/2022 – 31/03/2023 | 40 |
| TOTAL SITE COMPLETIONS (GROSS) | 216 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

B.1303 This site is not allocated for development and lies outside the Built-up Area Boundary at Honiton as shown on the Policies Map –Honiton Urban Inset Map, under Policy Strategy 6 in the adopted East Devon Local Plan 2013 – 2031.

2. Lead-in Time

a. Planning application status and progress

B.1304 Table 3/ MT2-HO1 summarises the current planning application status & planning application progress on Site MT2-HO1.

Table 3/ MT2-HO1: Current planning application status & progress

B.1305 The outline planning permission 13/2744/MOUT was approved for up to 300 dwellings on this site. Two reserved matters approvals 17/0942/MRES (Phase 1 which was commenced – site works) and 17/2690/MRES (partial overlap) have been superseded by the subsequent detailed planning permission **18/0454/MRES** which has been implemented and which covers all the outline planning approval, so there is no residue of the outline consent.

| Planning application | Proposal (no of dwellings) | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|------------------------------|-------------------------------------|----------------|---|
| 13/2744/MOUT | 300 | Outline | 16/12/2013 | Approved | 27/02/2015 |
| 17/0942/MRES | 85 | Reserved Matters | 25/04/2017 | Approved | 08/08/2017 |
| 17/2690/MRES | 240 (partial overlap) | Reserved Matters | 24/11/2017 | Approved | 27/02/2018 |
| 18/0454/MRES | 291s | Reserved Matters | 27/02/2018 | Approved | 29/05/2018 |
| SITE TOTAL | 291 | | | | |

B.1306 As at the 2023 Monitoring Point Site **MT2-HO1** had detailed planning approval for 291 dwellings (18/0454/MRES). The subsequent approvals **20/2179/VAR** and **21/0730/VAR** to vary the design did not change the number of dwellings on the site. The applicant was Baker Estates Ltd.

B.1307 This was a greenfield site, formerly agricultural land.

b. Discharging conditions

B.1308 Pre commencement conditions - See Footnote 1 to Appendix B.

c. Site progress

B.1309 The development of the site commenced in May 2018 (17/0942/MRES – for 85 dwellings on Phase 1) and has made significant progress with 216

dwellings completed by 31 March 2023 under 18/0454/MRES. The detailed planning application had not expired at the 2023 Monitoring Point.

d. Dwellings under construction

B.1310 The developer's 2023 response confirms that 40 dwellings were under construction by the 2023 Monitoring Point.

e. Developer/housebuilder/owner

B.1311 Baker Estates Ltd is the developer and an owner of the site shown on **Map B/MT2-HO1** who provided a response to the EDDC 2023 questionnaire (See Appendix F - Response **R/ MT2-HO1**).

B.1312 Baker Estates Ltd are building the dwellings. They are a regional, SME house builder. They are marketing the site as 'Hayne Farm'.

f. Identified registered provider

B.1313 The registered provider on this site is Sovereign Network Group (formerly Sovereign Housing Association).

3. Dwelling completions

a) Completions by 31 March 2023

B.1314 EDDC records show that 216 dwellings were completed by the 2023 Monitoring Point. Lead in time on this site ended in 2018/19 when the first dwellings were completed.

b) Forecast completions after 31 March 2023

B.1315 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/ MT2-HO1**.

Developer information

B.1316 Site **MT2-HO1** relates to an 'outlet' where there is a single builder/ developer implementing the detailed planning approval(s). In 2023 the council engaged with the site developer Baker Estates Ltd in forecasting the delivery of housing on this site (outlet). The developer completed and returned the 2023MP site proforma. Their responses to the tailored questions in the site proforma are set out In Appendix F. The respondent completed their 2023MP trajectory on a monitoring year-by-year basis, which is shown in **Table 4/ MT2-HO1**.

B.1317 Previously, the developer expected all the dwellings to be completed by early 2024. However, there has been a modest slippage in the forecast, so

that the developer now expects the site to be completed in 2025/26. The developer refers to constraints to delivery – material and labour costs/ shortages, rising interest rates, restricted mortgage market, removal of Help to Buy, consumer confidence. Based on their 2023 response trajectory showing completions on monitoring year basis, the developer now forecasts 75 dwellings to be completed in the next 3 years to 2025/26. The forecast build rate now averages about 25 per year, which is lower than the approximately 50 per year previously forecast by Baker Estates in 2021.

B.1318 Consequently, they forecast that 75 dwellings will be completed in the 5 years from the 2023 Monitoring Point.

B.1319 Housing completions to date on this site and the developer's trajectory for this site are set out in Table **4/ MT2-HO1**.

Council consideration of developer information

B.1320 EDDC has carefully considered the latest, site-specific information received from the outlet's builder/developer obtained via the 2023 Monitoring Point engagement process.

B.1321 EDDC agrees with the developer's trajectory for the following reasons:

- a) The site had detailed planning permission which had not expired at the 2023 MP as development has commenced,
- b) 40 dwellings were under construction at the 2023 monitoring point.
- c) The developer has provided a trajectory and confirmed that they expect the 75 dwellings on the site to be completed in by 2025/26. The Council considers this is realistic, mindful of progress on the site.
- d) Notwithstanding the slow-down in forecast delivery, the forecast build rates are realistic and the site is still forecast to be completed by 2025/26.
- e) EDDC considers that there are no reasons at this time to conclude that the 75 homes will not be delivered on the site within 5 years.

B.1322 The council agrees that the site would be completed in years 1 to 3 from the 2023 Monitoring Point and agrees with the developer's trajectory shown in **Table 4/ MT2-HO1**.

4. EDDC conclusion on site deliverability

B.1323 The EDDC trajectory for this site (i.e. the outlet based on detailed planning approval 18/0454/MRES (as varied)) is therefore as set out in **Table 4/ MT2-HO1** this trajectory is justified, based on the following:

- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permissions which had not expired at the 2023 MP; and

- The developer has confirmed their intention to complete the development from the detailed planning approval.
- The site is also deliverable. This site's trajectory does not rely on the application of prescriptive assumptions. Notwithstanding the fact that the site has detailed planning permission, the council has engaged with the developer to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:
 - Development has commenced and has made significant progress with 216 dwellings completed.
 - The site is within the ownership/control of and is being developed by Baker Estates Ltd, which is a regional SME house builder.
 - The developer has provided evidence about forecast delivery, including confirming that they expect the site to be completed by 2025/26.
 - EDDC considers that the forecast completions of the 75 dwellings on this site by 2025/26 is prudent and realistic at this time, mindful of progress to date and current market conditions. Also, at Honiton the competing major site at Ottery Moor Lane is forecast to be completed in 2023/24, and the other large site at Otter Lodge (the former cattle market site) now underway is a specialist age-restricted housing development and forecast to be completed in 2025/26. Therefore, these are unlikely to result in further slow-down in delivery of site **MT2-HO1**.
 - If there were to be a slippage in delivery, there is still ample time for the residual 75 dwellings to be completed within the 5 year period from the 2023 Monitoring Point.
 - Consequently, EDDC concludes that there is no clear evidence that the 75 homes will not be delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

B.1324 75 dwellings remained to be delivered on this site **MT2-HO1** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.1320 to B.1323, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 75 dwellings fall within part (a) of the definition of deliverable. That is, there are realistic prospects of 75 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Land west of Hayne Lane, Honiton (Hayne Farm).

B.1325 For development management and NPPF Paragraph 74 purposes, 75 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.

B.1326 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

B.1327 Based on the above information for site **MT2-HO1** EDDC concludes that for plan monitoring and plan-making purposes:

- 291 actual and forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
- With 78 dwellings completed before the 2020 monitoring point, 213 actual and forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/ MT2-HO1 Housing Trajectory

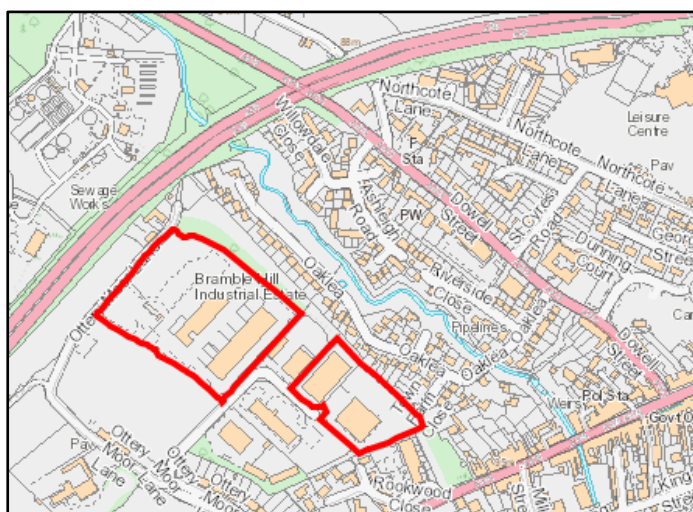
| 2023 MP | Table 4/ MT2-HO1 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | |
|-----------------------------------|---|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| Site | Land west of Hayne Lane, Honiton (Hayne Farm) | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | Baker Estates Ltd | | | | | | | | | | | | | | | | | |
| Planning Status at end March 2023 | Detailed planning approval | 291 | 291 | | | | | | | | | | | | | | | |
| Developer's trajectory | | 291 | 291 | 0 | | | | | 27 | 51 | 45 | 53 | 40 | 40 | 15 | 20 | | |
| EDDC trajectory | | 291 | 291 | 0 | | | | | 27 | 51 | 45 | 53 | 40 | 40 | 15 | 20 | | |

This table is based on:

- an extract (*Table 1*) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information and delivery trajectory provided by the developer's response
- the EDDC trajectory, having considered the developer information and trajectory and other relevant information on housing delivery particularly within/at the settlement.

Site MT2-HO2 : Ottery Moor Lane (former industrial estate), Honiton (Mountbatten Mews)

Map B/MT2-HO2



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Note: The red line is the area of detailed planning permission **19/0578/MRES**.

Table 1/ MT2-HO2 Deliverability Summary

| | |
|--|------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 43 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | Yes |

Table 2/ MT2-HO2 Site Progress Summary

| | |
|--|---------------------------------|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 150 |
| Net No dwellings approved | 150 |
| Builder/Developer/Landowner | Taylor Wimpey South West |
| Site development status at 31/03/2023 | Under construction |
| Site development status post 31/03/2023 update | Under construction |
| Dwellings not started at 31/03/2023 | 0 |
| Dws under construction at 31/03/2023 | 43 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 51 |
| Completions 01/04/2022 – 31/03/2023 | 56 |
| TOTAL SITE COMPLETIONS (GROSS) | 107 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

B.1328 This site is allocated for residential development under Policy Strategy 23 Development at Honiton and as shown on the Policies Map –Honiton Urban Inset Map in the adopted East Devon Local Plan 2013 – 2031. It also lies inside the Built-up Area Boundary at Honiton under Policy Strategy 6 and as shown on the Honiton Urban Inset Map.

2. Lead-in Time

a. Planning application status and progress

B.1329 **Table 3/ MT2-HO2** summarises the current planning application status & planning application progress on Site MT2-HO2.

Table 3/ MT2-HO2: Current planning application status & progress

B.1330 The outline planning permission 14/0557/MOUT was approved for up to 150 dwellings on this site. The detailed planning permission 19/0578/MRES, which has been implemented, covers all the outline planning approval, so there is no residue of the outline consent.

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|------------|------------------------------|-------------------------------------|----------------|---|
| 14/0557/MOUT | 150 | | Outline | 28/07/2014 | Approved | 31/08/2016 |
| 19/0578/MRES | | 150 | Reserved Matters | 03/04/2019 | Approved | 31/07/2019 |
| SITE TOTAL | | 150 | | | | |

B.1331 As at the 2023 Monitoring Point Site **MT2-HO2** had detailed planning approval for 150 dwellings (19/0578/MRES).

B.1332 This is a brownfield site, formerly in retail and commercial use.

b. Discharging conditions

B.1333 Pre commencement conditions - See Footnote 1 to Appendix B.

c. Site progress

B.1334 The development of the site commenced in February 2020 and has made significant progress with 107 dwellings completed by 31 March 2023 under 19/0578/MRES. The detailed planning application had not expired at the 2023 Monitoring Point.

d. Dwellings under construction

B.1335 The developer's 2023 response confirms that 43 dwellings were under construction by the 2023 Monitoring Point.

e. Developer/housebuilder/owner

- B.1336 Taylor Wimpey South West is the developer, builder and owner of the site shown on **Map B/MT2-HO2**, and they provided a response to the EDDC 2023 questionnaire (See Appendix F - Response **R/ MT2-HO2**).
- B.1337 Taylor Wimpey South West are a national, volume house builder. The site is marketed as 'Mountbatten Mews'.

f. Identified registered provider

- B.1338 The registered provider on this site is Teign Housing.

3. Dwelling completions

a) Completions by 31 March 2023

- B.1339 EDDC records show that 107 dwellings were completed by the 2023 Monitoring Point. Lead in time on this site ended in 2020/21 when the first dwelling was completed.

b) Forecast completions after 31 March 2023

- B.1340 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/ MT2-HO2**.

Developer information

- B.1341 Site **MT2-HO2** relates to an 'outlet' where there is a single builder/ developer implementing the detailed planning approval(s). In 2023 the council engaged with the site developer Taylor Wimpey South West in forecasting the delivery of housing on this site (outlet). The developer completed and returned the 2023MP site proforma. Their responses to the tailored questions in the site proforma are set out In Appendix F. The respondent completed their 2023MP trajectory on a monitoring year-by-year basis, which is shown in **Table 4/ MT2-HO2**.
- B.1342 Completions to 2023 have been similar to that previously forecast by the developer. Based on their 2023 response trajectory showing completions on monitoring year basis, the developer continues to forecast the residue of 43 dwellings to be completed in 2023/24.
- B.1343 Consequently, they forecast that 43 dwellings will be completed in the 5 years from the 2023 Monitoring Point.
- B.1344 Housing completions to date on this site and the developer's trajectory for this site are set out in Table **4/ MT2-HO2**.

Council consideration of developer information

- B.1345 EDDC has carefully considered the latest, site-specific information received from the outlet's builder/developer obtained via the 2023 Monitoring Point engagement process.
- B.1346 EDDC agrees with the developer's trajectory for the following reasons:
- a) The site had detailed planning permission which had not expired at the 2023 MP as 107 dwellings have been completed,
 - b) 43 dwellings were under construction at the 2023 monitoring point.
 - c) The developer has provided a trajectory and confirmed that they expect the 43 dwellings on the site to be completed in by 2023/24. The Council considers this is realistic, mindful of progress on the site.
 - d) EDDC considers that there are no reasons at this time to conclude that the 43 homes will not be delivered on the site within 5 years.
- B.1347 The council agrees that the site would be completed in year 1 from the 2023 Monitoring Point and agrees with the developer's trajectory shown in **Table 4/ MT2-HO2**.

4. EDDC conclusion on site deliverability

- B.1348 The EDDC trajectory for this site (i.e. the outlet based on detailed planning approval 19/0578/MRES is therefore as set out in **Table 4/ MT2-HO2** this trajectory is justified, based on the following:
- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permissions which had not expired at the 2023 MP; and
 - The developer has confirmed their intention to complete the development from the detailed planning approval.
 - The site is also deliverable. This site's trajectory does not rely on the application of prescriptive assumptions. Notwithstanding the fact that the site has detailed planning permission, the council has engaged with the developer to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:
 - Development has commenced and has made significant progress with 107 dwellings completed.
 - The site is owned by and being developed by Taylor Wimpey South West, which is a national volume house builder.
 - The developer has provided evidence about forecast delivery, including confirming that they expect the site to be completed by 2023/24.

- EDDC considers that the forecast completions of the 43 dwellings on this site by 2023/24 is prudent and realistic at this time, mindful of progress to date and current market conditions. Also, at Honiton the competing major site at Hayne Lane is forecast to be completed in 2025/26 with a slower than previously forecast build rate, and the Otter Lodge (the former cattle market site) now underway is a specialist age-restricted housing development and forecast to be completed in 2025/26. Therefore, these are unlikely to result in a slow-down in delivery of site **MT2-HO2**.
- If there were to be a slippage in delivery, there is still ample time for the residual 43 dwellings to be completed within the 5 year period from the 2023 Monitoring Point.
- Consequently, EDDC concludes that there is no clear evidence that the 43 homes will not be delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.1349 43 dwellings remained to be delivered on this site **MT2-HO2** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.1345 to B.1348, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 43 dwellings fall within part (a) of the definition of deliverable. That is, there are realistic prospects of 43 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Ottery Moor Lane (former industrial estate), Honiton (Mountbatten Mews).
- B.1350 For development management and NPPF Paragraph 74 purposes, 43 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.1351 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

- B.1352 Based on the above information for site **MT2-HO2** EDDC concludes that for plan monitoring and plan-making purposes:
- 150 actual and forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
 - With no dwellings completed before the 2020 monitoring point, 150 actual and forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/ MT2-HO2 Housing Trajectory

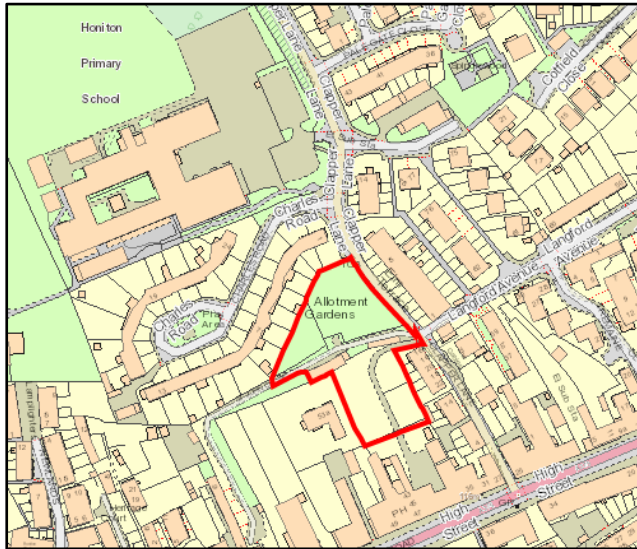
| 2023 MP | Table 4/ MT2-HO2 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | |
|---|----------------------------|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| Site | Developer Contact | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Ottery Moor Lane (former industrial estate), Honiton (Mountbatten Mews) | Taylor Wimpey South West | | | | | | | | | | | | | | | | | |
| Planning Status at end March 2023 | Detailed planning approval | 150 | 150 | | | | | | | | | | | | | | | |
| Developer's trajectory | | 150 | 150 | | | | | | | 1 | 50 | 56 | 43 | | | | | |
| EDDC trajectory | | 150 | 150 | | | | | | | 1 | 50 | 56 | 43 | | | | | |

This table is based on:

- an extract (*Table 1*) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information and delivery trajectory provided by the developer's response
- the EDDC trajectory, having considered the developer information and trajectory and other relevant information on housing delivery particularly within/at the settlement.

Site MT2-HO4 : Land off Clapper Lane, Honiton (previously allotments)

Map B/MT2-HO4



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Note: The red line is the area of detailed planning permission **17/1481/MRES**.

Table 1/ MT2-HO4 Deliverability Summary

| | |
|--|------------------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 10 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | No (No developer trajectory) |

Table 2/ MT2-HO4 Site Progress Summary

| | |
|--|---------------------------------|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 10 |
| Net No dwellings approved | 10 |
| Builder/Developer/Landowner | Container Space Ltd |
| Site development status at 31/03/2023 | Under construction |
| Site development status post 31/03/2023 update | Under construction |
| Dwellings not started at 31/03/2023 | 0 |
| Dws under construction at 31/03/2023 | 10 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

B.1353 This site is not allocated for residential development but it lies inside the Built-up Area Boundary at Honiton under Policy Strategy 6 and as shown on the Honiton Urban Inset Map in the adopted East Devon Local Plan 2013 – 2031

2. Lead-in Time

a. Planning application status and progress

B.1354 Table 3/ MT2-HO4 summarises the current planning application status & planning application progress on Site MT2-HO4.

Table 3/ MT2-HO4: Current planning application status & progress

B.1355 The outline planning permission 13/2508/MOUT was approved for 10 dwellings on this site. A reserved matters approval 17/1481/MRES has been implemented and covers all the outline planning approval, so there is no residue of the outline consent.

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|-----------|------------------------------|-------------------------------------|-------------------|---|
| 13/2508/MOUT | 10 | | Outline | 18/11/2013 | Approved | 03/07/2014 |
| 17/1481/MRES | | 10 | Reserved Matters | 30/06/2017 | Allowed on appeal | 03/04/2019 |
| SITE TOTAL | | 10 | | | | |

B.1356 As at the 2023 Monitoring Point Site **MT2-HO4** had detailed planning approval for 10 dwellings (**17/1481/MRES**). A subsequent planning approval of 22/1345/VAR for the Variation of condition 4 (approved plans) of permission granted at appeal under application reference 17/1481/MRES did not change the number of dwellings on the site.

B.1357 This comprises of two parts; firstly an area of grass to the rear of numbers 37 to 47 High Street and 12 – 20 Clapper Lane, and an area of land designated as allotments but understood to be privately rented out.

b. Discharging conditions

B.1358 Pre commencement conditions - See Footnote 1 to Appendix B.

c. Site progress

B.1359 The development of the site commenced before 22 September 2022 and has made significant progress with 10 dwellings well under construction. The building shell was largely complete by that date, as reported in the Officers report regarding 22/1345/VAR. The detailed planning application as varied had not expired at the 2023 Monitoring Point. No dwellings were completed at the time of writing this document, based on council records.

d. Dwellings under construction

B.1360 10 dwellings were under construction by the 2023 Monitoring Point.

e. Developer/housebuilder/owner

B.1361 Container Space Ltd is the applicant/developer of the site shown on **Map B/MT2-HO4**. They have not provided a response to the EDDC 2023 questionnaire.

B.1362 Container Space Ltd is an SME house builder/developer. The site is marketed as 'Golesworthy Meadow'.

f. Identified registered provider

B.1363 There is no affordable housing provided in this development and therefore no registered provider has been identified.

3. Dwelling completions

a) Completions by 31 March 2023

B.1364 EDDC records show that NIL dwellings were completed by the 2023 Monitoring Point. Lead in time on this site has not ended at this time.

b) Forecast completions after 31 March 2023

B.1365 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. In the absence of a developer 2023 response the council relies on available evidence to produce the council's trajectory in **Table 4/ MT2-HO4**.

Developer information

B.1366 Site **MT2-HO4** relates to an 'outlet' where there is a single builder/ developer implementing the detailed planning approval(s). In 2023 the council sought to engage with the site developer Container Space Ltd in forecasting the delivery of housing on this site (outlet). The developer has not completed and returned the questionnaire or responded to follow up communications. So there is no developer response in Appendix F, and no developer's trajectory for this site is set out in **Table 4/ MT2-HO4**.

Council consideration of developer information

B.1367 There is no developer information for the council to consider.

4. EDDC conclusion on site deliverability

B.1368 The EDDC trajectory for this site (i.e. the outlet based on detailed planning approval 19/0578/MRES is as set out in **Table 4/ MT2-HO4** this trajectory is justified, based on the following:

- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permission, as varied, which had not expired at the 2023 MP; and
 - The approved development has commenced, with dwellings under construction.
- The site is also deliverable. This site's trajectory does not rely on the application of prescriptive assumptions. The council's trajectory is therefore based on evidence that:
 - Development has commenced and has made significant progress with 10 dwellings well under construction.
 - EDDC considers that the council's forecast completions of the 10 dwellings on this site in 2023/24 is prudent and realistic at this time, mindful of progress to date and current market conditions.
 - If there were to be a slippage in delivery, there is still ample time for the residual 10 dwellings to be completed within the 5 year period from the 2023 Monitoring Point.
 - Consequently, EDDC concludes that there is no clear evidence that the 10 homes will not be delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

B.1369 10 dwellings remained to be delivered on this site **MT2-HO4** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.1367 to B.1368, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 10 dwellings fall within part (a) of the definition of deliverable. That is, there are realistic prospects of 10 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Land off Clapper Lane, Honiton (previously allotments).

B.1370 For development management and NPPF Paragraph 74 purposes, 10 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.

B.1371 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

B.1372 Based on the above information for site **MT2-HO4** EDDC concludes that for plan monitoring and plan-making purposes:

- 10 forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and

- With no dwelling completions before the 2020 monitoring point, 10 forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/ MT2-HO4 Housing Trajectory

| 2023 MP | Table 4/ MT2-HO4 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | |
|-----------------------------------|--|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| Site | Land off Clapper Lane, Honiton (previously allotments) | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | Container Space Ltd | | | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | | | | | | | | | | |
| Planning Status at end March 2023 | Detailed planning approval | 10 | 10 | | | | | | | | | | | | | | | |
| Developer's trajectory | | | | | | | | | | | | | | | | | | |
| EDDC trajectory | | 10 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | | | | |

This table is based on:

- an extract (*Table 1*) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information and delivery trajectory provided by the developer's response
- the EDDC trajectory, having considered the developer information and trajectory and other relevant information on housing delivery particularly within/at the settlement.

Site MT2-HO5 : Honiton Cattle Market, Silver Street, Honiton, (Otter Lodge)

Map B/MT2-HO5



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Note: The red line is the area of detailed planning permission **20/2410/MFUL**.

Table 1/ MT2-HO5 Deliverability Summary

| | |
|--|------------------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 57 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | No (no developer trajectory) |

Table 2/ MT2-HO5 Site Progress Summary

| | |
|--|---------------------------------|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 57 |
| Net No dwellings approved | 57 |
| Builder/Developer/Landowner | Churchill Retirement Living |
| Site development status at 31/03/2023 | Commenced |
| Site development status post 31/03/2023 update | Under construction |
| Dwellings not started at 31/03/2023 | 0 |
| Dws under construction at 31/03/2023 | 57 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

B.1373 This site is not allocated for residential development but it lies inside the Built-up Area Boundary at Honiton under Policy Strategy 6 and as shown on the Honiton Urban Inset Map.

2. Lead-in Time

a. Planning application status and progress

B.1374 **Table 3/ MT2-HO5** summarises the current planning application status and planning application progress on Site MT2-HO5.

Table 3/ MT2-HO5: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|------------------------------|-------------------------------------|-------------------|---|
| 20/2410/MFUL | 57 | Full | 06/11/2020 | Allowed on appeal | 22/07/2022 |
| SITE TOTAL | 57 | | | | |

B.1375 The full planning application 20/2410/MFUL was allowed on appeal on 22 July 2022⁶¹. As at the 2023 Monitoring Point Site **MT2-HO5** had detailed planning approval for 57 retirement living apartments for older persons (20/2410/MFUL). These apartments are self-contained dwellings. They are not bedrooms in a care home.

B.1376 This is a brownfield site, formerly used as a cattle market.

b. Discharging conditions

B.1377 Pre commencement conditions - See Footnote 1 to Appendix B.

c. Site progress

B.1378 The development of the site commenced in 2022/23 and has made significant progress with the block of 57 dwellings (apartments) under construction after 31 March 2023 under 20/2410/MFUL. The detailed planning application had not expired at the 2023 Monitoring Point.

d. Dwellings under construction

B.1379 The council's information is that the 57 dwellings were under construction after the 2023 Monitoring Point. The Churchill Retirement Living website in June 2022 also confirmed that the apartments were under construction.

⁶¹ This decision superseded that issued on 11 August 2021. That decision on the appeal was quashed by order of the High Court.

e. Developer/housebuilder/owner

- B.1380 Churchill Retirement Living is the developer of the site shown on **Map B/MT2-HO5**. In the Unilateral Undertaking (7 July 2022) related to 20/2410/MFUL it stated that Churchill Retirement Living Ltd had the benefit of an option to purchase dated 23 December 2019. In the absence of a 2023 developer response, given that the full planning application was allowed on appeal, that the development is in progress, and Churchill Retirement Living are actively marketing the apartments, it is reasonable for the council to assume that Churchill Retirement Living Ltd purchased site **MT2-HO5**.
- B.1381 Churchill Retirement Living are a national, specialist house builder of age-restricted housing. The application refers to apartments for older persons. The company's webpage indicates that the Retirement Living product is designed for the over 60s. The site is marketed as 'Otter Lodge'.

f. Identified registered provider

- B.1382 There is no affordable housing on this site so there is no registered provider on this site.

3. Dwelling completions

a) Completions by 31 March 2023

- B.1383 EDDC records show that NIL dwellings were completed by the 2023 Monitoring Point. Therefore, lead in time on this site was still in progress at the 2023 monitoring point.

b) Forecast completions after 31 March 2023

- B.1384 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this.

Developer information

- B.1385 The council has sought to engage with the site developer Churchill Retirement Living Ltd. However, in the absence of a completed and returned 2023MP questionnaire or responses to follow up communications, there is no developer response in Appendix F, and no developer trajectory on a monitoring year-by-year basis in **Table 4/ MT2-HO5**. The developer's webpage states that "*it is anticipated that our first Owners will be moving in for spring 2024*".

Council consideration of developer information

- B.1386 There is no 2023 developer response for the council to consider. This is a new site because the first planning approval for housing was allowed on appeal

in 2022/23. So, there was no previous trajectory forecast to compare the new trajectory with to understand if development is accelerating or delayed.

4. EDDC conclusion on site deliverability

B.1387 EDDC has therefore produced the council's 2023 trajectory for site **MT2-HO5** based on available information. The EDDC trajectory for this site (i.e. the outlet based on detailed planning approval 20/2410/MFUL is therefore as set out in **Table 4/ MT2-HO5**. The council considers that this trajectory is justified, based on the following:

- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permissions which had not expired at the 2023 MP; and
 - The development is well advanced with the block of apartments is substantially under construction.
- The site is also deliverable. This site's trajectory does not rely on the application of prescriptive assumption. It is based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:
 - Development has commenced and has made significant progress with all 57 dwellings under construction.
 - The site is being developed by Churchill Retirement Living Ltd, which is a national specialist house builder.
 - The developer is actively marketing the apartments for sale, including via its website as well as local advertisements.
 - EDDC considers that the forecast completions of the 57 dwellings on this site delivered in 2023/24 and 2024/25 is prudent and realistic at this time, mindful of progress to date and current market conditions. The apartments will be for sale, and therefore whilst the building of the block of 57 apartments would be physically completed at a point in time, the initial sales for the apartments are likely to be spread across approximately two years, dependent on market conditions. The council has assumed a sale/occupation rate of 5 to 6 dwellings per month, starting in 2024Q2 (mindful of the developer's anticipated first occupation in spring 2024). The forecast is therefore 36 completions in 2024/25 and 21 in 2025/26.
 - Also, the major sites at Honiton at Ottery Moor Lane and Hayne Lane that are forecast to be completed in 2023/24 and 2025/26 respectively are general market housing. Otter Lodge is a specialist age-restricted housing development serving a niche

market. Therefore, these other sites are unlikely to result in a slow-down in delivery of site **MT2-HO5**.

- If there were to be a slippage in delivery, there is still ample time for the 57 dwellings to be completed within the 5 year period from the 2023 Monitoring Point.
 - Consequently, EDDC concludes that there is no clear evidence that the 57 homes will not be delivered within five years from the 2023 Monitoring Point.
- EDDC considers that there are no reasons at this time to conclude that the 57 homes will not be delivered on the site within 5 years.

5. EDDC conclusion about the number of deliverable dwellings on this site

B.1388 57 dwellings remained to be delivered on this site **MT2-HO5** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.1386 to B.1387 and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 57 dwellings fall within part (a) of the definition of deliverable. That is, there are realistic prospects of 57 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Honiton Cattle Market, Silver Street, Honiton, EX14 1QN (Otter Lodge).

B.1389 For development management and NPPF Paragraph 74 purposes, 57 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.

B.1390 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

B.1391 Based on the above information for site **MT2-HO5** EDDC concludes that for plan monitoring and plan-making purposes:

- 57 forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
- With no dwellings completed before the 2020 monitoring point, 57 forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/ MT2-HO5 Housing Trajectory

| 2023 MP | Table 4/ MT2-HO5 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | |
|-----------------------------------|---|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| Site | Honiton Cattle Market, Silver Street, Honiton, EX14 1QN (Otter Lodge) | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | Churchill Retirement Living | | | | | | | | | | | | | | | | | |
| Planning Status at end March 2023 | Detailed planning approval | 57 | 57 | | | | | | | | | | | | | | | |
| <i>Developer's trajectory</i> | N/A | | | | | | | | | | | | | | | | | |
| EDDC trajectory | | 57 | 57 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 36 | 21 | | |

This table is based on:

- EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- And having considered relevant information on housing delivery particularly within/at the settlement.

MAIN TOWNS - TIER 2 MAIN CENTRES – OTTERY ST MARY

Site MT2-OM4 : Town Mill Building, Regeneration Area 2, Ottery St Mary

Map B/MT2-OM4



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Note: The red line is the area of detailed planning permission **12/2771/MFUL**.

Table 1/ MT2-OM4 Deliverability Summary

| | |
|--|----------------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | No |
| No of units forecast as DELIVERABLE (years 1 to 5) | 0 |
| No of units forecast as DEVELOPABLE (years 6+) | 1 |
| Deliverability status agreed? (Yes/In part/No/NA) | No (no questionnaire sent) |

Table 2/ MT2-OM4 Site Progress Summary

| | |
|--|---------------------------------------|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 30 |
| Net No dwellings approved | 30 |
| Builder/Developer/Landowner | Churchill Property Group (South West) |
| Site development status at 31/03/2023 | Under construction |
| Site development status post 31/03/2023 update | Under construction |
| Dwellings not started at 31/03/2023 | 1 |
| Dws under construction at 31/03/2023 | 0 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 23 |
| Completions 01/04/2022 – 31/03/2023 | 6 |
| TOTAL SITE COMPLETIONS (GROSS) | 29 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

B.1392 This site is not allocated for development but does lie within the Built up Area Boundary (BUAB) at Ottery St Mary, as shown on the Policies Map – Ottery St Mary Urban Inset Map, under Policy Strategy 6 in the adopted East Devon Local Plan 2013 – 2031).

2. Lead-in Time

a. Planning application status and progress

B.1393 Table 3/ MT2-OM4 summarises the current planning application status & planning application progress on Site MT2-OM4.

Table 3/ MT2-OM4: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|-----------|------------------------------|-------------------------------------|----------------|---|
| | 12/2771/MFUL | 30 | Full | 18/12/2012 | Approved | 15/09/2014 |
| SITE TOTAL | | 30 | | | | |

B.1394 Full planning approval for Internal and external alterations to Listed Town Mill building, Mill House, Corn Mill and associated outbuildings to accommodate conversion to 30 no. apartments (Town Mills Regeneration Area 2) was approved in September 2014. This involved conversion of the Mill building to 23 flats, the despatch building was converted to 2 apartments, and the Mill House and Corn Mill would be converted into 4 apartments and one 3bed unit. The subsequent approval of 16/1069/VAR for the variation of Condition 25 of permission reference 12/2771/MFUL (internal and external alterations to accommodate conversion to 30no apartments) to allow for a revised internal layout and associated changes including addition of external balconies did not change the total number of dwellings on the sites.

B.1395 As at the 2023 Monitoring Point Site **MT2-OM4** had detailed planning approval for 30 dwellings.

b. Discharging conditions

B.1396 Pre commencement conditions - See Footnote 1 to Appendix B.

c. Site progress

B.1397 29 dwellings have been completed on the site. Therefore, that full planning approval had not expired at the 2023 Monitoring Point.

B.1398 The one dwelling not started is at Plot 30 (i.e. No. 1 Corn Mill) although structures within the curtilage of that plot have been demolished. The developer/builder is currently off site.

d. Dwellings under construction

B.1399 The 1 unit on plot 30 that has not been completed was not under construction at the 2023 monitoring point.

e. Developer/housebuilder/owner

B.1400 The developer of the site shown on **Map B/ MT2-OM4** was Churchill Property Group (South West) Ltd. This house builder is no longer on site. The council did send them a short set of questions, via the agents, but there was no response to them, so there is no response in Appendix F. This site was being marketed as 'Otter Mill'.

f. Identified registered provider

B.1401 There are no affordable dwellings on site and therefore no registered provider.

3. Dwelling completions

a) Completions by 31 March 2023

B.1402 EDDC records show that 29 dwellings were completed by the 2023 Monitoring Point. Lead in time on this site ended when the first dwellings were completed in the 2021/2022 monitoring year.

b) Forecast completions after 31 March 2023

B.1403 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer (agent) information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/ MT2-OM4**.

Developer information

B.1404 Site **MT2-OM4** relates to an 'outlet' where there is a single builder/ developer implementing the detailed planning approval(s).

B.1405 From a telephone conversation between EDDC officers and the estate agents marketing the site, the council understands that although the builder has left the site having completed 29 units, the builder does intend to return and complete the last unit (plot 30) on this site. Therefore, a short set of questions was sent to the developer, via their agents in 2023 However, no response has been received, so there is no developer trajectory in Table **4/MT2-OM4**.

Council consideration of developer information

B.1406 With no developer trajectory or response, the council's forecast of completions is based on its own records.

4. EDDC conclusion on site deliverability

B.1407 The EDDC trajectory for this site (i.e. the outlet based on the full approval 12/2771/MFUL) is therefore as set out in **Table 4/ MT2-OM4** this trajectory is justified, based on the following:

- The approved development is suitable and available based on the evidence that 29 dwellings have been completed and the site had detailed planning permission which had not expired at the 2023 MP; and
- The estate agents' information indicates that the builder intends to return and complete the development by completing the unit on Plot 30
- However, there is no evidence to confirm when the developer intends to return to complete that last unit.
- As a result the council concludes that there is insufficient clear evidence at this time to conclude that the last unit would be completed in the 5 years from the 2023 monitoring point and therefore at this time the residue of 1 dwelling on this site is not categorised as deliverable.
- However, the council considers that the last unit on Plot 30 is still developable. The council's trajectory is based on evidence that:
 - The unit has detailed planning approval that has not expired.
 - The agent's information indicates the developer's intention to complete the last dwelling.
 - EDDC considers that it is reasonable to forecast 'completion' of the residual 1 dwelling in the long term, after the end of the plan period of the adopted local plan, nominally in 2032/33. This is not a precise forecast.
 - Consequently, EDDC concludes that there is no clear evidence that the residual 1 dwelling would not be delivered in year 8 (or thereafter) from the 2023 monitoring point.

5. EDDC conclusion about the number of deliverable dwellings on this site

B.1408 1 dwelling remains to be completed on this site **MT2-OM4** as at the 2023 Monitoring Point. For the reasons set out in paragraph B.1406 to B.1407, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), this 1 dwelling does not fall within part (a) of the definition of deliverable. That is, at this time there is insufficient evidence to demonstrate realistic prospects of that 1 dwelling being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at the Town Mill Building, Regeneration Area 2, Ottery St Mary.

B.1409 For development management and NPPF Paragraph 74 purposes, NIL dwelling completions are deliverable and therefore none counts as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.

B.1410 However, 1 dwelling on this site is forecast as developable (i.e. one unit is forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

B.1411 Based on the above information for site **MT2-OM4** EDDC concludes that for plan monitoring and plan-making purposes:

- 29 actual and forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
- With no dwellings completed before the 2020 monitoring point, 30 actual and forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/ MT2-OM4 Housing Trajectory

| 2023 MP | Table 4/ MT2-OM4 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | | | | | | | | | | | | | | |
|-----------------------------------|--|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------|
| Site | Town Mill Building, Regeneration Area 2, Ottery St Mary) | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 + |
| Developer Contact | Churchill Property Group (South West) | | | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 + |
| Planning Status at end March 2023 | Detailed planning approval | 30 | 30 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Developer's trajectory</i> | N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EDDC trajectory | | 30 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

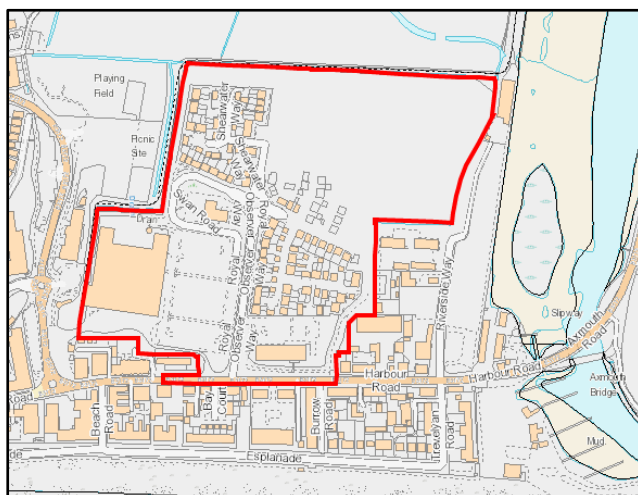
This table is based on:

- EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- EDDC delivery trajectory – nominal date of 2032/33
- And having considered relevant information on housing delivery and the council's understanding about the developer's intentions.

MAIN TOWNS - TIER 2 MAIN CENTRES – SEATON

Site MT2-SE1: Land adjacent to Tesco, Harbour Road, Seaton

Map B/MT2-SE1



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Note: The red line is the area of outline planning permission **09/0022/MOUT**.

Table 1/ MT2-SE1 Deliverability Summary

| | |
|--|------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 60 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | Yes |

Table 2/ MT2-SE1 Site Progress Summary

| | |
|--|---------------------------------|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 230 |
| Net No dwellings approved | 230 |
| Builder/Developer/Landowner | Vistry South West |
| Site development status at 31/03/2023 | Under construction |
| Site development status post 31/03/2023 update | Under construction |
| Dwellings not started at 31/03/2023 | 46 |
| Dws under construction at 31/03/2023 | 14 |
| Completions pre 01/04/2020 | 135 |
| Completions 01/04/2020 – 31/03/2022 | 18 |
| Completions 01/04/2022 – 31/03/2023 | 17 |
| TOTAL SITE COMPLETIONS (GROSS) | 170 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

B.1412 This site is not allocated for residential development under Policy Strategy 25 Development at Seaton but it does lie inside the Built-up Area Boundary at Seaton under Policy Strategy 6 and as shown on the Policies Map –Seaton Urban Inset Map in the adopted East Devon Local Plan 2013 – 2031.

2. Lead-in Time

a. Planning application status and progress

B.1413 **Table 3/ MT2-SE1** summarises the current planning application status & planning application progress on Site MT2-SE1.

Table 3/ MT2-SE1: Current planning application status & progress

B.1414 The outline planning permission 14/0557/MOUT Re-development of land to include housing, tourism, new public realm, petrol filling station, hotel, retail development with public open space and access. The application form indicated about 260 dwellings.

| Planning application | Proposal (no of dwellings) | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|------------------------------|-------------------------------------|----------------|---|
| 09/0022/MOUT | 260 | Outline | 12/01/2009 | Approved | 04/11/2010 |
| 13/2392/MRES | 222 | Reserved Matters | 04/11/2013 | Approved | 11/03/2014 |
| 16/0435/MFUL | Gross 20 (net 8) | Full | 11/03/2016 | Approved | 31/08/2016 |
| SITE TOTAL | 230 | | | | |

B.1415 As at the 2023 Monitoring Point Site **MT2-SE1** had detailed planning approvals for a net total of 230 dwellings comprising:

- 13/2392/MRES Residential development comprising 222 dwellings and associated open space, Reserved Matters of appearance, layout and landscaping pursuant to Outline Application 09/0022/MOUT (NB subsequently varied by **14/0476/VAR** Variation of Condition 29 of planning permission 09/0022/MOUT (development shall not proceed other than in strict accordance with the Flood Risk Assessment dated 3 February 2009) to allow development to be carried out in accordance with updated Flood Risk Assessment dated October 2013 - no change to the total number of dwellings); and
- 16/0435/MFUL Proposed residential development for 20 no. plots and associated works (amended layout to residential development approved under 13/2392/MRES to provide additional 8 no. units)

B.1416 The approved housing development covers much of the site. The remainder was approved for retail (Tesco) and petrol filling station (built), hotel (built) and tourism.

B.1417 This was a low-lying, brownfield site. Much of it was the former Lyme Bay Holiday Village. The site was shown as the Seaton Regeneration Special Policy Area within the previously adopted East Devon Local Plan.

b. Discharging conditions

B.1418 Pre commencement conditions - See Footnote 1 to Appendix B.

c. Site progress

B.1419 The development of the site commenced 2014/15 and has made significant progress with 170 dwellings completed by 31 March 2023. The detailed planning applications had not expired at the 2023 Monitoring Point.

d. Dwellings under construction

B.1420 The developer's 2023 response confirms that 14 dwellings were under construction by the 2023 Monitoring Point.

e. Developer/housebuilder/owner

B.1421 Tesco Stores Ltd were the landowner according to the S106 agreement relating to planning approval 16/0435/MFUL. Vistry South West (formerly Bovis Homes) is the developer/housebuilder of the housing within the site shown on **Map B/ MT2-SE1**, and they in a Joint Venture partnership with Tesco Stores Ltd to develop the site. Vistry provided a response to the EDDC 2023 housing monitoring questionnaire including a trajectory on a housing monitoring year by year basis (See Appendix F - Response **R/ MT2-SE1**).

B.1422 Vistry South West are a national, volume house builder. The site for housing is marketed as 'Pebble Beach'.

f. Identified registered provider

B.1423 There is no affordable housing on this site and therefore no registered provider is identified. This is the result of the approval of application 13/1583/V106 (Variation of requirement for affordable housing in Section 106 agreement pursuant to application No 09/0022/MOUT to reduce the affordable housing provision from a minimum 25% provision to 0% provision), and no affordable housing provided by the approval of planning application 16/0435/MFUL.

3. Dwelling completions

a) Completions by 31 March 2023

B.1424 EDDC records show that 170 dwellings were completed by the 2023 Monitoring Point. Lead in time on this site ended in 2015/16 when the first dwelling was completed.

b) Forecast completions after 31 March 2023

B.1425 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not

based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/ MT2-SE1**.

Developer information

- B.1426 Site **MT2-SE1** relates to an 'outlet' where there is a single builder/ developer implementing the detailed planning approval(s). In 2023 the council engaged with the site developer Vistry South West in forecasting the delivery of housing on this site (outlet). The developer completed and returned the 2023MP site proforma. Their responses to the tailored questions in the site proforma are set out In Appendix F. The respondent completed their 2023MP trajectory on a monitoring year-by-year basis, which is shown in **Table 4/MT2-SE1**.
- B.1427 In 2021 Vistry anticipated a build rate of 52 dwellings per year, and the site completed in 2023. The delivery has been slower, with no completions in 2021/22 and only 17 last year.
- B.1428 The developer's 2021 response confirmed that development on the site had previously stalled due to contract issues with Tesco (Joint Venture Partner) but that an IVA has been agreed. The 2023 response about constraints on delivery states that current market conditions are necessitating construction Work In Progress controls. A rising main sewer has been found on the site and requires diversion and has hampered progress on the land surcharge programme and consequently delayed the commencement of the next phase of house construction.
- B.1429 Their 2023 response anticipates average build rates now of about 20 per year, with the site completing in 2025/26
- B.1430 Housing completions to date on this site and the developer's trajectory for this site are set out in Table **4/ MT2-SE1**.

Council consideration of developer information

- B.1431 EDDC has carefully considered the latest, site-specific information received from the outlet's builder/developer obtained via the 2023 Monitoring Point engagement process.
- B.1432 EDDC agrees with the developer's trajectory for the following reasons:
- a) The site had detailed planning permission which had not expired at the 2023 MP as 170 dwellings have been completed,
 - b) 14 dwellings were under construction at the 2023 monitoring point.

- c) The developer has provided a trajectory and confirmed that they expect the 60 dwellings (including the 14 under construction) on the site to be completed in by 2025/26. The Council considers the build rate of about 20 per year is realistic, mindful of progress on the site, current market conditions, and that the site is in Seaton where the council's monitoring evidence confirms that local build rates are lower than in the West End of the district, reflecting the local housing market.
- d) EDDC therefore considers that there are no reasons at this time to conclude that the remaining 60 homes will not be delivered on the site within 5 years.

B.1433 The council agrees that the site would be completed in years 1 to 3 from the 2023 Monitoring Point and agrees with the developer's trajectory shown in **Table 4/ MT2-SE1**.

4. EDDC conclusion on site deliverability

B.1434 The EDDC trajectory for this site (i.e. the outlet based on detailed planning approvals 13/2392/MRES (as varied) and 16/0435/MFUL) is therefore as set out in **Table 4/ MT2-SE1**, and this trajectory is justified, based on the following:

- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permissions which had not expired at the 2023 MP; and
 - The developer has confirmed their intention to complete the development from the detailed planning approvals.
- The site is also deliverable. This site's trajectory does not rely on the application of prescriptive assumptions. Notwithstanding the fact that the site has detailed planning permission, the council has engaged with the developer to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:
 - Development has commenced and has made significant progress with 170 dwellings completed.
 - The site is being developed by Vistry South West, which is a national volume house builder.
 - The developer has provided evidence about forecast delivery, including confirming that they expect the site to be completed by 2025/26.
 - EDDC considers that the forecast build rates and the forecast completions of the 60 dwellings on this site by 2025/26 are prudent and realistic at this time, mindful of progress to date and current market conditions. There is a housing development

(townhouses and apartments) nearby at Seaton Quay (Site MT2-SE2) where housebuilding is now underway. The Vistry site's forecast build rate has already been significantly reduced, mindful of this context and current site constraints, so a further slow-down in delivery of site MT2-SE1 is less likely.

- If there were to be a slippage in delivery, there is still ample time for the residual 60 dwellings to be completed within the 5 year period from the 2023 Monitoring Point.
- Consequently, EDDC concludes that there is no clear evidence that the 60 homes will not be delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

B.1435 60 dwellings remained to be delivered on this site **MT2-SE1** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.1431 to B.1434 and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 60 dwellings fall within part (a) of the definition of deliverable. That is, there are realistic prospects of 60 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Land adjacent to Tesco, Harbour Road, Seaton.

B.1436 For development management and NPPF Paragraph 74 purposes, 60 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.

B.1437 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

B.1438 Based on the above information for site **MT2-SE1** EDDC concludes that for plan monitoring and plan-making purposes:

- 230 actual and forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
- With 135 dwellings completed before the 2020 monitoring point, 95 actual and forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/ MT2-SE1 Housing Trajectory

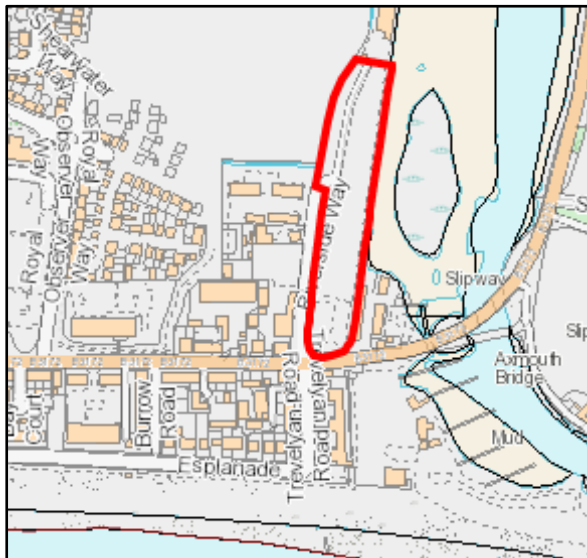
| 2023 MP | Table 4/ MT2-SE1 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | |
|-----------------------------------|--|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| Site | Land adjacent to Tesco, Harbour Road, Seaton | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | Vistry South West | | | | | | | | | | | | | | | | | |
| Planning Status at end March 2023 | Detailed planning approval | 230 | 230 | | | | | | | | | | | | | | | |
| Developer's trajectory | | 230 | 230 | 0 | 0 | 30 | 28 | 30 | 22 | 25 | 18 | 0 | 17 | 18 | 20 | 22 | | |
| EDDC trajectory | | 230 | 230 | 0 | 0 | 30 | 28 | 30 | 22 | 25 | 18 | 0 | 17 | 18 | 20 | 22 | | |

This table is based on:

- an extract (*Table 1*) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information and delivery trajectory provided by the developer's response
- the EDDC trajectory, having considered the developer information and trajectory and other relevant information on housing delivery particularly within/at the settlement.

Site MT2-SE2 : Former Racal site, Riverside Way, Seaton (at Seaton Quay west of the Axe estuary)

Map B/MT2-SE2



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Note: The red line is the area of outline planning permission **13/0304/MOUT**.

Table 1/ MT2-SE2 Deliverability Summary

| | |
|--|------------------|
| NPPF Annex 2 deliverability category | A(part) / B |
| A/B Sub-category | Detailed Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 90 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | Yes |

Table 2/ MT2-SE2 Site Progress Summary

| | |
|--|------------------------------|
| Planning Status | Detailed approval whole site |
| Gross No dwellings approved | 90 |
| Net No dwellings approved | 90 |
| Builder/Developer/Landowner | Seaton Quay Ltd |
| Site development status at 31/03/2023 | Under construction |
| Site development status post 31/03/2023 update | Under construction |
| Dwellings not started at 31/03/2023 | 55 |
| Dws under construction at 31/03/2023 | 35 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

B.1439 This site is not allocated for residential development under Policy Strategy 25 Development at Seaton but it does lie inside the Built-up Area Boundary at Seaton under Policy Strategy 6 and as shown on the Policies Map –Seaton Urban Inset Map in the adopted East Devon Local Plan 2013 – 2031.

2. Lead-in Time

a. Planning application status and progress

B.1440 This was a vacant, brownfield site where the industrial uses ended in 2000. Building the site were demolished before May 2009. This site has a complex history of planning applications. The main approvals are as follows:

- **08/2627/MOUT** Erection of 90 apartments (2 bedroom), new access, public quayside and flood protection
- **13/0304/MOUT** Erection of 90 units (2 bedroom), new access, public quayside and flood protection (Renewal of planning permission 08/2627/MOUT)
- **15/1107/VAR** Variation of conditions 2 and 39 of outline planning permission 13/0304/MOUT to reserve layout and appearance for subsequent approval (previously agreed) and to delete the approved plans relating to these matters.

Non Material amendment to 15/1107/VAR -the application as approved changes the Description of Development to the following: 'Residential development of 90 units, new access, public quayside and flood protection'.

This means that the approval no longer specifies that the 90 dwellings will all be 2 bedroom dwellings.

- **16/0503/MRES** Reserved matters application pursuant to outline application 15/1107/VAR for erection of 90 no. 2 bedroom units, new access, public quayside and flood protection.
- **18/0109/VAR** Variation of condition 1 of reserved matters approval 16/0503/MRES (Reserved matters application pursuant to outline application 15/1107/VAR for erection of 90 no. 2 bedroom units, new access, public quayside and flood protection) to vary the approved plans for units 1 - 16.
- **18/0112/VAR** Variation of condition 1 of reserved matters approval 16/0503/MRES (Erection of 90 no. 2 bedroom units, new access, public quayside and flood protection), to vary the approved plans for units 79-90 and to raise the whole site level by 100mm. (Applicant – Seaton Quay 1 Ltd)
- Note: Subsequent NMAs to 18/0112/VAR –approved 17 Feb 2023 relating to Phase 1 – shows new numbering of units - 1 to 35

- **18/1858/CPE** Certificate of lawfulness to establish the lawful commencement of development for 90 no. 2 bedroom units, new access, public quayside and flood protection as approved by outline planning permission 15/1107/VAR and reserved matters approval 18/0112/VAR.

B.1441 **Table 3/ MT2-SE2** summarises the current planning application status and progress on Site MT2-SE2.

Table 3/ MT2-SE2: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|-----------|------------------------------|-------------------------------------|----------------|---|
| 08/2627/MOUT | 90 | | Outline | 17/03/2009 | Approved | 15/04/2010 |
| 13/0304/MOUT | 90 | | Outline | 07/02/2013 | Approved | 01/08/2013 |
| 15/1107/VAR | 90 | | Variation of Outline | 12/05/2015 | Approved | 21/08/2015 |
| 16/0503/MRES | | 90 | Reserved Matters | 10/03/2016 | Approved | 22/08/2016 |
| 18/0109/VAR | | 16 | Variation of Res Matters | 31/01/2018 | Approved | 01/05/2019 |
| 18/0112/VAR | | 12 | Variation of Res Matters | 31/01/2018 | Approved | 01/05/2019 |
| 18/1858/CPE | | 90 | Certificate of lawfulness | 08/08/2018 | Issued | 03/10/2018 |
| SITE TOTAL | | 90 | | | | |

B.1442 As at the 2023 Monitoring Point Site **MT2-SE2** had detailed planning approvals for a net total of 90 dwellings.

b. Discharging conditions

B.1443 Pre commencement conditions -See Footnote 1 to Appendix B.

c. Site progress

B.1444 The certificate of Existing Lawful Use/Development was issued on 03 October relating to application 18/1858/CPE for Certificate of lawfulness to establish the lawful commencement of development for 90 dwellings. Site development has formally commenced.

B.1445 A series of Non Material Amendments to 18/0112/VAR relating to Phase 1 were approved 17 Feb 2023.

B.1446 The developer's 2023 response to the council's questionnaire confirmed that the developer is on site developing Phase 1.

d. Dwellings under construction

B.1447 The developer's 2023 response to the council's questionnaire confirmed that 35 dwellings (plots 1 to 35) were under construction at the 2023 monitoring point.

e. Developer/housebuilder/owner

B.1448 The council understands that Rich Investments Ltd purchased the site on or before 31 August 2022, and also understands that Rich Investments Ltd changed its name to Seaton Quay Ltd on 22 July 2022. The council sent the 2023 questionnaire to the Rich Group who provided a response to the EDDC 2023 housing monitoring questionnaire including a trajectory on a housing monitoring year by year basis (See Appendix F - Response **R/ MT2-SE2**). They confirmed that Seaton Quay Ltd is the landowner and the site is available for development but they are not the housebuilder. Following the tender stage Brady Construction Services were appointed, with the contract awarded in January 2023. Brady Construction Services are a sub-regional SME house builder. The site for housing is marketed as 'Seaton Quay' - a 'luxury development of 2, 3, and 4 bed dwellings'.

f. Identified registered provider

B.1449 There is no affordable housing on this site and therefore no registered provider is identified.

3. Dwelling completions

a) Completions by 31 March 2023

B.1450 EDDC records show that NIL dwellings were completed by the 2023 monitoring point. Lead in time on this site was still in progress at that date.

b) Forecast completions after 31 March 2023

B.1451 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/ MT2-SE2**.

Developer information

B.1452 Site **MT2-SE2** relates to an 'outlet' where there is a single builder/ developer implementing the detailed planning approval(s). In 2023 the council engaged with the site developer (now Seaton Quay Ltd) in forecasting the delivery of housing on this site (outlet). The developer completed and returned the 2023MP site proforma. Their responses to the tailored questions in the site proforma are set out In Appendix F. The respondent completed

their 2023MP trajectory on a monitoring year-by-year basis, which is shown in **Table 4/ MT2-SE2**.

- B.1453 Previously, the council's 2021 and 2022 forecast for this site anticipated the dwellings to be completed from 2030/31 onwards because there had been little progress on the site since commencement, the owner was not a developer/housebuilder, and the site was being marketed for sale.
- B.1454 The acquisition of the site by Rich Investments Ltd (now Seaton Quay Ltd) in July 2022, the appointment of construction contractors, the start of dwelling construction in January 2023, and 35 units under construction by 31 March 2023 is evidence demonstrating that significant progress has been made in the site's development.
- B.1455 The developer anticipates an average build rate of 30 dwellings per year the site would be completed in 2025/26. They forecast 28 completions by May 2024 (ie in 2023/24), 50 units in 2024/25 and the final 12 units in 2025/26.
- B.1456 Housing completions to date on this site and the developer's trajectory for this site are set out in Table **4/ MT2-SE2**.

Council consideration of developer information

- B.1457 EDDC has carefully considered the latest, site-specific information received from the outlet's builder/developer obtained via the 2023 Monitoring Point engagement process.
- B.1458 EDDC agrees with the developer's trajectory for the following reasons:
 - a) The site had detailed planning permissions which had not expired at the 2023 MP.
 - b) The site has been acquired by a developer, and a housebuilder has been appointed/contracted.
 - c) 35 dwellings were under construction at the 2023 monitoring point.
 - d) The developer has provided a trajectory and confirmed that they expect the 90 dwellings (including the 35 under construction) on the site to be completed in by 2025/26. The Council considers the build rate of about 30 per year is realistic, mindful of progress on the site, current market conditions, and that the site is in Seaton where the council's monitoring evidence confirms that local build rates reflect the local housing market but that this site, is being marketed as a luxury development aimed at a national and international market.
 - e) EDDC therefore considers that there are no reasons at this time to conclude that the 90 homes will not be delivered on the site within 5 years.
- B.1459 The council agrees that the site would be completed in years 1 to 3 from the 2023 Monitoring Point and agrees with the developer's trajectory shown in **Table 4/ MT2-SE2**.

4. EDDC conclusion on site deliverability

B.1460 The EDDC trajectory for this site (i.e. the outlet based on detailed planning approval 16/0503/MRES (as varied) is therefore as set out in **Table 4/ MT2-SE2**, and this trajectory is justified, based on the following:

- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permissions which had not expired at the 2023 MP; and
 - The developer has confirmed their intention to complete the development from the detailed planning approvals.
- The site is also deliverable. This site's trajectory does not rely on the application of prescriptive assumptions. Notwithstanding the fact that the site has detailed planning permission, the council has engaged with the developer to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:
 - Development has commenced and has now made significant progress with 35 dwellings under construction.
 - The site is being developed by Seaton Quay Ltd, and a contracted subregional SME house builder.
 - The developer has provided evidence about forecast delivery, including confirming that they expect the site to be completed by 2025/26.
 - EDDC considers that the forecast build rates and the forecast completions of the 90 dwellings on this site by 2025/26 are prudent and realistic at this time, mindful of progress to date and current market conditions. There is another housing development nearby (Site MT2-SE1) where development is well advanced but this is general market housing, rather than the niche 'luxury' development on site MT2-SE2.
 - If there were to be a slippage in delivery, there is still ample time for the residual 90 dwellings to be completed within the 5 year period from the 2023 Monitoring Point.
 - Consequently, EDDC concludes that there is no clear evidence that the 90 homes on MT2-SE2 will not be delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

B.1461 90 dwellings remained to be delivered on this site **MT2-SE2** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.1457 to B.1460 and the evidence in this document, EDDC concludes that for the purpose of 5

year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 90 dwellings fall within part (b) of the definition of deliverable. That is, there are realistic prospects of 90 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Land adjacent to Tesco, Harbour Road, Seaton.

B.1462 For development management and NPPF Paragraph 74 purposes, 90 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.

B.1463 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

B.1464 Based on the above information for site **MT2-SE2** EDDC concludes that for plan monitoring and plan-making purposes:

- 90 forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
- With no dwellings completed before the 2020 monitoring point, 90 forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/ MT2-SE2 Housing Trajectory

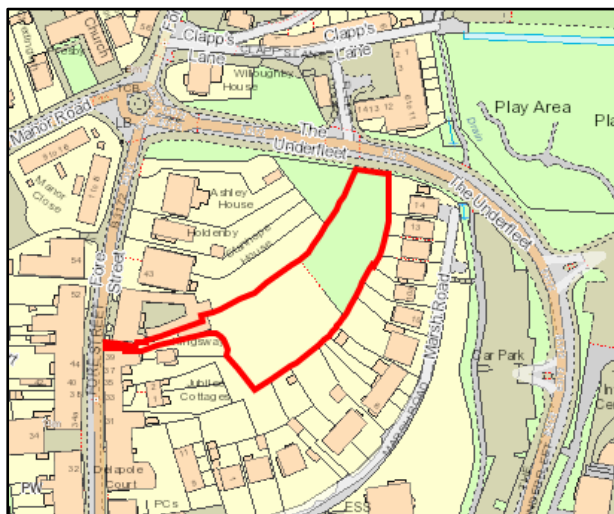
| 2023 MP | Table 4/ MT2-SE2 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | FORECAST COMPLETIONS | | | | | |
|-----------------------------------|---|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|---------|
| Site | Former Racal site, Riverside Way, Seaton (at Seaton Quay west of the Axe estuary) | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | Seaton Quay Ltd | | | | | | | | | | | | | | | | | |
| Planning Status at end March 2023 | Detailed planning approval | 90 | 90 | | | | | | | | | | | | | | | |
| <i>Developer's trajectory</i> | | 90 | 90 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 28 | 50 | 12 | | |
| EDDC trajectory | | 90 | 90 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 28 | 50 | 12 | | |

This table is based on:

- an extract (*Table 1*) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information and delivery trajectory provided by the developer's response
- the EDDC trajectory, having considered the developer information and trajectory and other relevant information on housing delivery particularly within/at the settlement.

Site MT2-SE5 : Land to rear of 39 Fore Street, Seaton

Map B/MT2-SE5



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Note: The red line is the area of detailed planning permission **14/1960/MRES and 17/2977/CPE**.

Table 1/ MT2-SE5 Deliverability Summary

| | |
|--|---------------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 13 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | No (no response received) |

Table 2/ MT2-SE5 Site Progress Summary

| | |
|--|---------------------------------|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 13 |
| Net No dwellings approved | 13 |
| Builder/Developer/Landowner | JMS Construction (West) Ltd |
| Site development status at 31/03/2023 | Under construction |
| Site development status post 31/03/2023 update | Under construction |
| Dwellings not started at 31/03/2023 | 1 (plot 1) |
| Dws under construction at 31/03/2023 | 12 (council estimate) |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

B.1465 This site is not allocated for residential development under Policy Strategy 25 Development at Seaton but it does lie inside the Built-up Area Boundary at Seaton under Policy Strategy 6 and as shown on the Policies Map –Seaton Urban Inset Map in the adopted East Devon Local Plan 2013 – 2031.

2. Lead-in Time

a. Planning application status and progress

B.1466 **Table 3 MT2-SE5** summarises the current planning application status & planning application progress on Site MT2-SE5.

Table 3/ MT2-SE5: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|------------------------------|-------------------------------------|----------------|---|
| 12/0492/MOUT | 13 | Outline | 22/02/2012 | Approved | 16/05/2012 |
| 14/1960/MRES | 13 | Reserved Matters | 14/08/2014 | Approved | 13/11/2014 |
| 17/2977/CPE | | Certificate of lawfulness | | Issued | 15/02/2018 |
| SITE TOTAL | 13 | | | | |

B.1467 The outline planning application 12/0492/MOUT for the Renewal of extant planning permission 09/0580/MOUT for residential development of land to include 13 dwellings, access road, parking and turning areas and cycle track was approved on 16 May 2021. There were subsequent variations approved eg 13/1196/VAR to facilitation alterations to the layout, but these did not change the number of dwellings.

B.1468 As at the 2023 Monitoring Point Site **MT2-SE5** had detailed planning approval for 13 dwellings (14/1960/MRES).

B.1469 This is greenfield site, formerly part of the rear garden of No. 39 Fore Street.

b. Discharging conditions

B.1470 Pre commencement conditions- See Footnote 1 to Appendix B.

c. Site progress

B.1471 A certification of lawful use of development was issued on 15 February 2018 relating to application **17/2977/CPE** Certificate of lawfulness to confirm the lawful implementation for the construction of 13no dwellings, access road, parking and turning areas and cycle track, in accordance with planning consents 12/0492/MOUT (as varied under planning consent 13/1196/VAR)

and 14/1960/MRES. The officer's report on the application concludes that a 'Material operation was carried out within the time period for commencement'. Subsequently, dwellings are under construction. Consequently, the detailed planning application had not expired at the 2023 Monitoring Point.

d. Dwellings under construction

B.1472 In the absence of a developer's 2023 response, the council estimates that there were about 12 dwellings under construction at the 2023 Monitoring Point, based on aerial photographs.

e. Developer/housebuilder/owner

B.1473 The council understands that in March 2021 the site was acquired by JMS Construction (West) Ltd who is the developer, builder and owner of the site shown on **Map B/ MT2-SE5**.

B.1474 JMS Construction (West) Ltd are a local, SME house builder. The site is marketed as 'Driftwood'.

f. Identified registered provider

B.1475 There is no affordable housing provision on this site and therefore no registered provider is identified.

3. Dwelling completions

a) Completions by 31 March 2023

B.1476 EDDC records show that NIL dwellings were completed by the 2023 Monitoring Point. Lead in time on this site was still in progress at the 2023 monitoring point.

b) Forecast completions after 31 March 2023

B.1477 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/ MT2-SE5**.

Developer information

B.1478 Site **MT2-SE5** relates to an 'outlet' where there is a single builder/ developer implementing the detailed planning approval(s). In 2023 The council sought to contact them but they have not provided a response to the EDDC 2023 questionnaire so there is no response in Appendix F and no developer trajectory in **Table 4/ MT2-SE5**.

Council consideration of developer information

B.1479 There is no developer response for the council to consider.

4. EDDC conclusion on site deliverability

B.1480 EDDC produced the council's trajectory for this site (i.e. the outlet based on detailed planning approval 14/1960/MRES) based on available site specific information. The council's trajectory is set out in **Table 4/ MT2-SE5**. This trajectory is justified, based on the following:

- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permissions which had commenced and therefore not expired at the 2023 MP; and
 - Approximately 12 dwellings were under construction at the 2023 monitoring point.
- The site is also deliverable. This site's trajectory does not rely on the application of prescriptive assumptions. Notwithstanding the fact that the site has detailed planning permission, the council has produced a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:
 - Development has commenced and has made progress with approximately 12 dwellings under construction.
 - The site is owned and being developed by JMS Construction (West) Ltd who is a local SME house builder.
 - The site is being actively marketed by an estate agent (Pennys)
 - The council considers that its assumption of a build rate of 7 dwellings per year is prudent and realistic at this time, mindful of progress to date, the builder is an SME, the local housing market at Seaton, nearby general market housing development on site MT2-SE1, and current market conditions.
 - Completion of 7 dwellings in 2023/24 and 6 in 2024/25 is therefore realistic. ie the 13 dwellings are forecast to be completed in years 1 and 2 from the 2023 monitoring point.
 - If there were to be a slippage in delivery, there is still ample time for the 13 dwellings to be completed within the 5 year period from the 2023 monitoring point.
 - Consequently, EDDC concludes that there is no clear evidence that the 13 homes will not be delivered within five years from the 2023 monitoring point.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.1481 13 dwellings remained to be delivered on this site **MT2-SE5** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.1479 to B.1480 and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 13 dwellings fall within part (a) of the definition of deliverable. That is, there are realistic prospects of 13 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Land to rear of 39 Fore Street, Seaton.
- B.1482 For development management and NPPF Paragraph 74 purposes, 13 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.1483 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

- B.1484 Based on the above information for site **MT2-SE5** EDDC concludes that for plan monitoring and plan-making purposes:
- 13 forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
 - With no dwellings completed before the 2020 monitoring point, 13 forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/ MT2-SE5 Housing Trajectory

| 2023 MP | Table 4/ MT2-SE5 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | |
|-----------------------------------|--|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| Site | Land to rear of 39 Fore Street, Seaton | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | JMS Construction (West) Ltd | | | | | | | | | | | | | | | | | |
| Planning Status at end March 2023 | Detailed planning approval | 13 | 13 | | | | | | | | | | | | | | | |
| Developer's trajectory | N/A | | | | | | | | | | | | | | | | | |
| EDDC trajectory | | 13 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 6 | | | |

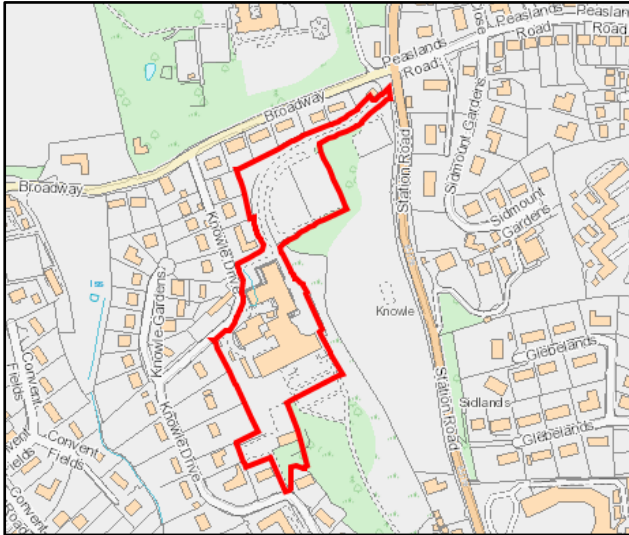
This table is based on:

- an extract (*Table 1*) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- the EDDC trajectory, having considered available, relevant information on housing delivery particularly within/at the settlement.

MAIN TOWNS - TIER 2 MAIN CENTRES – SIDMOUTH

Site MT2-S11 : Former EDDC offices, Knowle, Sidmouth

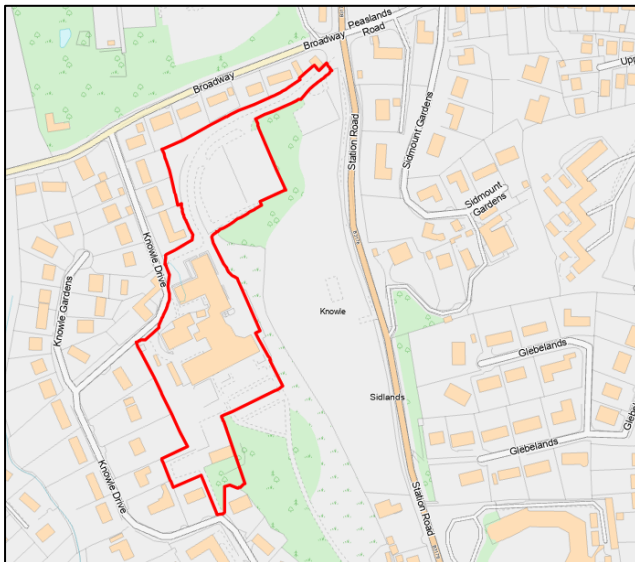
Map B/MT2-S11-a



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Note: The red line is the area of full planning permission **16/0872/MFUL**.

Map B/MT2-S11-b



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Note: The red line is the area of full planning application 23/0571/MFUL for apartments and a care home. The council's housing monitoring audit trail analysis relating to the proposed 70-bed care home element is set out separately under site **MT2-S11-HOME1**

Table 1/ MT2-SI1 Deliverability Summary

| | |
|--|------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | No |
| No of units forecast as DELIVERABLE (years 1 to 5) | 0 |
| No of units forecast as DEVELOPABLE (years 6+) | 95 |
| Deliverability status agreed? (Yes/No) | No |

Table 2/ MT2-SI1 Site Progress Summary

| | |
|--|--|
| Planning Status | Detailed approval of whole site 113 dws New detailed planning application (for 95 dwellings plus care home) |
| Gross No dwellings approved | 113 |
| Net No dwellings approved | 112 |
| Builder/Developer/Landowner | WAS Pegasus Life (Lifestory) NOW McCarthy & Stone: Retirement Lifestyles Ltd |
| Site development status at 31/03/2023 | Commenced |
| Site development status post 31/03/2023 update | Commenced (but 16/0872/MFUL is not being progressed to completion) |
| Dwellings not started at 31/03/2023 | Gross 113 |
| Dws under construction at 31/03/2023 | 0 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE**1. Local Plan status**

B.1485 This site is allocated for residential development (Land at Current Council Office Site – Land for residential use is allocated for 50 homes, site ED02A) under Policy Strategy 26 in the adopted East Devon Local Plan 2013 to 2031, as shown on the Policies Map – Sidmouth Urban Inset Map-Site ED02A. It also lies within the Built up Area Boundary (BUAB) at Sidmouth, as shown on the Sidmouth Urban Inset Map, under Policy Strategy 6 in the adopted East Devon Local Plan 2013 – 2031.

2. Lead-in Time

a. Planning application status and progress

B.1486 Table 3/ MT2-SI1 summarises the current planning application status & planning application progress on Site MT2-SI1.

Table 3/ MT2-SI1: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|------------|------------------------------|-------------------------------------|-------------------|---|
| 16/0872/MFUL | | 113 gross | Full | 03/05/2016 | Allowed on appeal | 22/01/2018 |
| 23/0571/MFUL | | [95]* | Full | 16/03/2023 | Awaiting decision | |
| SITE TOTAL | | 113 | | | | |

* Excluding the proposed 70-bed care home (Class C2)

- B.1487 Full planning approval of 16/0872/MFUL for the construction of an assisted living community for older people comprising extra care units, staff accommodation and communal facilities, including a kitchen, restaurant/bar/cafe, a well-being suite comprising gym, treatment rooms and pool, a communal lounge and storage facilities; car parking for residents, visitors and staff of the assisted living community; comprehensive landscaping comprising communal and private spaces; and associated groundworks. (The development would result in the loss of the vacant caretakers flat in Building B.) This planning approval has been implemented.
- B.1488 Building B which contains the existing caretaker accommodation still exists (ie one residential dwelling). Building B is not being demolished. However, the ecological appraisal and latest amended plans indicate that building B will be left empty for the bats and therefore will not be used as a dwelling. It will therefore effectively be a loss of one dwelling. These amended plans post date the figure of 95 dwellings forecast for 2028/29 which informed the 2023 Housing Monitoring Update. This will be corrected in the next Housing Monitoring Update, and reported as a loss of 1 dwelling through change of use in the appropriate year's submission for national statistics reporting purposes.
- B.1489 As at the 2023 Monitoring Point Site **MT2-SI1** had detailed planning approval for gross 113 (net 112 dwellings) under approved application 16/0872/MFUL.
- B.1490 Planning application **21/2273/VAR** for the variation of conditions to facilitate bat mitigation measures was approved 23 February 2022. This did not change the number of dwellings.

B.1491 A full planning application 23/0571/MFUL was subsequently submitted by McCarthy and Stone Retirement Lifestyles Ltd for Redevelopment of site to provide: a) Care home building (Class C2) with associated parking, landscaping, staff and resident facilities and associated works, b) Extra care apartment building (53 units) with associated communal lounge, wellbeing suite, restaurant and care provision (class C2) c) Retirement living apartment building (33 units) with associated communal lounge d) Erection of 4 houses, and 3 townhouses (Class C3) along with accesses; internal car parking, roads, paths, retaining walls, refuse and landscaping associated with development. Retention/refurbishment of building B, erection of habitat building and sub-stations. (Demolition of buildings other than building B). This planning application was awaiting a decision at the time of writing this document.

B.1492 In September 2023, McCarthy Stone and Porthaven submitted amended plans for the redevelopment of the site. This would change the number of dwellings by omitting 2 chalet dwellings.

b. Discharging conditions

B.1493 Pre commencement conditions were being discharged under 16/0872/MFUL. However, application 23/0571/MFUL has not yet been determined, so there are no pre-commencement conditions to be discharged at this time. See Footnote 1 to Appendix B.

c. Site progress

B.1494 Development of the site, as approved under 16/0872/MFUL had commenced on or before 21 January 2021 ⁶².

B.1495 However, the acquisition of the site by McCarthy and Stone Retirement Living means that the approved development under 16/0782/MFUL will not progress. The McCarthy and Stone response to the council's 2023 engagement questionnaire confirms that they intend to implement 23/0571/MFUL if approved, and to complete the related proposed dwellings and apartments.

d. Dwellings under construction

B.1496 There were no dwellings under construction at the 2023 monitoring point.

e. Developer/housebuilder/owner

B.1497 The previous developer of the site shown on **Map B/ MT2-SI1-a** was Pegasus Life Ltd. They purchased the site from East Devon District Council in 2018.

B.1498 McCarthy and Stone: Retirement Lifestyles Ltd is now the landowner having purchased the site by 21 June 2022. They also intend to be the developer and house builder of the dwellings on the site shown on **Map B/MT2-SI1-b**, as confirmed in their response to the EDDC 2023 questionnaire (See Appendix F

⁶² When application 23/0571/MFUL was submitted to the council, the covering letter dated 16 March 2023 states that "The permission (ie 16/0872/MFUL) has been lawfully implemented as confirmed by Darren Roberts BSc (Hons) MRTPI, Principal Planning Officer Central Team in his e-mail dated 21 January 2021 to Mr. Chris Cox of the Pegasus Group (previous owners of the site)".

- Response **R/MT2-SI1**). McCarthy and Stone are a national, specialist, house builder This site is currently referred to as 'The Knowle, Sidmouth'.

B.1499 In their 2023 response, McCarthy and Stone stated that "If planning consent is secured for the proposed scheme, Porthaven⁶³ will acquire the care home land from McCarthy and Stone and then appoint a main contractor to build the care home on their behalf under a JCT Build Contract. The appointment of a main contractor will likely be via a tender process that will commence once planning is in place with the build contract only signed once Porthaven own the care home site".

f. Identified registered provider

B.1500 No affordable housing is to be provided on site and therefore no registered provider is identified.

3. Dwelling completions

a) Completions by 31 March 2023

B.1501 EDDC records show that NIL dwellings were completed by the 2023 Monitoring Point. Lead in time on this site is still in progress.

b) Forecast completions after 31 March 2023

B.1502 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/ MT2-SI1**.

Developer information

B.1503 Site **MT2-SI1** relates to an 'outlet' where there is a single builder/ developer implementing the detailed planning approval(s). In 2023 the council engaged with the site developer. McCarthy and Stone: Retirement Lifestyles Ltd, in forecasting the delivery of housing on this site (outlet). The developer completed and returned the 2023MP site proforma. Their responses to the tailored questions in the site proforma are set out In Appendix F. The respondent completed their 2023MP trajectory on a monitoring year-by-year basis, which is shown in **Table 4/ MT2-SI1**. [Note: details relating to the timing of the development of the 70 bed care home is set out separately at the end of Appendix B in this document under site MT2-SI1-HOME1 -in Table 4/ MT2-SI1-HOME1].

B.1504 The developer response for site **MT2-SI1** anticipates the following:

⁶³ Porthaven Properties no3 Ltd

- Commence development in Spring 2024
 - Demolition of existing building and any ground conditions remediation to take 6 to 9 months from commencement. Some emergency safety demolition and site clearance of fire gutted Building A is likely to commence from September 2023
 - Works will need to be undertaken within the 12 months in relation to Building B and the bat license, and also tree protection and management.
 - Construction of the first apartments/dwellings will start in summer 2024.
 - The Extra Care apartment building [53 units] – Class C2 is forecast for be completed April 2026.
 - The Retirement Living apartment building (33 units) – Class C3 is forecast to be completed in June 2026.
 - The 4 houses, 3 townhouses, and 2 chalet bungalows – Class C3 -are forecast to be complete in August 2026 (the amended plans have now deleted the 2 chalet bungalows).
- B.1505 Consequently, the forecast is that 95 dwellings (since amended to 93) will be completed 2026/27 ie in year 4 from the 2023 monitoring point.
- B.1506 Therefore 95 dwellings (amended to 93) will be completed in the 5 years from the 2023 Monitoring Point.
- B.1507 Housing completions to date on this site and the developer's trajectory for this site are set out in Table **4/ MT2-S11**.

Council consideration of developer information

- B.1508 EDDC has carefully considered the latest, site-specific information received from the outlet's builder/developer obtained via the 2023 Monitoring Point engagement process.
- B.1509 At this time EDDC does not agree with the developer's trajectory for the following reasons:
- a) The detailed planning permission 16/0872/MFUL had commenced, but will not progress, as the site has been acquired by McCarthy and Stone whose 2023 response confirms that they intend to implement the new planning application 23/0571/MFUL if approved, implying they do not intend to continue to complete the development under 16/0872/MFUL.
 - b) However, the council's planning judgement at this time is that the new full planning application has not yet been determined and there are still outstanding matters to be resolved, including due consideration of the amended plans. The council is therefore not prejudging the outcome of the development management process.
 - c) Consequently, EDDC considers there is not sufficient clear evidence at this time to conclude that there are realistic prospects that the housing

development proposed under application 23/0571/MFUL on this Local Plan allocation site will be delivered within 5 years.

4. EDDC conclusion on site deliverability

B.1510 The EDDC trajectory for this site (i.e. the outlet based on planning approval 19/2710/MFUL is therefore as set out in **Table 4/ MT2-S11** this trajectory is justified, based on the following:

- The approved development is suitable and available based on the evidence that:
 - The site is allocated for residential development in an adopted Development Plan Document; and
 - The developer has confirmed that the site is available for development and has submitted a detailed planning application for residential development which they have confirmed that they intend to implement if the application is approved. However, this implies that they are not progressing the previous detailed approval 16/0872/MFUL.
- Consequently, the council concludes that the gross 113 dwellings (from approved application 16/0872/MFUL will not be completed and therefore not deliver completions in years 1 to 5 or years 6+.
- There are also outstanding issues to be resolved with the new planning application 23/0571/MFUL, including due consideration of the amended plans. At this time, the Council's planning judgement is that there is not sufficient clear evidence to conclude that there are realistic prospects of delivering housing related to this new application in the 5 year period from the 2023 monitoring point.
- However, the council considers that there may be reasonable prospects of dwellings being delivered in the mid to long term on this site, and therefore they would be 'developable' for the following reasons:
 - This site's trajectory does not rely on the application of prescriptive assumptions. Notwithstanding the fact that the site has had detailed planning permission, the council has engaged with the developer to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome.
 - There is a detailed planning permission for net 112 dwellings where development has commenced but this is not to be completed. Instead, the new owners McCarthy and Stone: Retirement Lifestyles Ltd have submitted the new full planning application 23/0571/MFUL This is a detailed planning application which they intend to implement when planning approval is granted.

- The site is within the ownership of and is being developed by McCarthy and Stone: Retirement Lifestyles Ltd which is a national, specialist house builder.
- The developer has provided a trajectory and confirmed that they expect the 95 dwellings⁶⁴ to be completed in 2026/2027.
- The development proposal comprises 2 blocks of apartments plus 9 (being amended to seven) dwellings. Mindful of construction noise and disturbance on this constrained site, the proximity of the apartment blocks means that construction of both blocks needs to be completed before occupation.
- The council considers it prudent to build in additional time into the forecast the delivery to allow sufficient time for sales and occupation. A forecast of completions in 2028/29 is reasonable at this time.
- Other than site **MT2-S13** for 14 dwellings (forecast to be completed in the very long term 2037/38), site **MT2-S11** is the only large site in Sidmouth forecast yet to be built and for the dwellings to be completed.
- A nominal forecast of 95 dwellings in 2028/29 is reasonable at this time for the purposes of this Housing Monitoring Audit Trail document (this excludes any care home element). This figure may change as the development process consideration of amended plans concludes.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.1511 For the purposes of this trajectory, a nominal 95 dwellings maybe delivered on this site **MT2-S11** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.1508 to B.1510 , and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and In accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 93 dwellings do not fall within part (a) of the definition of deliverable. That is, there is not sufficient evidence to demonstrate that there are realistic prospects of 93 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at the Former EDDC offices, Knowle, Sidmouth.
- B.1512 For development management and NPPF Paragraph 74 purposes, NIL dwelling completions are deliverable and therefore none are count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.1513 However, 95 dwellings on this site may be developable, forecast to be completed in 2028/29 (i.e. at this time a nominal 95 are forecast to be delivered in years 6+).

⁶⁴ the detailed planning application has since amended to 93 dwellings (excluding the care home)

6. EDDC conclusion about the site's contribution to plan period supply

B.1514 Based on the above information for site **MT2-S11** EDDC concludes that for plan monitoring and plan-making purposes:

- 95 forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
- With no dwellings completed before the 2020 housing monitoring point, 95 forecast dwelling completions could be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/ MT2-SI1 Housing Trajectory

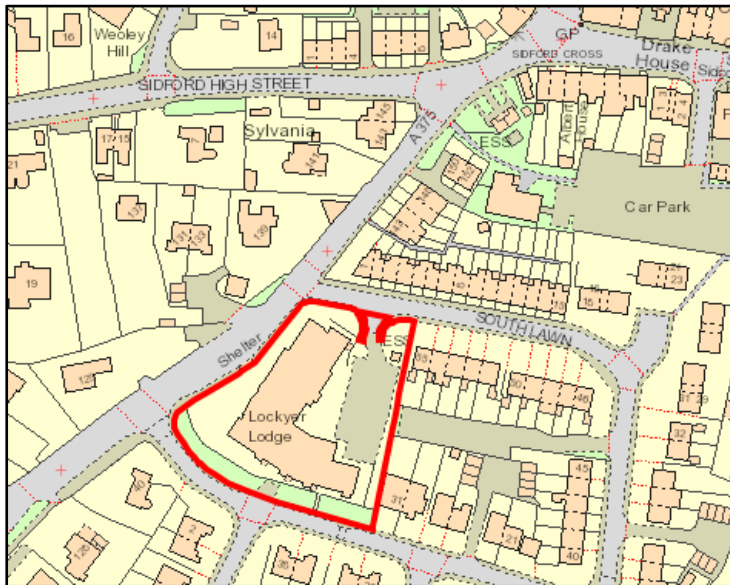
| 2023 MP | Table 4/ MT2-SI1 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | | | | | | | | | | | | | | |
|-----------------------------------|---|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------|
| Site | Former EDDC offices, Knowle, Sidmouth | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 + |
| Developer Contact | McCarthy and Stone: Retirement Lifestyles Ltd | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Status at end March 2023 | Detailed planning approval (for net 112) Detailed application for 95 dwellings (recent amended plans 93). Excludes care home (see MT2-SI1-HOMES1) | 112 | 112 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Developer's trajectory</i> | N/A | 95 | 95 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 95 | 0 | | | | | | | | | | | | | |
| EDDC trajectory | | 95 | 95 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 95 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |

This table is based on:

- an extract (*Table 1*) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information and delivery trajectory provided by the developer's response
- the EDDC trajectory, having considered the developer information and trajectory and other relevant information on housing delivery particularly within/at the settlement.

Site MT2-SI2 : Green Close, Drakes Avenue Sidford, Sidmouth (Lockyer Lodge)

Map B/MT2-SI2



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Note: The red line is the area of full planning permission **18/1779/MFUL**.

Table 1/ MT2-SI2 Deliverability Summary

| | |
|--|----------------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 2 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | No (no developer response) |

Table 2/ MT2-SI2 Site Progress Summary

| | |
|--|--------------------------------------|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 40 |
| Net No dwellings approved | Loss of 23 bed care home - see App C |
| Builder/Developer/Landowner | Churchill Retirement Living |
| Site development status at 31/03/2023 | Under construction |
| Site development status post 31/03/2023 update | Under construction |
| Dwellings not started at 31/03/2023 | 0 |
| Dws under construction at 31/03/2023 | 2 (built but not yet occupied) |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 17 |
| Completions 01/04/2022 – 31/03/2023 | 21 |
| TOTAL SITE COMPLETIONS (GROSS) | 38 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | Loss of care home – see Appendix C |

DETAILED SITE PROFILE

1. Local Plan status

B.1515 This site is not allocated for residential development under Policy Strategy 26 in the adopted East Devon Local Plan 2013 to 2031 but it lies within the Built up Area Boundary (BUAB) at Sidmouth under Policy Strategy 6 and as shown on the Policies Map – Sidmouth Urban Inset Map.

2. Lead-in Time

a. Planning application status and progress

B.1516 **Table 3/ MT2-SI2** summarises the current planning application status & planning application progress on Site MT2-SI2.

Table 3/ MT2-SI2: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|-----------|------------------------------|-------------------------------------|----------------|---|
| 18/1779/MFUL | | 40 gross | Full | 09/10/2018 | Approved | 18/01/2019 |
| 19/0996/VAR | | | Variation | 29/05/2019 | Approved | 27/08/2019 |
| SITE TOTAL | | 40 | | | | |

B.1517 The full planning application 18/1779/MFUL was approved for Demolition of former care home and construction of 40 retirement apartments for older persons including communal facilities, access, car parking and landscaping. The subsequent variation did not change the number of dwellings.

B.1518 As at the 2023 Monitoring Point Site **MT2-SI2** had detailed planning approval for 40 dwellings gross (19/0578/MRES).

B.1519 This is a brownfield site, formerly a 23 bedspace care home. Using the conversion factor applied at the time of reporting of 2 bedspaces being equivalent to 1 dwelling, the development of **18/1779/MFUL** results in the loss of 12 dwelling equivalents. The additional housing supply from this development is therefore a net 28 dwellings when completed and occupied.

b. Discharging conditions

B.1520 Pre commencement conditions - See Footnote 1 to Appendix B.

c. Site progress

B.1521 According to the planning committee report of 28 August 2019 on 19/0996/VAR, the care home was demolished (see Appendix C) and construction had started on the approved scheme 18/1779/MFUL. The development of the site commenced in February 2020 and has made significant progress with the build completed by 14 August 2020, and 38

dwellings completed (built and occupied by 31 March 2023. 2 units remain to be occupied. The detailed planning application had not expired at the 2023 Monitoring Point.

d. Dwellings under construction

B.1522 2 dwellings remained to be occupied so technically were Under Construction at the 2023 Monitoring Point. The council's records show that one of those dwellings has been occupied after that date, up to the point of writing this document.

e. Developer/housebuilder/owner

B.1523 Churchill Retirement Living Ltd is the developer, builder and owner of the site shown on **Map B/ MT2-SI2**. They have not provided a response to the EDDC 2023 questionnaire so there is no response in Appendix F.

B.1524 Churchill Retirement Living Ltd are a national, specialist house builder. The site is marketed as 'Lockyer Lodge'. Their website states that Lockyer Lodge is managed by Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Letting.

f. Identified registered provider

B.1525 There is no affordable housing on this site and therefore no registered provider is identified.

3. Dwelling completions

a) Completions by 31 March 2023

B.1526 EDDC records show that 38 dwellings were completed by the 2023 Monitoring Point. Lead in time on this site ended in 2020/21 when the first dwelling was completed (built and occupied).

B.1527 The demolition of the 23 bedspace care home occurred by August 2019. The loss was reported in the 2020/21 for the purposes on national statistics (in the Housing Flow Reconciliation Returns) and therefore shows as a loss of 12 dwellings equivalent in 2020/21 in **Table 4/ MT2-SI2**.

b) Forecast completions after 31 March 2023

B.1528 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/ MT2-SI2**.

Developer information

- B.1529 Site **MT2-SI2** relates to an 'outlet' where there is a single builder/ developer implementing the detailed planning approval(s). In 2023 the council sought to engage with the site developer Churchill Retirement Living Ltd in forecasting the delivery of the residue of housing on this site (outlet). The developer did not complete and return the 2023MP site proforma. So, there is no respondent 2023MP trajectory on a monitoring year-by-year basis shown in **Table 4/ MT2-SI2**.

Council consideration of developer information

- B.1530 There was no 2023 developer response for the council to consider. An officer telephone conversation with the agents for the developer in July 2023 confirmed that the building construction of the block of apartments had been completed.

4. EDDC conclusion on site deliverability

- B.1531 The EDDC trajectory for this site (i.e. the outlet based on detailed planning approval 18/1779/MFUL is therefore as set out in **Table 4/ MT2-SI2**. This trajectory is justified, based available sit specific information as follows:
- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permissions which had not expired at the 2023 MP; and
 - The build construction is complete relating to the development from the detailed planning approval.
 - The site is also deliverable. This site's trajectory does not rely on the application of prescriptive assumptions. Notwithstanding the fact that the site has detailed planning permission, the council has engaged with the developer to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:
 - Development has commenced and has made significant progress with 38 dwellings (gross) completed.
 - The site is owned and developed by Churchill Retirement Living Ltd, which is a national specialist house builder.
 - The build construction is complete, with only 2 apartments remaining to be occupied at the 2023 monitoring point (and one of these has been occupied since then).
 - EDDC considers that the forecast completions of the 2 dwellings on this site by 2023/24 is prudent and realistic at this time, mindful of progress to date.

- If there were to be a slippage in delivery, there is still ample time for the residual 2 dwellings to be completed within the 5 year period from the 2023 Monitoring Point.
- Consequently, EDDC concludes that there is no clear evidence that the 2 homes will be not delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.1532 2 dwellings remained to be delivered on this site **MT2-SI2** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.1530 to B.1531, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 2 dwellings fall within part (a) of the definition of deliverable. That is, there are realistic prospects of 2 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Green Close, Drakes Avenue Sidford, Sidmouth (Lockyer Lodge).
- B.1533 For development management and NPPF Paragraph 74 purposes, 2 dwelling completions are deliverable and therefore 2 count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.1534 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

- B.1535 Based on the above information for site **MT2-SI2** EDDC concludes that for plan monitoring and plan-making purposes:
- Gross 40 (net 28) actual and forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
 - With no dwellings completed before the 2020 monitoring point, gross 40 (net 28) actual and forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/ MT2-SI2 Housing Trajectory

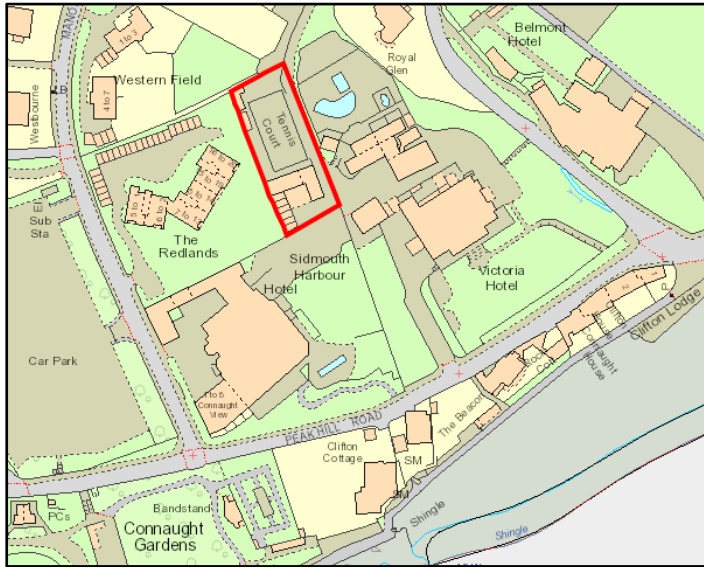
| 2023 MP | Table 4/ MT2-SI2 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | |
|-----------------------------------|---|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| Site | Green Close, Drakes Avenue Sidford, Sidmouth (Lockyer Lodge) | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | Churchill Retirement Living Ltd | | | | | | | | | | | | | | | | | |
| Planning Status at end March 2023 | Detailed planning approval | | 40 | | | | | | | | | | | | | | | |
| Developer's trajectory | N/A | | | | | | | | | | | | | | | | | |
| EDDC trajectory GAINS | 40 new dwellings (net 28 if care home loss is taken into account) | | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 11 | 21 | 2 | | | | |

This table is based on:

- an extract (*Table 1*) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- the EDDC trajectory, having considered the available, site specific information on housing delivery.

Site MT2-SI3 : Victoria Hotel , The Esplanade, Sidmouth

Map B/MT2-SI3



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Note: The red line is the area of detailed planning permission **06/2382/MRES**

Table 1/ MT2-SI3 Deliverability Summary

| | |
|--|------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | No |
| No of units forecast as DELIVERABLE (years 1 to 5) | 0 |
| No of units forecast as DEVELOPABLE (years 6+) | 14 |
| Deliverability status agreed? (Yes/No) | Yes |

Table 2/ MT2-SI3 Site Progress Summary

| | |
|--|---------------------------------|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 14 |
| Net No dwellings approved | 14 |
| Builder/Developer/Landowner | Brend Hotels |
| Site development status at 31/03/2023 | Commenced |
| Site development status post 31/03/2023 update | Commenced |
| Dwellings not started at 31/03/2023 | 13 |
| Dws under construction at 31/03/2023 | 1 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

B.1536 This site is not allocated for residential development under Policy Strategy 26 in the adopted East Devon Local Plan 2013 to 2031 but it lies within the Built up Area Boundary (BUAB) at Sidmouth under Policy Strategy 6 as shown on the Policies Map – Sidmouth Urban Inset Map.

2. Lead-in Time

a. Planning application status and progress

B.1537 Table 3/ MT2-SI3 summarises the current planning application status & planning application progress on Site MT2-SI3.

Table 3/ MT2-SI3: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|-----------|------------------------------|-------------------------------------|----------------|---|
| 06/0894/MOUT | 14 | | Outline | 05/04/2006 | Approved | 20/06/2006 |
| 06/2382/MRES | | 14 | Reserved Matters | 18/08/2006 | Approved | 03/11/2006 |
| 08/01873/CPE | | | Certificate of lawfulness | 16/07/2008 | Issued | 15/09/2008 |
| SITE TOTAL | | 14 | | | | |

B.1538 The outline planning permission **06/0894/MOUT** is for the renewal of permission (03/P1675) for erection of apartment blocks (14 dwellings). **06/2382/MRES** is for the erection of two buildings comprising a total of 14 apartments including the provision of car parking and landscaping (relates to 06/0894/MOUT). Each block contains 7 apartments.

B.1539 As at the 2023 Monitoring Point Site **MT2-SI3** had detailed planning approval for 14 dwellings (**06/2382/MRES**). A certificate of Lawful Existing Use 08/01873/CPE was issued on 15 September 2008 confirming that development has commenced. The material start was the result of the formation of a modest length of foundations which are the footings of apartment 9. The detailed planning application had therefore not expired at the 2023 monitoring point.

B.1540 This is a brownfield site, containing a tennis court (asphalt hard court) and a series of maintenance sheds.

b. Discharging conditions

B.1541 There has been a material start, but it is not clear at this time whether all pre commencement conditions have been discharged. See Footnote 1 to Appendix B.

c. Site progress

B.1542 The development of the site commenced before 15 September 2008, with a modest length of foundations for the footings of apartment 9. Therefore 1 dwelling was under construction. However, as confirmed in the 2023 response from the developer, there has been no further progress in this development.

d. Dwellings under construction

B.1543 10 dwellings were under construction by the 2023 Monitoring Point.

e. Developer/housebuilder/owner

B.1544 Brend Hotels is the owner of the site shown on **Map B/MT2-SI3**. Their response to the 2023 questionnaire confirms that the site remains available for housing development, and they intend for the development to be completed.

B.1545 Brend Hotels are not a house builder. Their 2023 response provides no evidence that any progress has been made to date to identify or select a house-builder, or to market the site for development.

f. Identified registered provider

B.1546 There is no affordable housing provided in this development and therefore no registered provider has been identified.

3. Dwelling completions

a) Completions by 31 March 2023

B.1547 EDDC records show that NIL dwellings were completed by the 2023 Monitoring Point. Lead in time on this site is still in progress at this time.

b) Forecast completions after 31 March 2023

B.1548 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. In the absence of a developer 2023 response the council relies on available evidence to produce the council's trajectory in **Table 4/ MT2-SI3**.

Developer information

B.1549 Site **MT2-SI3** relates to an 'outlet' where there is a single builder/ developer implementing the detailed planning approval(s). In 2023 the council

engaged with the site developer Brend Hotels in forecasting the delivery of housing on this site (outlet). The developer has completed and returned the questionnaire, the developer response is in Appendix F, but there is no specific developer trajectory for this site is set out in Table **4/ MT2-SI3**. However, their response states that both blocks of apartments would be completed at the same time. They also confirmed that they do not intend to complete the 14 dwellings in the 5 years from the 2023 monitoring point, but they do intend to complete the approved development for 14 dwellings between 1 April 2028 and 31 March 2040.

Council consideration of developer information

- B.1550 EDDC has carefully considered the latest, site-specific information received from the outlet's owner obtained via the 2023 Monitoring Point engagement process.
- B.1551 EDDC agrees with the owner's information that the housing completions would occur in the period 1 April 2028 to 3 March 2040 for the following reasons:
- a) The detailed planning permission 06/2382/MRES had commenced, and therefore not expired.
 - b) The owner has provided a response which is evidence that they do not intend for the apartments to be delivered in the 5 year period. They do intend for the development to be completed between 2028/29 and before end March 2040.
 - c) But since the material start by 2008 no further progress has been made in the last 15 years.
 - d) Brend Hotels own the site but are not a housebuilder/housing developer.
 - e) No housebuilder has been identified.
 - f) Consequently, EDDC considers there is sufficient clear evidence at this time to conclude that there are no realistic prospects that the housing development proposed under application **06/2382/MRES** on this Local Plan allocation site will be delivered within 5 years.
- B.1552 In the absence of a more detailed trajectory for 2028 to 2040, it is for the council to make a planning judgement about the developability of the site.

4. EDDC conclusion on site deliverability

- B.1553 The EDDC trajectory for this site (i.e. the outlet based on detailed planning approval 06/2382/MRES is as set out in **Table 4/ MT2-SI3** this trajectory is justified, based on the following:
- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permission for 14 apartments, as varied, which had not expired at the 2023 MP; and

- The approved development has commenced, and the owner confirms that the site is still available for development.
- The council considers that at this time the site is not deliverable. This site's trajectory does not rely on the application of prescriptive assumptions. The council's trajectory is based on available evidence that demonstrates that:
 - Development has commenced but there has been a lack of progress to date, including the lack of an identified housebuilder and lack of further works or dwelling construction.
 - The owner has stated that they do not intend to complete the dwellings in the 5 year period.
 - Consequently, EDDC concludes that there is sufficient clear evidence at this time to conclude that there are no realistic prospects that the housing development will be delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.1554 14 dwellings remained to be delivered on this site **MT2-SI3** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.1550 to B.1553 and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), that NIL dwellings fall within part (a) of the definition of deliverable. That is, there is no evidence of realistic prospects of the dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at the Victoria Hotel, The Esplanade, Sidmouth.
- B.1555 For development management and NPPF Paragraph 74 purposes, NIL dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.1556 The council considers that there are reasonable prospects of the dwellings being delivered in the very long term because:
- a. The planning approval has commenced, so has not expired.
 - b. The owner has stated that they intend to complete the dwellings in the 5 year period.
 - c. There is ample time between now and end March 2040 for the 14 apartments to be built and occupied.
 - d. The Council considers it prudent and realistic to forecast the delivery of the 14 dwellings to be after the end of the plan period of the adopted local plan (ie after March 2031) and towards the end of the plan period for the emerging local plan. As shown in Table **4/MT2-SI3**, the council has a nominal forecast that the 14 dwellings would be completed in 2037/38, recognising that this is not a precise forecast.

B.1557 Consequently, 14 dwellings on this site are forecast as developable (i.e. 14 are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

B.1558 Based on the above information for site **MT2-SI3** EDDC concludes that for plan monitoring and plan-making purposes:

- No forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
- With no dwellings completed before the 2020 monitoring point, 14 forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/ MT2-SI3 Housing Trajectory

| 2023 MP | Table 4/MT2-SI3 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | | | | | | | | | | | | | | |
|-----------------------------------|---|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------|
| Site | Victoria Hotel, The Esplanade, Sidmouth | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 + |
| Developer Contact | Brend Hotels | | | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 + |
| Planning Status at end March 2023 | Detailed planning approval | 14 | 14 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's trajectory | N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EDDC trajectory | | 14 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 | 0 | 0 | 0 |

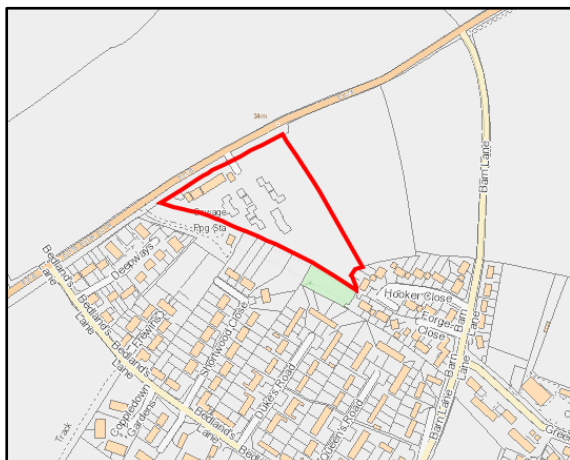
This table is based on:

- an extract (Table 1) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- the EDDC trajectory, having considered the available, relevant site specific information on housing delivery.
- Nominal date for 2037/38 completions.

MAIN TOWN – TIER 3 LOCAL CENTRES – BUDLEIGH SALTERTON

Site MT3-BS1 : Land south of the B3178 at Budleigh Salterton

Map B/ MT3-BS1



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Note: The red line is the area of full planning permission **11/2629/MFUL**

Table 1/ MT3-BS1 Deliverability Summary

| | |
|--|---|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes for 1 unit BUT No for the other 38 units |
| No of units forecast as DELIVERABLE (years 1 to 5) | 1 |
| No of units forecast as DEVELOPABLE (years 6+) | 38 |
| Deliverability status agreed? (Yes/No) | No (no response received) |

Table 2/ MT3-BS1 Site Progress Summary

| | |
|--|--|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 59 |
| Net No dwellings approved | 59 |
| Builder/Developer/Landowner | Sunningdale House Developments (Evans Field) Ltd |
| Site development status at 31/03/2023 | Under construction |
| Site development status post 31/03/2023 update | Under construction (work on site halted – builder company now in administration) |
| Dwellings not started at 31/03/2023 | 3 |
| Dws under construction at 31/03/2023 | 36 |
| Completions pre 01/04/2020 | 5 |
| Completions 01/04/2022 – 31/03/2023 | 15 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 20 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

B.1559 This site is not allocated for residential development under Policy Strategy 21 Budleigh Salterton but it does lie inside the Built-up Area Boundary at Budleigh Salterton under Policy Strategy 6 and as shown on the Policies Map –Budleigh Salterton Urban Inset Map in the adopted East Devon Local Plan 2013 – 2031.

2. Lead-in Time

a. Planning application status and progress

B.1560 **Table 3/MT3-BS1** summarises the current planning application status & planning application progress on Site MT3-BS1.

Table 3/ MT3-BS1: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|-----------|------------------------------|-------------------------------------|----------------|---|
| 11/2629/MFUL | | 59 | Full | 29/02/2012 | Approved | 02/12/2013 |
| 16/2479/VAR | | | Variation | 24/02/2017 | Approved | 13/02/2019 |
| 18/2021/VAR | | | Variation | 20/10/2018 | Approved | 16/09/2019 |
| SITE TOTAL | | 59 | | | | |

B.1561 The full planning application 11/2629/MFUL for Residential development of 59no dwellings (including affordable housing provision) was approved on 2 December 2013. There were subsequent variations approved which did not change the total number of dwellings, although 18/2021/VAR reduced the number of affordable housing.

B.1562 As at the 2023 Monitoring Point Site **MT3-BS1** had detailed planning approval for 59 dwellings.

B.1563 This is greenfield site, formerly in equestrian use.

b. Discharging conditions

B.1564 Pre commencement conditions - See Footnote 1 to Appendix B.

c. Site progress

B.1565 The development has commenced and 20 dwellings have been completed. Therefore, the detailed planning approvals have not expired as at the 2023 monitoring point.

B.1566 However, there were no completions in 2022/23. On 14 August 2023 the developer/builder of this site, Sunningdale House Developments (Evans Field) Ltd, went into administration. On 19 October 2023 a Notice of Administrator's proposals was published on the Companies House website.

Those proposals are to achieve the objective of realising property in order to make a distribution to one or more secured or preferential creditors. A notice of approval of administrator's proposals was published on 2 November 2023.

d. Dwellings under construction

B.1567 There was no developer's 2023 response. Based on aerial photographs the council estimates that there were 36 dwellings under construction at the 2023 Monitoring Point, one of which since been completed (ie built and occupied).

e. Developer/housebuilder/owner

B.1568 The latest owner of the site is Sunningdale House Developments (Evans Field) Ltd which is also the developer and builder of the site shown on **Map B/ MT2-SE5**.

B.1569 Sunningdale House Developments (Evans Field) Ltd is a non-local SME housebuilder. The site is marketed as 'Evans Field'.

B.1570 Sunningdale House Developments (Evans Field) Ltd is one of several 'Sunningdale House' companies (mostly for sites in Kent) where administration applications were filed to the High Court in August 20203 against those companies, triggering the insolvency process.

f. Identified registered provider

B.1571 LiveWest is the registered provider on this site.

3. Dwelling completions

a) Completions by 31 March 2023

B.1572 EDDC records show that 20 dwellings were completed by the 2023 Monitoring Point. Lead in time on this site ended when the first dwellings were completed in 2019/20.

b) Forecast completions after 31 March 2023

B.1573 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this.

Developer information

B.1574 Site **MT3-BS1** relates to an 'outlet' where there is a single builder/ developer implementing the detailed planning approval(s). In 2023 The council sought to contact them but they have not provided a response to the EDDC 2023 questionnaire so there is no response in Appendix F and no developer trajectory in **Table 4/ MT3-BS1**.

B.1575 The company is now in administration. The administrator's proposals are not about rescuing the company as a going concern but about realising property in order to make a distribution to one or more secured or preferential creditors. The council will therefore continue to monitor the outcomes of administration, as the site has not been completed.

Council consideration of developer information

B.1576 There is no developer response for the council to consider.

4. EDDC conclusion on site deliverability

B.1577 EDDC produced the council's trajectory for this site (i.e. the outlet based on detailed planning approval 11/2629/MFUL as varied) based on available site specific information. The council's trajectory is set out in **Table 4/ MT3-BS1**. This trajectory is justified, based on the following:

- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permissions which had commenced and therefore not expired at the 2023 monitoring point;
 - 20 dwellings were completed by the 2023 monitoring point, and a further dwelling has been completed since then. This completes all the dwellings on Phase 1 of the development.
 - The council estimates that 36 dwellings were under construction on Phase 2 at the 2023 monitoring point (one of which has since been completed).
 - Given that the administrator's proposals are about realising property it is reasonable to anticipate the likely sale of the residue of the site which has the benefit of planning permission of residential development, to realise the value of the site for housing development. It is reasonable to assume that the site continues to be available for development.
- This site's trajectory does not rely on the application of prescriptive assumptions. Notwithstanding the fact that the site has detailed planning permission, the council has produced a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:
 - Development has commenced and had made progress with 20 dwellings and 36 under construction.
 - However, due to the current uncertainty resulting from the insolvency process, the council does not consider that there is evidence at this time to demonstrate that the residue of 38 dwellings is deliverable (ie the 3 not started plus the 35 dwellings remaining under construction now). The council understands that

there is no construction work being undertaken on the site at this time.

- The site owner, developer and builder is Sunningdale House Developments (Evans Field) Ltd which is now in administration.
- There is no information at this time about when construction will recommence or who will be the site owner or builder.
- The council's records show that one dwelling has been occupied and is council tax banded since 31 March 2023. This dwelling can be included as a completion in 2023/24.
- However, at this time the council considers it is prudent not to forecast any further completions in the period 1 April 2023 to 31 March 2028.
- Consequently, EDDC concludes that there is no clear evidence at this time that the residue of 38 homes will be delivered within five years from the 2023 monitoring point.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.1578 39 dwellings remained to be delivered on this site **MT3-BS1** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.1574 to B.1577 and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), only 1 dwelling falls within part (a) of the definition of deliverable. That is, there are realistic prospects of 1 dwelling being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Land south of the B3178 at Budleigh Salterton.
- B.1579 For development management and NPPF Paragraph 74 purposes, 1 dwelling completion is deliverable and therefore counts as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.1580 There is still the potential for residue of 38 dwellings on the site to be completed in the long term as the detailed planning permission has not expired. Some of these 38 dwellings are affordable housing. Due to the uncertainties of the insolvency process, the council considers it prudent at this time to forecast completions to occur after the end of the plan period of the adopted local plan, with the first completions in 2032/33.
- B.1581 It is also prudent to forecast a slow delivery rate on this site, as it may be a local SME builder rather than a volume housebuilder who completes the development. The history of house building in Budleigh Salterton, and the local housing market suggest that it would be prudent to assume a build rate of 10 dwellings per year. The site would therefore be completed in 2035/36
- B.1582 Consequently, 38 dwellings on this site are forecast as developable (i.e. 38 are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

B.1583 Based on the above information for site **MT3-BS1** EDDC concludes that for plan monitoring and plan-making purposes:

- 21 forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
- With 5 dwellings completed before the 2020 monitoring point, 54 forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/ MT3-BS1 Housing Trajectory

| 2023 MP | Table 4/MT3-BS1 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | | | | | | | | | | | | | | |
|-----------------------------------|---|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------|
| Site | Land south of the B3178 at Budleigh Salterton | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 + |
| Developer Contact | Sunningdale Developments (Evans Field) Ltd | | | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 + |
| Planning Status at end March 2023 | Detailed planning approval | 59 | 59 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's trajectory | N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EDDC trajectory | | 59 | 59 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 14 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 10 | 10 | 18 | 0 | 0 | 0 | 0 | 0 |

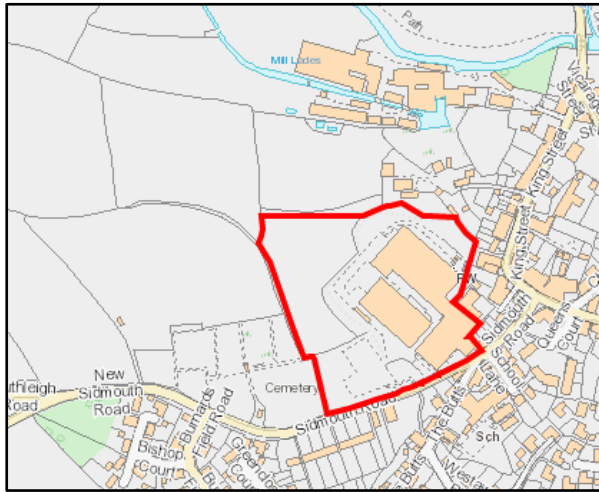
This table is based on:

- an extract (Table 1) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- the EDDC trajectory, having considered the available, relevant site specific information on housing delivery.

SMALLER TOWNS/VILLAGES - TIER 3 LOCAL CENTRES - COLYTON

Site SV3-CO1 : Former CeramTec site, Colyton

Map B/SV3-CO1



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Note: The red line is the area of outline planning permission 18/1850/MOUT.

Table 1/ SV3-CO1 Deliverability Summary

| | |
|--|-----------------|
| NPPF Annex 2 deliverability category | B |
| A/B Sub-category | Outline Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | No |
| No of units forecast as DELIVERABLE (years 1 to 5) | 0 |
| No of units forecast as DEVELOPABLE (years 6+) | 72 |
| Deliverability status agreed? (Yes/No) | No |

Table 2/ SV3-CO1 Site Progress Summary

| | |
|--|--------------------------------|
| Planning Status | Outline approval of whole site |
| Gross No dwellings approved | 72 |
| Net No dwellings approved | 72 |
| Builder/Developer/Landowner | Wainhomes South West |
| Site development status at 31/03/2023 | Not commenced |
| Site development status post 31/03/2023 update | Not commenced |
| Dwellings not started at 31/03/2023 | 72 |
| Dws under construction at 31/03/2023 | 0 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

B.1584 This site is not allocated for residential development but part of the site lies inside the Built-up Area Boundary at Colyton under Policy Strategy 6 in the adopted East Devon Local Plan 2013 – 2031 and as shown on the Policies Map – Colyton Inset Map in the East Devon Villages Plan – adopted 26th July 2018.

2. Lead-in Time

a. Planning application status and progress

B.1585 **Table 3/SV3-CO1** summarises the current planning application status & planning application progress on Site SV3-CO1.

Table 3/ SV3-CO1: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|-----------|------------------------------|-------------------------------------|------------------|---|
| 18/1850/MOUT | 72 | | Outline | 26/09/2018 | Approved | 03/06/2020 |
| 22/2795/MRES | | 72 | Reserved Matters | 23/12/2022 | Decision awaited | |
| SITE TOTAL | | 72 | | | | |

B.1586 The planning application **18/1850/MOUT** for outline planning permission (all matters reserved for later approval except for access) for demolition of existing buildings and the development of up to 72 new houses and six B1 use class light industrial units (up to 1,000 sq. meters) was submitted by Homes England in September 2018. This application was approved on 3 June 2020.

B.1587 **22/2795/MRES** is a Reserved matters application (seeking approval of appearance, landscaping, layout and scale pursuant to outline permission 18/1850/MOUT) for the development of 72 new houses and six B1 use class light industrial units. The proposal includes the discharge of conditions 6, 7, 8, 9, 10, 11, 12, 14, 17, 18, 22, 23, 24 and 25 of the outline planning permission has been validated and is awaiting a decision.

B.1588 As at the 2023 Monitoring Point Site **SV3-CO1** had outline planning approval for 72 dwellings.

B.1589 This is brownfield site, previously in industrial use. The former CeramTec industrial buildings were demolished in late January 2021.

b. Discharging conditions

B.1590 Application **22/2795/MRES** includes proposals for the discharge of conditions 6, 7, 8, 9, 10, 11, 12, 14, 17, 18, 22, 23, 24 and 25 of the outline planning permission. Those conditions would automatically be discharged once planning permission is granted. See Footnote 1 to Appendix B.

c. Site progress

B.1591 The development has not commenced. A reserved matters planning application has been submitted. Condition 4 of the outline approval states that *"The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later."* Therefore, the outline planning approval has not expired as at the 2023 monitoring point.

B.1592 In their July 2023 response Wain Homes stated that an updated planning pack in response to officer and consultee feedback were still to be submitted. Amended plans were submitted in late July 2023 and are being considered through the development management process.

d. Dwellings under construction

B.1593 No dwellings were under construction at the 2023 Monitoring Point.

e. Developer/housebuilder/owner

B.1594 The Planning Statement submitted for planning application 22/2795/MRES states that *'The application is controlled by Wain Homes (South West) Ltd'*. It also states that *'Wain Homes (South West) Ltd is keen and ready to progress the development in a timely manner'*. In their 2023 response to the EDDC housing monitoring questionnaire, Wain Homes (South West) Ltd confirmed that they are not yet the owner of the site. There is a conditional contract subject to obtaining planning permission for development. They confirmed that the site remains available for development. They would be the developer and builder of the site shown on **Map B/ SV3-CO1**.

B.1595 *Wain Homes (South West) Ltd* is a national volume housebuilder.

f. Identified registered provider

B.1596 A registered provider for the affordable housing on this site has not yet been identified.

3. Dwelling completions

a) Completions by 31 March 2023

B.1597 EDDC records show that NIL dwellings were completed by the 2023 Monitoring Point. Lead in time on this site was therefore still in progress at that date.

b) Forecast completions after 31 March 2023

B.1598 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not

based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/ SV3-CO1**.

Developer information

- B.1599 Site **SV3-CO1** relates to an 'outlet' where there is a single builder/ developer implementing the detailed planning approval(s). In 2023 the council engaged with the applicant Wain Homes (South West) Ltd in forecasting the delivery of housing on this site (outlet). The developer has completed and returned the questionnaire, the developer response is in Appendix F, and their developer trajectory for this site is set out in **Table 4/ SV3-CO1**.
- B.1600 The developer anticipates that the site would commence 3 months form when the reserved matters planning consent is granted and that site works and/or operations will take 6 to 9 months prior to dwelling construction. They anticipate that the first dwelling would start on site in the 2nd quarter of 2024.
- B.1601 They forecast that 15 dwellings would be completed in 2023/24, 30 in 2024/25 and 27 in 2025/26.

Council consideration of developer information

- B.1602 EDDC has carefully considered the latest, site-specific information received from the outlet's builder/developer obtained via the 2023 Monitoring Point engagement process.
- B.1603 EDDC does not agree with the developer's trajectory for the following reasons:
- a) The developer has provided a trajectory and confirmed that they expect the 72 dwellings to be completed in the five year period. The council notes that their anticipate of first dwellings completions to be in 2024Q2 does not align with their year by year trajectory (the latter appears to have the first completions in the last quarter of 2023 and the first quarter of 2024.)
 - b) The site has not yet been acquired by a developer/ housebuilder although there is a conditional option, subject to planning approval.
 - c) The site had outline planning permission which had not expired at the 2023 MP but does not yet have detailed planning approval. Amended plans have been submitted and new responses received from Council consultees - with concerns remaining (re Heritage, landscape; urban design). The council is still considering the amended plans and responses and has not yet reached a conclusion on whether the issues have been resolved.

- d) Consequently, EDDC considers that there is not sufficient clear evidence at this time to conclude that the 72 homes will be delivered on the site within 5 years.
- e) The council considers that dwellings could be delivered after the 5 year period and that a build rate of about 30 per year is realistic, mindful that the site is in Colyton in a part of the district where the council's monitoring evidence indicates that slower local build rates reflect the local housing market.

B.1604 The council considers that the site would be completed in years 6 to 8 from the 2023 Monitoring Point, so disagrees with the developer's trajectory shown in **Table 4/ MT2-SE2**.

4. EDDC conclusion on site deliverability

B.1605 EDDC produced the council's trajectory for this site (i.e. the outlet based on outline planning approval **18/1850/MOUT** based on available site specific information and having considered the developer's information. The council's trajectory is set out in **Table 4/ SV3-CO1**. This trajectory is justified, based on the following:

- The approved development is suitable and available based on the evidence that:
 - The site had outline planning permissions which not expired at the 2023 MP, and a detailed planning application has been submitted and validated but is awaiting a decision;
 - The developer and applicant for the reserved matters planning application has confirmed that the site remains available for development.
- The council does not consider that there is clear evidence at this time to demonstrate that the 72 dwellings on the site are deliverable. This site's trajectory does not rely on the application of prescriptive assumptions. Notwithstanding the fact that the site has detailed planning permission, the council has produced a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:
 - The council has not yet concluded whether the outstanding issues remain following the submission of amended plans regarding the reserved matters planning application. At the time of writing this document, objections from Council consultees remain.
 - Therefore, at this time the council considers it is prudent not to forecast any completions in the period 1 April 2023 to 31 March 2028.

- Consequently, EDDC concludes that there is not sufficient clear evidence at this time that the 72 homes will begin or be delivered within five years from the 2023 monitoring point.
- This position may or may not change in the future once the council reaches a conclusion in the light of responses received to the amended plans, or possibly if further changes are submitted by the applicant in response to the concerns, but this is not sufficiently certain at this time.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.1606 72 dwellings remained to be delivered on this site **SV3-CO1** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.1602 to B.1605 and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), NIL dwellings fall within part (b) of the definition of deliverable. That is, there are not realistic prospects of dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Former CeramTec site, Colyton.
- B.1607 For development management and NPPF Paragraph 74 purposes, NIL dwelling completion are deliverable and therefore none count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.1608 There is still the potential for the 72 dwellings on the site to be completed in the mid to long term as the outline planning permission has not expired and a reserved matters planning application has been submitted. The council considers it prudent to forecast completions to occur in years 6 to 8 (ie 2028/29 to 2030/31).
- B.1609 It is also prudent to forecast a build rate of no more than 30 dwellings per this site, mindful of the local housing market and the history of build rates in this part of the district. The council forecast uses the annual delivery forecasts from the developer forecasts but assumes that the first 15 dwellings are completed in 2028/29.
- B.1610 Consequently, 72 dwellings on this site are forecast as developable (i.e. 72 are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

- B.1611 Based on the above information for site **SV3-CO1** EDDC concludes that for plan monitoring and plan-making purposes:
- 72 forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
 - With no dwellings completed before the 2020 monitoring point, 72 forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan

2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/ SV3-CO1 Housing Trajectory

| 2023 MP | Table 4/ SV3-CO1 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | | | | | | | | | | | | | | |
|-----------------------------------|--|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------|
| Site | Former CeramTec site, Colyton | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 + |
| Developer Contact | Wainhomes South West | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Status at end March 2023 | Outline planning approval Detailed planning application | 72 | 72 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's trajectory | | 72 | 72 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 37 | 27 | | | | | | | | | | | | | | | |
| EDDC trajectory | | 72 | 72 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 30 | 27 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

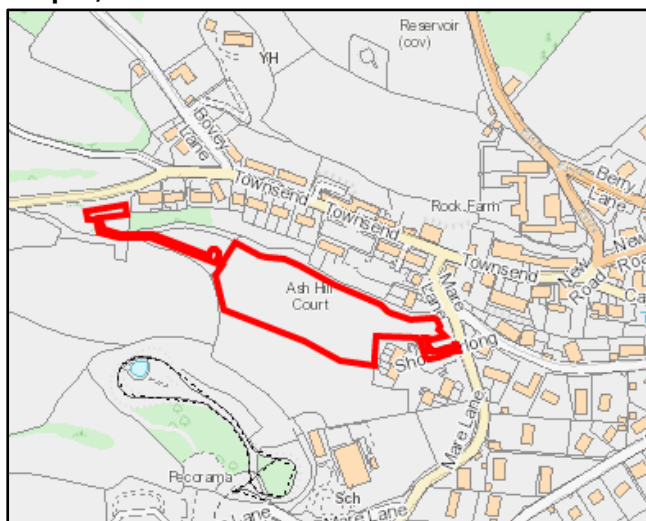
This table is based on:

- an extract (Table 1) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- consideration of the developer's trajectory
- the EDDC trajectory, having considered the available, relevant site specific information on housing delivery.

SMALLER TOWNS/VILLAGES - TIER 4 SERVICE VILLAGES - BEER

Site SV4-BE1 : Land adjacent to Short Furlong, Beer

Map B/SV4-BE1



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Note: The red line is the area of outline planning permission **18/1957/MOUT**.

Table 1/ SV4-BE1 Deliverability Summary

| | |
|--|-----------------|
| NPPF Annex 2 deliverability category | B |
| A/B Sub-category | Outline Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 30 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | Yes |

Table 2/ SV4-BE1 Site Progress Summary

| | |
|--|--|
| Planning Status | Outline approval of whole site Reserved matters application |
| Gross No dwellings approved | 30 |
| Net No dwellings approved | 30 |
| Builder/Developer/Landowner | LiveWest |
| Site development status at 31/03/2023 | Not commenced |
| Site development status post 31/03/2023 update | Not commenced |
| Dwellings not started at 31/03/2023 | 30 |
| Dws under construction at 31/03/2023 | 0 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

B.1612 This site is not allocated for residential development and lies outside the Built-up Area Boundary at Beer under Policy Strategy 6 in the adopted East Devon Local Plan 2013 – 2031 and as shown on the Policies Map – Beer Inset Map in the East Devon Villages Plan – adopted 26th July 2018.

2. Lead-in Time

a. Planning application status and progress

B.1613 **Table 3/ SV4-BE1** summarises the current planning application status & planning application progress on Site SV4-BE1.

Table 3/ SV4-BE1: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|-----------|------------------------------|-------------------------------------|------------------|---|
| 18/1957/MOUT | 30 | | Outline | 17/09/2018 | Approved | 09/04/2020 |
| 22/1522/MRES | | 30 | Reserved Matters | 20/07/2022 | Decision awaited | |
| SITE TOTAL | | 30 | | | | |

B.1614 The outline planning application **18/1957/MOUT** for the construction of up to 30 new dwellings (including affordable housing provision) with all matters apart from access reserved, was approved on 9 April 2020.

B.1615 **Application 22/1522/MRES** for the approval of reserved matters (Appearance, landscaping, layout and scale). following approval of outline application no 18/1957/MOUT Conditions 7,8,9 and 10 - drainage, Conditions 13 - groundworks, Conditions 12,14,15 and 16 - landscaping, Condition 18 - Ecological Mitigation and Enhancement Strategy, Condition 19 - Written Scheme of Investigation) has been validated and is awaiting a decision.

B.1616 This is greenfield site, in agricultural use.

B.1617 As at the 2023 Monitoring Point Site **SV4-BE1** had outline planning approval for 30 dwellings.

b. Discharging conditions

B.1618 Application **22/1522/MRES** includes proposals for the discharge of conditions (7,8,9 and 10 - drainage, Conditions 13 - groundworks, Conditions 12,14,15 and 16 - landscaping, Condition 18 - Ecological Mitigation and Enhancement Strategy, Condition 19 - Written Scheme of Investigation) of the outline planning permission. Those conditions would automatically be

discharged once planning permission is granted. See Footnote 1 to Appendix B.

c. Site progress

B.1619 The development has not commenced. A reserved matters planning application has been submitted and validated. Condition 4 of the outline consent states that "The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later". Therefore, the outline planning approval has not expired as at the 2023 monitoring point.

B.1620 Amended plans have been submitted for **22/1522/MRES** and are being considered through the development management process.

d. Dwellings under construction

B.1621 No dwellings were under construction at the 2023 Monitoring Point.

e. Developer/housebuilder/owner

B.1622 In their 2023 response to the EDDC housing monitoring questionnaire, LiveWest confirmed that:

- LiveWest are now the owner of the site (ie the site shown on **Map B/SV4-BE1**)
- The site is available for development.
- LiveWest will be the site developer (e.g. selecting/appointing a builder/contractor to carry out the construction.
- Upon successfully gaining detailed planning permission LiveWest will tender the site to suitable builders.

f. Identified registered provider

B.1623 LiveWest are the registered provider as well as the applicant for **22/1522/MRES**. They are a regional Registered Provider in the south west.

3. Dwelling completions

a) Completions by 31 March 2023

B.1624 EDDC records show that NIL dwellings were completed by the 2023 Monitoring Point. Lead in time on this site was therefore still in progress at that date.

b) Forecast completions after 31 March 2023

B.1625 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the

council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/ SV4-BE1**.

Developer information

- B.1626 Site **SV4-BE1** relates to an 'outlet' where there is a single builder/ developer implementing the detailed planning approval(s). In 2023 the council engaged with the owner, developer and applicant LiveWest in forecasting the delivery of housing on this site (outlet). LiveWest has completed and returned the questionnaire, the developer response is in Appendix F, and their developer trajectory for this site is set out in **Table 4/ SV4-BE1**.
- B.1627 The developer anticipates that the site would commence in Autumn/Winter 2023 and ground works will take approximately 4 months. They anticipate that the first dwelling would start on site in Spring 2024.
- B.1628 They forecast that 30 dwellings would be completed in winter 2025 ie in the monitoring year 2025/26. Their response acknowledges that both construction cost inflation and the scarcity of good quality building contractors in the area are making procurement more challenging than usual and could affect the delivery of the development.

Council consideration of developer information

- B.1629 EDDC has carefully considered the latest, site-specific information received from the outlet's builder/developer obtained via the 2023 Monitoring Point engagement process.
- B.1630 EDDC agrees with the developer's trajectory for the following reasons:
- a) The site has outline planning approval which has not expired, and reserved matters have been submitted and validated, and amended plans submitted. The council considers the amended plans will resolve all of the outstanding issues (ecology and landscape) so that this can be moved forward with a favourable recommendation.
 - b) The developer has provided a trajectory and confirmed that they expect the 30 dwellings to be completed in 2025/26 ie in the five year period.
 - c) The council considers that the forecast build rate is realistic because:
 - The affordable housing statement submitted in application **22/1522/MRES** states that the proposal is now for 100% affordable housing (using national funding so that the remainder of the unrestricted properties are operated as a mixture of Affordable Rent and Shared Ownership)
 - There is sufficient time for the lead in time to be completed, and the first dwellings to be constructed in 2025/26
 - d) The site is owned by LiveWest, a regional registered provider whose 2023 response confirms that upon successfully gaining detailed planning permission LiveWest will tender the site to suitable builders.

e) Consequently, EDDC considers that there is sufficient clear evidence to conclude that the 30 homes will be delivered on the site within 5 years.

B.1631 The council considers that the site would be completed in year 3 from the 2023 Monitoring Point, so agrees with the developer's trajectory shown in **Table 4/ SV4-BE1**.

4. EDDC conclusion on site deliverability

B.1632 EDDC produced the council's trajectory for this site (i.e. the outlet based on detailed planning approval **18/1957/MOUT** based on available site specific information and having considered the developer's information. The council's trajectory is set out in **Table 4/ SV4-BE1**. This trajectory is justified, based on the following:

- The approved development is suitable and available based on the evidence that:
 - The site had outline planning permissions which not expired at the 2023 MP (a detailed planning application has been submitted and validated but is awaiting a decision).
 - The owner/applicant for the reserved matters planning application has confirmed that the site remains available for development.
- The site is also deliverable. This site's trajectory does not rely on the application of prescriptive assumptions. The council has engaged with the developer to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:
 - The site is owned and developed by LiveWest, which is a regional registered provider who confirmed that upon successfully gaining detailed planning permission LiveWest will tender the site to suitable builders.
 - A reserved matters planning application has been submitted and validated, and amended plans submitted. The council considers that the amended plans will resolve the outstanding issues (eg ecology and landscape) so that this can be moved forward with a favourable recommendation.
 - There are no fundamental infrastructure constraints on this site. Vehicular access to the site comes from the adjacent turning head and existing parking area for the adjacent Short Furlong, which has already been approved as part of the outline permission.
 - The council considers that the developer's forecast trajectory is realistic in terms of the lead in time and build rate, mindful that

the site will be 100% affordable housing (affordable rent and shared ownership).

- If there were to be a slippage in delivery, there is still ample time for the residual 2 dwellings to be completed within the 5 year period from the 2023 Monitoring Point.
- Consequently, EDDC concludes that there is sufficiently clear evidence to conclude that the 30 homes will be delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

B.1633 30 dwellings remained to be delivered on this site **SV4-BE1** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.1629 to B.1632 and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), 30 dwellings fall within part (b) of the definition of deliverable. That is, there are realistic prospects of 30 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Land adjacent to Short Furlong, Beer.

B.1634 For development management and NPPF Paragraph 74 purposes, 30 dwelling completions are deliverable and therefore 30 count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.

B.1635 Consequently, NIL dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

B.1636 Based on the above information for site **SV4-BE1** EDDC concludes that for plan monitoring and plan-making purposes:

- 30 forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
- With no dwellings completed before the 2020 monitoring point, 30 forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/ SV4-BE1 Housing Trajectory

| 2023 MP | Table 4/ SV4-BE1 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | |
|-----------------------------------|--|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| Site | Land adjacent to Short Furlong, Beer | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | LiveWest | | | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | | | | | | | | | | |
| Planning Status at end March 2023 | Outline planning approval Detailed planning application | 30 | 30 | | | | | | | | | | | | | | | |
| Developer's trajectory | | 30 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | | |
| EDDC trajectory | | 30 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | | |

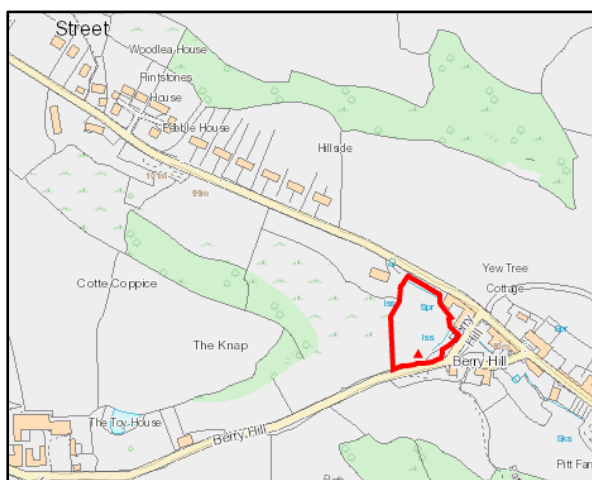
This table is based on:

- an extract (*Table 1*) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information and delivery trajectory provided by the developer's response
- the EDDC trajectory, having considered the developer information and trajectory and other relevant information on housing delivery particularly within/at the settlement.

SMALLER TOWNS/VILLAGES - TIER 4 SERVICE VILLAGES - BRANSCOMBE

Site SV4-BN1: Land adjacent to The Fountain Head, Berry Hill, Branscombe

Map B/SV4-BN1



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Note: The red line is the area of outline planning permission **15/1291/MOUT**.

Table 1/ SV4-BN1 Deliverability Summary

| | |
|--|------------------------------|
| NPPF Annex 2 deliverability category | B |
| A/B Sub-category | Outline Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | No |
| No of units forecast as DELIVERABLE (years 1 to 5) | 0 |
| No of units forecast as DEVELOPABLE (years 6+) | 10 |
| Deliverability status agreed? (Yes/No) | No (no developer trajectory) |

Table 2/ SV4-BN1 Site Progress Summary

| | |
|--|--|
| Planning Status | Outline approval of whole site Reserved Matters application |
| Gross No dwellings approved | 10 |
| Net No dwellings approved | 10 |
| Builder/Developer/Landowner | Was Churchwood Construction Ltd Now Berry Hill Estates Ltd |
| Site development status at 31/03/2023 | Not commenced |
| Site development status post 31/03/2023 update | Not commenced |
| Dwellings not started at 31/03/2023 | 10 |
| Dws under construction at 31/03/2023 | 0 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

B.1637 This site is not allocated for residential development nor is within a Built-up Area Boundary under Policy Strategy 6 as shown on the Policies Map from either the adopted East Devon Local Plan 2013 to 2031 or the East Devon Villages Plan – adopted 26th July 2018.

2. Lead-in Time

a. Planning application status and progress

B.1638 **Table 3/ SV4-BN1** summarises the current planning application status & planning application progress on Site SV4-BN1.

Table 3/ SV4-BN1: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|------------|------------------------------|-------------------------------------|------------------|---|
| 15/1291/MOUT | 10 | | Outline | 08/07/2015 | Approved | 21/12/2020 |
| 23/0557/MRES | | 10 | Reserved Matters | 23/12/2022 | Decision awaited | |
| 23/1375/V106 | | | | | | |
| SITE TOTAL | | 10- | | | | |

B.1639 **15/1291/MOUT** is the Outline application with all matters reserved for construction of 10 no. dwellings (6 affordable, 4 open market) including site access and service road, parking turning areas and footpaths This application was approved on 21 December 2020. (Note: the monitoring database uses a reference to an earlier application 10/0921/MFUL but that application for 10 dwellings was withdrawn).

B.1640 **23/0557/MRES** is the reserved matters application for Details of layout, scale, appearance, access and landscaping for a residential development of 10 dws which was validated in December 2023 and is awaiting a decision.

B.1641 23/1375/V106 is an application for the modification of S106 agreement relating to outline permission 15/1291/MOUT (Construction of 10 no. dwellings (6 affordable, 4 open market) and associated works with all matters reserved) to allow changes to a) the approved ecological mitigation requirements, and b) the timing of the reserved matters viability assessment.

B.1642 As at the 2023 Monitoring Point Site **SV4-BN1** had outline planning approval for 10 dwellings.

B.1643 This is a greenfield site comprising a field of pasture immediately to the rear of the Fountain Head public house and Fountain Head House.

b. Discharging conditions

B.1644 Condition 8 was discharged 7 February 2022. See Footnote 1 to Appendix B.

c. Site progress

B.1645 The development has not commenced. A reserved matters planning application has been submitted and validated. Condition 1 on the decision notice for the outline planning approval (21 December 2020) states "*Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.*" Therefore, the outline planning approval had not expired at the 2023 monitoring point.

d. Dwellings under construction

B.1646 No dwellings were under construction at the 2023 Monitoring Point.

e. Developer/housebuilder/owner

B.1647 The owner of the site shown on **Map B/ SV4-BN1** at the time of the legal agreement dated 18 December 2020 was Mr Andrew Ross Gibbins.

B.1648 According to the application form, the applicant for the Reserved Matters application **23/0557/MRES** was Churchwood Construction Ltd. The applicant for the latest planning application 23/1375/V106 (to vary the legal agreement) is Berry Hill Estates Ltd which is a company whose business is the development of building projects and the buying and selling of own real estate. The application form state that the applicant is the owner of the site. No response to the 2023 questionnaire has been received from the developer/applicant including the question on ownership.

f. Identified registered provider

B.1649 A registered provider for the affordable housing on this site has not yet been identified.

3. Dwelling completions

a) Completions by 31 March 2023

B.1650 EDDC records show that NIL dwellings were completed by the 2023 Monitoring Point. Lead in time on this site was therefore still in progress at that date.

b) Forecast completions after 31 March 2023

B.1651 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the

assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/ SV4-BN1**.

Developer information

B.1652 Site **SV4-BN1** relates to an 'outlet' where there is a single builder/ developer implementing the detailed planning approval(s). In 2023 the council sought to engaged with the applicant for the reserved matters application, via their agents, in forecasting the delivery of housing on this site (outlet). The applicant has not completed and returned the questionnaire, so there is no developer response is in Appendix F, and no developer trajectory for this site is set out in **Table 4/ SV4-BN1**.

Council consideration of developer information

B.1653 There is no developer response for the council to consider.

4. EDDC conclusion on site deliverability

B.1654 EDDC has therefore produced the council's trajectory for this site (i.e. the outlet based on the outline planning approval **15/1291/MOUT**. This trajectory does not rely on the application of prescriptive assumptions. The council has produced a rounded assessment of this site based on site specific factors and available information, mindful of the detailed planning application, and application to vary the S106 agreement. The council considers that this achieves the most robust outcome. The council's trajectory is set out in **Table 4/ SV4-BN1**. This trajectory is justified, based on the following:

- The approved development is suitable and available based on the evidence that:
 - The site had outline planning permission which not expired at the 2023 MP, and a detailed planning application has been submitted and validated but is awaiting a decision;
 - The applicant and owner is seeking to vary the legal agreement.
- The council considers that the site is not deliverable at this time, and the council's trajectory is based on evidence that:
 - The council has not yet concluded whether the outstanding issues about landscape, heritage and ecology (involving Habitat Regulations) have been resolved. Objections from council consultees remain at the time of writing this document.
 - Consequently, EDDC concludes that there is not sufficient clear evidence at this time that the 10 homes will begin or be delivered within five years from the 2023 monitoring point.
 - Therefore, at this time the council considers it is prudent not to forecast any completions in the period 1 April 2023 to 31 March 2028 on this site.

- This position may or may not change in the future once the council reaches a conclusion in the light of any further information, but this is not sufficiently certain at this time.
- The council considers that dwellings could be delivered after the 5 year period and that a build rate of about 10 per year is realistic, mindful that the site is at Branscombe in a part of the district where the council's monitoring evidence indicates that slower local build rates reflect the local housing market.
- The council considers that the 10 dwellings could be completed in year 6 from the 2023 Monitoring Point, - shown in **Table 4/ SV4-BN1**.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.1655 10 dwellings remained to be delivered on this site **SV4-BN1** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.1652 to B.1654 and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), NIL dwellings fall within part (b) of the definition of deliverable. That is, there are not realistic prospects of dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Land adjacent to The Fountain Head, Berry Hill, Branscombe.
- B.1656 For development management and NPPF Paragraph 74 purposes, NIL dwelling completion are deliverable and therefore none count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.1657 There is still the potential for the 10 dwellings on the site to be completed in the long term as the outline planning permission has not expired and a reserved matters planning application has been submitted. The council considers it prudent to forecast completions to occur in year 6 (ie 2028/29). It is also prudent to forecast a build rate of no more than 10 dwellings per year on this site, mindful of the local housing market and the history of build rates in this part of the district.
- B.1658 Consequently, 10 dwellings on this site are forecast as developable (i.e. 10 are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

- B.1659 Based on the above information for site **SV4-BN1** EDDC concludes that for plan monitoring and plan-making purposes:
- 10 forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
 - With no dwellings completed before the 2020 monitoring point, 10 forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan

2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/ SV4-BN1 Housing Trajectory

| 2023 MP | Table 4/SV4-BN1 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | | | | | | | | | | | | | | |
|-------------------------------|--|-------------------|---------------------|--|--|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------|
| Site | Land adjacent to The Fountain Head, Berry Hill, Branscombe | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 + |
| Developer Contact | Berry Hill Estates Ltd | | | Planning Status at end March 2023 | Outline planning approval Detailed planning application | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Developer's trajectory</i> | N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EDDC trajectory | | 10 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |

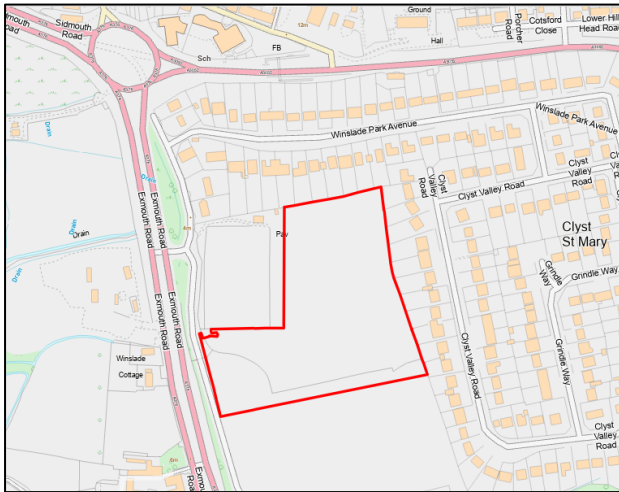
This table is based on:

- an extract (Table 1) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- the EDDC trajectory, having considered the available, relevant site specific information on housing delivery.

SMALLER TOWNS/VILLAGES - TIER 4 SERVICE VILLAGES – CLYST ST MARY

Site SV4-CM1 : Winslade Park, Clyst St Mary EX5 1DA (Zone A)

Map B/ SV4-CM1



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Note: The red line is the area of the detailed planning permission **21/2235/MRES**

Table 1/ SV4-CM1 Deliverability Summary

| | |
|--|------------------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 38 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | No (no developer trajectory) |

Table 2/ SV4-CM1 Site Progress Summary

| | |
|--|------------------------------------|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 38 |
| Net No dwellings approved | 38 |
| Builder/Developer/Landowner | Burrington Estates (New Homes) Ltd |
| Site development status at 31/03/2023 | Not commenced |
| Site development status post 31/03/2023 update | Not commenced |
| Dwellings not started at 31/03/2023 | 38 |
| Dws under construction at 31/03/2023 | 0 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

B.1660 This site is not allocated for residential development and lies outside the Built-up Area Boundary at Clyst St Mary under Policy Strategy 6 in the adopted East Devon Local Plan 2013 – 2031 and as shown on the Policies Map –Clyst St Mary Inset Map in the East Devon Villages Plan – adopted 26th July 2018. Nor was the site allocated for development under policy Strategy 26B as shown on the Policies Map - Winslade Park Inset Map.

2. Lead-in Time

a. Planning application status and progress

B.1661 **Table 3/ SV4-CM1** summarises the current planning application status and planning application progress on Site SV4-CM1.

Table 3/ SV4-CM1: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|------------------------------|-------------------------------------|----------------|---|
| 16/2460/MOUT | Gross 150 | Hybrid | 10/11/2016 | Withdrawn | 04/03/2020 |
| 20/1001/MOUT | Gross 94 (54 on Zone A) | Hybrid | 15/05/2020 | Approved | 13/07/2021 |
| 21/2235/MRES | | 38 Reserved Matters | 10/09/2021 | Approved | 17/06/2022 |
| | | | | | |
| SITE TOTAL | | 38 | | | |

B.1662 Application 16/2460/MOUT for 150 dwellings and 0.7ha of employment land (Use Class B1) to include full permission for 67 dwellings (conversion of Winslade House and The Stables) and outline permission seeking means of access only for up to 83 dwellings, new workplace units of 1809 sq. m along with associated infrastructure- at the former site of Friends Provident, Clyst St Mary. (Note: this application is listed in **Table B/SV4-CM1** only because it is the site's 'parent' application number reference in the council's monitoring database and it is this reference number that appears in the HMU 2023 appendices. The proposed housing development on 16/2460/MOUT did not include Zone A.)

B.1663 Application 20/1001/MOUT is a hybrid application to include full planning permission for the demolition of an existing pre-fabricated building, refurbishment of 21,131sqm of commercial (Use Class B1a and D2) floorspace, 2,364sqm of leisure space (Use Class D1/D2 and A3), extension to

Brook House providing ancillary B1c and B8 floorspace, site-wide landscaping, engineering works and the provision of associated car parking spaces. Outline planning permission with all matters reserved except for access for the erection of up to 94 residential units, including affordable housing, replacement cricket pavilion, new toilets/changing facility, reinstatement of associated sports pitches, tennis courts and parkland.

- B.1664 The proposals in 20/1001/MOUT included up to 54 dwellings on Zone A.
- B.1665 Application 21/2235/MRES is a Reserved matters application pursuant to outline application 20/1001/MOUT seeking details of layout, appearance, scale and landscaping for a residential development of 38 dwellings (Zone A) which was approved on 17 June 2022.
- B.1666 As at the 2023 Monitoring Point Site **SV4-CM1** had detailed planning approval for 38 dwellings. Condition 1 relating to the outline element of the proposal states that "*Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved*". As the outline application was approved on 13 July 2021 and the Reserved matters approved on 17 June 2022, the planning approvals have not expired.
- B.1667 This is a greenfield site, in agricultural use.
- b. Discharging conditions**
- B.1668 Some progress has been made in discharging conditions. See Footnote 1 to Appendix B.
- c. Site progress**
- B.1669 The development of the site had not commenced at the 2023 monitoring, not at the time of writing this document.
- d. Dwellings under construction**
- B.1670 No dwellings were under construction at the 2023 Monitoring Point.
- e. Developer/housebuilder/owner**
- B.1671 The S106 agreement of 12 July 2020 states that Burrington Estates (Winslade Park) Ltd is the owner of the site shown on **Map B/SV4-CM1**. The site is being marketed as 'Winslade Residences' and the agent's marketing website is inviting potential purchasers to register their interest,
- B.1672 Burrington Estates Ltd are a property business, mostly operating in the South West. They are a developer of housing but are not a volume housebuilder. The applicant for the reserved matters applications is Burrington Estates (New Homes) Ltd
- f. Identified registered provider**
- B.1673 No registered provider for the affordable housing on this site has been identified at this time.

3. Dwelling completions

a) Completions by 31 March 2023

B.1674 EDDC records show that NIL dwellings were completed by the 2023 Monitoring Point. Therefore, lead in time on this site was still in progress at the 2023 monitoring point.

b) Forecast completions after 31 March 2023

B.1675 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this.

Developer information

B.1676 The council has sought to engage with the site developer Burrington Estates Ltd and Burrington Estates (New Homes Ltd) but no response has been received. In the absence of a completed and returned 2023MP questionnaire or responses to follow up communications, there is no developer response in Appendix F, and no developer trajectory on a monitoring year-by-year basis in **Table 4/ SV4-CM1**.

Council consideration of developer information

B.1677 There is no 2023 developer response for the council to consider.

4. EDDC conclusion on site deliverability

B.1678 EDDC has therefore produced the council's 2023 trajectory for site **SV4-CM1** based on available information. The EDDC trajectory for this site (i.e. the outlet based on detailed planning approval 21/2235/MRES is therefore as set out in **Table 4/ SV4-CM1**. The council considers that this trajectory is justified, based on the following:

- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permission which had not expired at the 2023 MP
 - The site is owned by Burrington Estates (Winslade Park) Ltd (a sister company to the applicant for the reserved matters approval)
- The site is also deliverable. This site's trajectory does not rely on the application of prescriptive assumption. It is based on site specific factors and available information. The council considers that this achieves the

most robust outcome. The council's trajectory is therefore based on evidence that:

- The site is being developed by Burrington Estates (New Homes) which is an SME house builder.
 - Agents for Burrington Estates are actively marketing the future housing, inviting potential purchasers of the dwellings to register an interest via an on-line website.
 - There is sufficient time to complete the lead in time stages (ie discharge conditions, commence development, undertake site works on this greenfield site, with the first dwellings forecast to be completed in year 3 from the 2023 monitoring point ie in 2025/26) and then to complete the 38 new build dwellings before the end of the 5 year period.
 - As stated on their website, Burrington Estates (New Homes) Ltd are not a volume housebuilder, therefore the council considers it prudent to forecast a build rate of no more than 20 dwellings per year. The council's forecast is therefore for 19 dwellings to be completed in 2025/26 and 19 dwellings in 2026/27 (ie years 3 and 4 from the 2023 monitoring point). This is also reasonable mindful of the location at the site at Winslade Park which adjoins the village of Clyst St Mary. This site would be completed before dwelling completions occurred on the nearby Site **SV4-CM**.
 - If there were to be a slippage in delivery, there is still sufficient time for the 38 dwellings to be completed within the 5 year period from the 2023 Monitoring Point.
- Consequently, EDDC concludes that there is no clear evidence that the 38 homes will not be delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.1679 38 dwellings remained to be delivered on this site **SV4-CM1** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.1677 to B.1678 and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 38 dwellings fall within part (a) of the definition of deliverable. That is, there are realistic prospects of 38 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Winslade Park, Clyst St Mary EX5 1DA (Zone A).
- B.1680 For development management and NPPF Paragraph 74 purposes, 38 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.

B.1681 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

B.1682 Based on the above information for site **SV4-CM1** EDDC concludes that for plan monitoring and plan-making purposes:

- 38 forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
- With no dwellings completed before the 2020 monitoring point, 38 forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/ SV4-CM1 Housing Trajectory

| 2023 MP | Table 4/SV4-CM1 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | |
|-----------------------------------|---|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| Site | Winslade Park, Clyst St Mary EX5 1DA (Zone A) | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | Burrington Estates | | | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | | | | | | | | | | |
| Planning Status at end March 2023 | Detailed planning approval | 38 | 38 | | | | | | | | | | | | | | | |
| Developer's trajectory | N/A | | | | | | | | | | | | | | | | | |
| EDDC trajectory | | 38 | 38 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19 | 19 | |

This table is based on:

- an extract (*Table 1*) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- the EDDC trajectory, having considered the available, relevant site specific information on housing delivery.

1. Local Plan status

- B.1683 The southern part of the site is within the land allocated for the conversion and redevelopment of redundant office buildings for residential uses with capacity to accommodate around 150 dwellings and to include 0.7 hectares of land (or retained office space equivalent in existing buildings) to provide for B1 office employment use in the adopted East Devon Local Plan 2013 – 2031, under policy Strategy 26B, and as shown on the Policies Map - Winslade Park Inset Map.
- B.1684 The southern part of the site also lies inside the Built-up Area Boundary at Clyst St Mary under Policy Strategy 6 in the adopted East Devon Local Plan 2013 – 2031 and as shown on the Policies Map –Clyst St Mary Inset Map in the East Devon Villages Plan – adopted 26th July 2018.

2. Lead-in Time

a. Planning application status and progress

- B.1685 **Table 3/ SV4-CM2** summarises the current planning application status and planning application progress on Site SV4-CM2.

Table 3/ SV4-CM2: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|-----------|------------------------------|-------------------------------------|----------------|---|
| 16/2460/MOUT | Gross 150 | | Hybrid | 10/11/2016 | Withdrawn | 04/03/2020 |
| 20/1001/MOUT | Gross 94 (40 on Zone D) | | Hybrid | 15/05/2020 | Approved | 13/07/2021 |
| 21/2217/MRES | | 40 | Reserved Matters | 10/09/2021 | Approved | 01/12/2022 |
| SITE TOTAL | | 40 | | | | |

- B.1686 Application 16/2460/MOUT for 150 dwellings and 0.7ha of employment land (Use Class B1) to include full permission for 67 dwellings (conversion of Winslade House and The Stables) and outline permission seeking means of access only for up to 83 dwellings, new workplace units of 1809 sq. m along with associated infrastructure- at the former site of Friends Provident, Clyst St Mary. (Note: this application is listed in **Table B/SV4-CM2** only because it is the site's 'parent' application number reference in the council's monitoring database and it is this reference number that appears in the HMU 2023 appendices. The proposed housing development on 16/2460/MOUT did include Zone D.)

- B.1687 Application 20/1001/MOUT is a hybrid application to include full planning permission for the demolition of an existing pre-fabricated building, refurbishment of 21,131sqm of commercial (Use Class B1a and D2) floorspace, 2,364sqm of leisure space (Use Class D1/D2 and A3), extension to Brook House providing ancillary B1c and B8 floorspace, site-wide landscaping, engineering works and the provision of associated car parking spaces. Outline planning permission with all matters reserved except for access for the erection of up to 94 residential units, including affordable housing, replacement cricket pavilion, new toilets/changing facility, reinstatement of associated sports pitches, tennis courts and parkland.
- B.1688 The proposals in 20/1001/MOUT included up to 40 dwellings on Zone D.
- B.1689 Application 21/2217/MRES is a Reserved matters application pursuant to outline application 20/1001/MOUT seeking details of layout, appearance, scale and landscaping for a residential development of 40 apartments (Zone D) which was approved on 1 December 2022. The apartments are to be built as 3 apartment blocks.
- B.1690 As at the 2023 Monitoring Point Site **SV4-CM2** had detailed planning approval for 40 dwellings. Condition 1 relating to the outline element of the proposal states that "*Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved*". As the outline application was approved on 13 July 2021 and the Reserved matters approved on 1 December 2022, the planning approvals have not expired.
- B.1691 This is a mixed brownfield site (mostly car park on the southern part of the site) and greenfield site (the northern part of the site which has numerous trees).
- b. Discharging conditions**
- B.1692 Conditions to be discharged. See Footnote 1 to Appendix B.
- c. Site progress**
- B.1693 The development of the site had not commenced at the 2023 monitoring, not at the time of writing this document.
- d. Dwellings under construction**
- B.1694 No dwellings were under construction at the 2023 Monitoring Point.
- e. Developer/housebuilder/owner**
- B.1695 The S106 agreement of 12 July 2020 states that Burrington Estates (Winslade Park) Ltd is the owner of the site shown on **Map B/SV4-CM2**. The site is being marketed as 'Winslade Residences' and the agent's marketing website is inviting potential purchasers to register their interest,

B.1696 Burrington Estates Ltd are a property business, mostly operating in the South West. They are a developer of housing but are not a volume housebuilder. The applicant for the reserved matters applications is Burrington Estates (New Homes) Ltd

f. Identified registered provider

B.1697 No registered provider for the affordable housing on this site has been identified at this time.

3. Dwelling completions

a) Completions by 31 March 2023

B.1698 EDDC records show that NIL dwellings were completed by the 2023 Monitoring Point. Therefore, lead in time on this site was still in progress at the 2023 monitoring point.

b) Forecast completions after 31 March 2023

B.1699 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this.

Developer information

B.1700 The council has sought to engage with the site developer Burrington Estates Ltd and Burrington Estates (New Homes Ltd) but no response has been received. In the absence of a completed and returned 2023MP questionnaire or responses to follow up communications, there is no developer response in Appendix F, and no developer trajectory on a monitoring year-by-year basis in **Table 4/ SV4-CM2**.

Council consideration of developer information

B.1701 There is no 2023 developer response for the council to consider.

4. EDDC conclusion on site deliverability

B.1702 EDDC has therefore produced the council's 2023 trajectory for site **SV4-CM2** based on available information. The EDDC trajectory for this site (i.e. the outlet based on detailed planning approval 21/2235/MRES is therefore as set out in **Table 4/ SV4-CM2**. The council considers that this trajectory is justified, based on the following:

- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permission which had not expired at the 2023 MP

- The site is owned by Burrington Estates Ltd (the parent company for the applicant for the reserved matters approval)
- 30 dwellings on the site are also deliverable. This site's trajectory does not rely on the application of prescriptive assumption. It is based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:
 - The site is being developed by Burrington Estates (New Homes) which is an SME house builder.
 - Agents for Burrington Estates are actively marketing the future housing, inviting potential purchasers of the dwellings to register an interest via an on-line website.
 - There is sufficient time to complete the lead in time stages (ie discharge conditions, commence development, undertake demolition/ground remediation/site works on this site, with the first dwellings forecast to be completed in year 3 from the 2023 monitoring point ie in 2025/26) and then to complete 30 of new build dwellings before the end of the 5 year period.
 - As stated on their website, Burrington Estates (New Homes) Ltd are not a volume housebuilder, therefore the council considers it prudent to forecast that the first completions on this site will occur after the dwellings on Zone A are completed. That is Zone D dwellings would be completed in year 5 from the 2023 monitoring point. The apartments are being built in blocks. But given their proximity, the council would anticipate the buildings to be completed in 2026/27 with occupation following from 2027/28. The council considers it prudent to forecast completions of 30 in 2027/28, and the residue of 10 dwellings in 2028/29. This is reasonable in this location at Winslade Park, adjoining the village of Clyst St Mary.
- Consequently, EDDC concludes that there is no clear evidence that 30 homes will not be delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

B.1703 40 dwellings remained to be delivered on this site **SV4-CM2** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.1701 to B.1702 and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 30 dwellings fall within part (a) of the definition of deliverable. That is, there are realistic prospects of 30 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Winslade Park, Clyst St Mary EX5 1DA (Zone D).

B.1704 For development management and NPPF Paragraph 74 purposes, 30 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.

B.1705 Consequently, 10 dwellings on this site are forecast as developable (i.e. 10 are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

B.1706 Based on the above information for site **SV4-CM2** EDDC concludes that for plan monitoring and plan-making purposes:

- 40 forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
- With no dwellings completed before the 2020 monitoring point, 40 forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/ SV4-CM2 Housing Trajectory

| 2023 MP | Table 4/ SV4-CM2 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | | | | | | | | | | | | | | |
|-----------------------------------|--|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------|
| Site | Winslade Park, Clyst St Mary EX5 1DA (Zone D) | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 + |
| Developer Contact | Burrington Estates | | | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 + |
| Planning Status at end March 2023 | Outline planning approval Detailed planning application | 40 | 40 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's trajectory | N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EDDC trajectory | | 40 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |

This table is based on:

- an extract (Table 1) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- the EDDC trajectory, having considered the available, relevant site specific information on housing delivery.

SMALLER TOWNS/VILLAGES - TIER 4 SERVICE VILLAGES – EXTON

Site SV4-EN1 : Exton Farm, Exmouth Road, Exton, Exeter EX3 0PZ

Map B/ SV4-EN1



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Note: The red line is the area of the detailed planning permission 19/2132/MFUL

Table 1/ SV4-EN1 Deliverability Summary

| | |
|--|------------------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 10 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | No (no developer trajectory) |

Table 2/ SV4-EN1 Site Progress Summary

| | |
|--|---------------------------------|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 10 |
| Net No dwellings approved | 10 |
| Builder/Developer/Landowner | |
| Site development status at 31/03/2023 | Not commenced |
| Site development status post 31/03/2023 update | Not commenced |
| Dwellings not started at 31/03/2023 | 10 |
| Dws under construction at 31/03/2023 | 0 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

- B.1707 This site is not allocated for residential development and is not located within a Built-up Area Boundary under Policy Strategy 6 in the adopted East Devon Local Plan 2013 – 2031 and as shown on the Policies Map (Inset maps in adopted East Devon Local Plan 2013 to 2031 or Inset Maps in the East Devon Villages Plan – adopted 26th July 2018).
- B.1708 The site is shown within the proposed settlement boundary in the emerging East Devon Local Plan 2020 to 2040 – policies map (Regulation 18 consultation November 2022). This plan is at a very early stage of plan making, and has not yet been published, nor tested at Examination or adopted.

2. Lead-in Time

a. Planning application status and progress

- B.1709 **Table 3/ SV4-EN1** summarises the current planning application status & planning application progress on Site SV4-EN1.

Table 3/ SV4-EN1: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|-----------|------------------------------|-------------------------------------|----------------|---|
| 19/2132/MFUL | | 10 | Full | 11/11/2019 | Approved | 09/02/2023 |
| SITE TOTAL | | 10 | | | | |

- B.1710 This is greenfield site, comprising redundant agricultural barns.
- B.1711 Application 19/2132/MFUL for the conversion of existing barns to 3 no. residential dwellings and the demolition of existing barns and their replacement with 7 no. new build dwellings, alterations to existing vehicular access onto Mill Lane, parking, drainage and landscaping, was approved on 9 February 2023.
- B.1712 As at the 2023 Monitoring Point Site **SV4-EN1** had full planning approval for 10 dwellings.
- #### b. Discharging conditions
- B.1713 Planning conditions are still to be discharged. See Footnote 1 to Appendix B.
- #### c. Site progress
- B.1714 The development has not commenced. Barns have not been demolished. Condition 1 of the full consent states that "The development hereby permitted shall be begun before the expiration of three years from the date

of this permission and shall be carried out as approved." Therefore, the full planning approval has not expired as at the 2023 monitoring point.

d. Dwellings under construction

B.1715 No dwellings (new build or conversion) were under construction at the 2023 Monitoring Point.

e. Developer/housebuilder/owner

B.1716 The applicant for 19/2132/MFUL is Hayes Grange LLP which is a Clinton Devon Estates company. Site **SV4-EN1** is one area of land within the ownership of Hayes Grange LLP. In an email response, Clinton Devon Estates confirmed that the land and buildings on the site are owned by Hayes Grange LLP, that the site is still available for redevelopment. They are waiting for the CIL to be reassessed by the council, and once received the Estate will be selling the property.

f. Identified registered provider

B.1717 There are no affordable dwellings to be provided on this site and therefore no registered provider is identified.

3. Dwelling completions

a) Completions by 31 March 2023

B.1718 EDDC records show that NIL dwellings were completed by the 2023 Monitoring Point. Lead in time on this site was therefore still in progress at that date.

b) Forecast completions after 31 March 2023

B.1719 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/ SV4-EN1**.

Developer information

B.1720 Site **SV4-EN1** relates to an 'outlet' where there is a single builder/ developer implementing the detailed planning approval(s). In 2023 the council engaged with the owner/applicant Hayes Grange LLP in forecasting the delivery of housing on this site (outlet). Clinton Devon Estates responded on their behalf providing some limited information but has not completed and returned the questionnaire or provided a developer trajectory. The response is in Appendix F, for this site is set out in **Table 4/ SV4-EN1**.

Council consideration of developer information

- B.1721 EDDC has carefully considered the latest, limited site-specific information received from Clinton Devon Estates (on behalf of the owner) obtained via the 2023 Monitoring Point engagement process. Their response confirms that the site is to be sold but there is no information at this time about site marketing or any confirmation about the progress of the sale or prospective or actual purchaser.
- B.1722 Consequently, there is no developer's trajectory at this time for the council to consider.

4. EDDC conclusion on site deliverability

B.1723 EDDC produced the council's trajectory for this site (i.e. the outlet based on detailed planning approval **19/2132/MFUL** based on available site specific information and having considered the developer's information. The council's trajectory is set out in **Table 4/ SV4-EN1**. This trajectory is justified, based on the following:

- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permission which not expired at the 2023 MP.
 - The respondent on behalf of the owner/applicant for the full planning approval has confirmed that the site remains available for development and confirmed the intention to sell the site for development.
- The site is also deliverable. This site's trajectory does not rely on the application of prescriptive assumptions. Notwithstanding the fact that the site has detailed planning permission, the council has sought to engaged with the owner to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:
 - The site is owned Hayes Grange LLP, a Clinton Devon Estate company, where CDE has confirmed the intention to sell the site with the benefit of detailed planning approval for development.
 - The planning application was approved in February 2023, and the council considers there is sufficient time for lead in stages and construction so that the conversion of barns to 3 dwellings and 7 new build dwellings could be completed by March 2026.
 - In the absence of detailed forecasts from a developer, and mindful of the need for the site to be sold to a developer/ housebuilder, the council considers it prudent to forecast 10 dwelling completions in monitoring year 2025/26.

- If there were slippage in the timetable, there is still ample time for this development of 10 dwellings to be completed in the 5 year period,
- The council therefore considers that its forecast trajectory is realistic in terms of the lead in time and build rate.
- Consequently, EDDC concludes that there is no clear evidence that the 10 homes will be not delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.1724 10 dwellings remained to be delivered on this site **SV4-EN1** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.1721 to B.1723 and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), 10 dwellings fall within part (a) of the definition of deliverable. That is, there are realistic prospects of 10 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Exton Farm, Exmouth Road, Exton, Exeter EX3 0PZ.
- B.1725 For development management and NPPF Paragraph 74 purposes, 10 dwelling completions are deliverable and therefore 10 count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.1726 Consequently, NIL dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

- B.1727 Based on the above information for site **SV4-EN1** EDDC concludes that for plan monitoring and plan-making purposes:
- 10 forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
 - With no dwellings completed before the 2020 monitoring point, 10 forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/ SV4-EN1 Housing Trajectory

| 2023 MP | Table 4/ SV4-EN1 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | |
|-----------------------------------|---|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| Site | Exton Farm, Exmouth Road, Exton, Exeter EX3 0PZ | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | Hayes Grange LLP | | | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Planning Status at end March 2023 | Detailed planning application | 10 | 10 | | | | | | | | | | | | | | | |
| Developer's trajectory | N/A | | | | | | | | | | | | | | | | | |
| EDDC trajectory | | 10 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 0 | 0 |

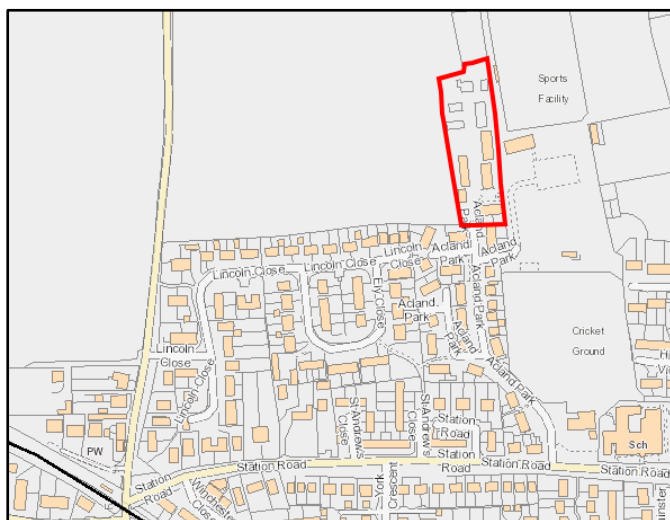
This table is based on:

- an extract (*Table 1*) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information provided by the owner's response
- the EDDC trajectory, having considered the owner's information and other relevant information on housing delivery.

SMALLER TOWNS/VILLAGES - TIER 4 SERVICE VILLAGES – FENITON

Site SV4-FE1 : Land north of Acland Park, Feniton

Map B/ SV4-FE1



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Note: The red line is the area of full planning permission **11/1021/MFUL**.

Table 1/ SV4-FE1 Deliverability Summary

| | |
|--|----------------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | No |
| No of units forecast as DELIVERABLE (years 1 to 5) | 0 |
| No of units forecast as DEVELOPABLE (years 6+) | 7 |
| Deliverability status agreed? (Yes/No) | No (no questionnaire sent) |

Table 2/ SV4-FE1 Site Progress Summary

| | |
|--|--|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 32 |
| Net No dwellings approved | 32 |
| Builder/Developer/Landowner | Feniton Park Ltd |
| Site development status at 31/03/2023 | Under construction |
| Site development status post 31/03/2023 update | Under construction (work on site halted – company now in compulsory liquidation) |
| Dwellings not started at 31/03/2023 | 0 |
| Dws under construction at 31/03/2023 | 7 |
| Completions pre 01/04/2020 | 12 |
| Completions 01/04/2022 – 31/03/2023 | 13 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 25 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

B.1728 This site is not allocated for residential development under Policy Strategy 27 Development at the Small Towns and Larger Villages in the adopted East Devon Local Plan 2013 to 2031 but it does lie inside the Built-up Area Boundary at Feniton under Policy Strategy 6 and as shown on the Policies Map – Feniton Inset Map in the East Devon Villages Plan – adopted 26th July 2018.

2. Lead-in Time

a. Planning application status and progress

B.1729 **Table 3/ SV4-FE1** summarises the current planning application status & planning application progress on Site SV4-FE1.

Table 3/ SV4-FE1: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|------------------------------|-------------------------------------|-------------------|---|
| 11/1021/MFUL | 32 | Full | 01/06/2011 | Allowed on Appeal | 07/04/2014 |
| SITE TOTAL | 32 | | | | |

B.1730 The full planning application 11/1021/MFUL for Redevelopment of site and construction of 32 dwellings was allowed on appeal on 7 April 2014.

B.1731 As at the 2023 Monitoring Point Site **SV4-FE1** had detailed planning approval for 32 dwellings.

B.1732 This was a mixed greenfield/brownfield site, formerly used for agriculture that comprised a concrete yard containing a number of agricultural buildings, including various vacant and derelict sheds and barns. Those buildings have been demolished.

b. Discharging conditions

B.1733 Pre commencement conditions - See Footnote 1 to Appendix B.

c. Site progress

B.1734 The development has commenced and 25 dwellings have been completed. Therefore, the detailed planning approval has not expired as at the 2023 monitoring point.

B.1735 However, there were no completions in 2022/23. The developer Feniton Park Ltd is the subject of the court's winding up order made against the company on 13 December 2022. The company is therefore in compulsory liquidation (as stated on Companies House website). The

council notes that Companies House website also records that Acland Park Management Company was dissolved via compulsory strike-off on 9 May 2023.

d. Dwellings under construction

B.1736 There was no developer's response in 2023. Based on aerial photographs the council estimates that there were 7 dwellings under construction at the 2023 Monitoring Point. These are the 7 dwellings north of the hammerhead turning area at the northern part of the site.

e. Developer/housebuilder/owner

B.1737 Fention Park Ltd was the developer and builder of the site shown on **Map B/SV4-FE1**.

B.1738 Feniton Park Ltd was a local SME housebuilder. The site is marketed as 'Acland Park'.

f. Identified registered provider

B.1739 Four affordable dwellings have been completed on this site and Heylo Housing Registered Provider Ltd are the registered provider.

3. Dwelling completions

a) Completions by 31 March 2023

B.1740 EDDC records show that 25 dwellings were completed by the 2023 Monitoring Point. Lead in time on this site ended when the first dwellings were completed in 2019/20.

b) Forecast completions after 31 March 2023

B.1741 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this.

Developer information

B.1742 Site **SV4-FE1** relates to an 'outlet' where there is a single builder/ developer implementing the detailed planning approval(s). In 2023 the council sought to but was unable to contact the developer, so no form was sent. So, there is no response in Appendix F and no developer trajectory in **Table 4/ SV4-FE1**.

B.1743 The company is now in compulsory liquidation. It is uncertain at this time about how and when the remaining 7 dwellings will be completed. The council will therefore continue to monitor site for any further progress.

Council consideration of developer information

B.1744 There is no developer response for the council to consider.

4. EDDC conclusion on site deliverability

B.1745 EDDC produced the council's trajectory for this site (i.e. the outlet based on detailed planning approval 11/1021/MFUL based on available site specific information. The council's trajectory is set out in **Table 4/ SV4-FE1**. This trajectory is justified, based on the following:

- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permissions which had commenced and therefore not expired at the 2023 monitoring point;
 - 25 dwellings were completed by the 2023 monitoring point.
 - The council estimates that 7 dwellings were under construction at the 2023 monitoring point.
 - Given that the administrator's proposals are about realising property it is reasonable to anticipate the likely sale of the residue of the site which has the benefit of planning permission of residential development, to realise the value of the site for housing development. It is reasonable to assume that the site continues to be available for development.
- There is considerable uncertainty about when the remaining 7 dwellings could be completed, Therefore, at this time the residue of the site (7 dwellings) is not categorised as deliverable. This site's trajectory does not rely on the application of prescriptive assumptions. Notwithstanding the fact that the site has detailed planning permission, the council has produced a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:
 - Development has commenced and had made progress with 25 dwellings and 7 under construction.
 - But, the site developer is Feniton Park Ltd which is now in compulsory liquidation. The council understands that there is no construction work being undertaken on the site at this time, and the 7 dwellings remain unfinished.
 - There is no information at this time about when construction will recommence or who the site developer/ builder will be.
 - Due to the current uncertainty resulting from the insolvency process, at this time the council does not consider that the remaining 7 dwellings are deliverable.

- Therefore, at this time the council considers it is prudent not to forecast any further completions in the period 1 April 2023 to 31 March 2028.
- Consequently, EDDC concludes that there is no clear evidence at this time that the residue of 7 homes will be delivered within five years from the 2023 monitoring point.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.1746 7 dwellings remained to be delivered on this site **SV4-FE1** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.1744 to B.1745 and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), NIL dwellings fall within part (a) of the definition of deliverable. That is, in the circumstances, there are no realistic prospects of 7 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Land north of Acland Park, Feniton.
- B.1747 For development management and NPPF Paragraph 74 purposes, NIL dwelling completions are deliverable and therefore none count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.1748 There is still the potential for the residue of 7 dwellings on the site to be completed in the mid to long term as the detailed planning permission has not expired. Taking into account the uncertainties of the insolvency process but balancing this against the fact that all 7 dwellings were well under construction, the council considers it prudent to forecast 7 completions to occur in 2028/29 ie year 6 from the 2023 monitoring point.
- B.1749 Consequently, 7 dwellings on this site are forecast as developable (i.e. 7 are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

- B.1750 Based on the above information for site **SV4-FE1** EDDC concludes that for plan monitoring and plan-making purposes:
- 32 forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
 - With 12 dwellings completed before the 2020 monitoring point, 20 actual and forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/ SV4-FE1 Housing Trajectory

| 2023 MP | Table 4/SV4-FE1 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | | | | | | | | | | | | | | |
|-----------------------------------|------------------------------------|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------|
| Site | Land north of Acland Park, Feniton | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 + |
| Developer Contact | Feniton Park Ltd | | | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 + |
| Planning Status at end March 2023 | Detailed planning approval | 32 | 32 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's trajectory | N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EDDC trajectory | | 32 | 32 | 0 | 0 | 0 | 0 | 0 | 5 | 7 | 11 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

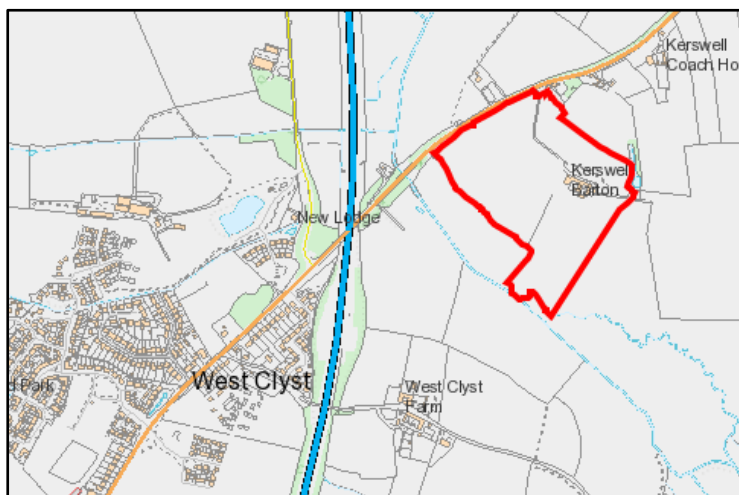
This table is based on:

- Evidence about recorded completions from 1 April 2013 to 31 March 2023
- the EDDC trajectory, having considered the available, relevant site specific information on housing delivery.

Countryside

Site CS1-BR1 : Kerswell Barton Farm near Broadclyst

Map B/ CS1-BR1



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Note: The red line is the area of full planning permission **12/1285/MFUL**.

Table 1/ CS1-BR1 Deliverability Summary

| | |
|--|------------------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | No |
| No of units forecast as DELIVERABLE (years 1 to 5) | 0 |
| No of units forecast as DEVELOPABLE (years 6+) | 13 (net 12) |
| Deliverability status agreed? (Yes/No) | No (no developer trajectory) |

Table 2/ CS1-BR1 Site Progress Summary

| | |
|--|---|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 13 |
| Net No dwellings approved | 12 |
| Builder/Developer/Landowner | Previously FWS Carter and Sons Then Titanium Build Ltd |
| Site development status at 31/03/2023 | Commenced |
| Site development status post 31/03/2023 update | Commenced |
| Dwellings not started at 31/03/2023 | 13 |
| Dws under construction at 31/03/2023 | 0 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

- B.1751 This site is not allocated for residential development and is not located within a Built-up Area Boundary under Policy Strategy 6 in the adopted East Devon Local Plan 2013 – 2031 and as shown on the Policies Map (Inset maps in adopted East Devon Local Plan 2013 to 2031 or Inset Maps in the East Devon Villages Plan – adopted 26th July 2018).
- B.1752 The site is shown within the proposed settlement boundary in the emerging East Devon Local Plan 2020 to 2040 – policies map (Regulation 18 consultation November 2022). This plan is at a very early stage of plan making, and has not yet been published, nor tested at Examination or adopted.

2. Lead-in Time

a. Planning application status and progress

- B.1753 **Table 3/ CS1-BR1** summarises the current planning application status & planning application progress on Site CS1-BR1.

Table 3/ CS1-BR1: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|------------------------------|------------------------------|-------------------------------------|----------------|---|
| 12/1285/MFUL | | 13 (net 12) | Full | 17/07/2012 | Approved | 18/12/2013 |
| SITE TOTAL | | 13 (net 12) | | | | |

- B.1754 This is greenfield site, comprising redundant agricultural barns.
- B.1755 Application 12/1285/MFUL for the sub-division and extensions to existing dwelling to create 3 no. dwellings and conversion, extension and alteration of existing barns to create 10 no. dwellings. Change of use of land from agricultural to amenity open space and retention of new internal driveway. Various hard and soft landscaping works to include formation of bunding, drainage swales, parking areas and footpaths., was approved on 18 December 2013.
- B.1756 In the letter of 15 February 2021, the council stated that *"It is our understanding that works have commenced on site. Therefore, 'prior to commencement' conditions cannot be formally discharged. However, we can confirm that the details received by the Council on 25th January 2021, in relation to condition 5 of the above-mentioned planning application, are*

considered to be satisfactory, and no enforcement issue will arise as a result of any specific breach in relation to this condition."

B.1757 As at the 2023 Monitoring Point the detailed approval 12/1285/MFUL had not expired. Therefore, Site **CS1-BR1** had full planning approval for gross 13 (net 12) dwellings.

b. Discharging conditions

B.1758 Various planning conditions were discharged between 2014 and 2018. See Footnote 1 to Appendix B.

c. Site progress

B.1759 Development has commenced and therefore the full planning approval has not expired as at the 2023 monitoring point. At the time of preparing this document, the council did not have information confirming further progress. The council understands that there may have been some issues with the site.

d. Dwellings under construction

B.1760 The council's information did not confirm that dwellings were under construction at the 2023 Monitoring Point.

e. Developer/housebuilder/owner

B.1761 The owner and applicant for 19/2132/MFUL was FWS Carter and Sons. The council's understanding was that the site was then acquired by Titanium Build Ltd. The council sought to engage with the owner/builder but has not received any information from them.

f. Identified registered provider

B.1762 There are no affordable dwellings to be provided on this site and therefore no registered provider is identified.

3. Dwelling completions

c) Completions by 31 March 2023

B.1763 EDDC records show that NIL dwellings were completed by the 2023 Monitoring Point. Lead in time on this site was therefore still in progress at that date.

d) Forecast completions after 31 March 2023

B.1764 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/ CS1-BR1**.

Developer information

- B.1765 Site **CS1-BR1** relates to an 'outlet' where there is a single builder/ developer implementing the detailed planning approval(s). In 2023 the council sought to engage with the builder directly (and through agents) in forecasting the delivery of housing on this site (outlet) but they did not complete and return the questionnaire or provided a developer trajectory. So, there is no response is in Appendix F, and no developer trajectory for this site is set out in **Table 4 CS1-BR1**.

Council consideration of developer information

- B.1766 There is no developer's trajectory at this time for the council to consider.

4. EDDC conclusion on site deliverability

- B.1767 EDDC produced the council's trajectory for this site (i.e. the outlet based on detailed planning approval **12/1285/MFUL** and available site specific information). The council's trajectory is set out in **Table 4/ CS1-BR1**. This trajectory is justified, based on the following:

- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permission, has commenced and therefore not expired at the 2023 MP.
 - There is no information stating that the site is no longer available for development.
 - estate agents are actively marketing the proposed housing.
- However, when writing this document, the council did not consider that the site deliverable based on information available. This site's trajectory does not rely on the application of prescriptive assumptions. Notwithstanding the fact that the site has detailed planning permission, the council has sought to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:
 - The site is understood to be owned and being developed by Titanium Build Ltd, who are an SME.
 - The development has commenced but there had been no information about further progress in the development, and the council has not been able to contact the builder.
 - The council understands that there have been some issues with this site's delivery, and therefore there has been uncertainty about how they might be resolved and when the development might be completed.

- The council therefore considers it prudent at this time not to forecast completions in the 5 year period from the 2023 monitoring point.
- There is still potential for the site to be delivered in the mid to longer term, if those issues are resolved. The completions could occur in year 6 from the 2023 monitoring point.
- The council therefore considers that its forecast trajectory of gross 13 completions in 2028/29 is realistic in terms of the lead in time and build rate, mindful that the development involves conversions not new build.
- Consequently, EDDC concludes that there is not sufficient clear evidence at this time that the 13 (gross) homes will be delivered within five years from the 2023 Monitoring Point.

5. EDDC conclusion about the number of deliverable dwellings on this site

B.1768 Gross 13 (net 12) dwellings remained to be delivered on this site **CS1-BR1** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.1766 to B.1767 and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), NIL dwellings fall within part (a) of the definition of deliverable. That is, based on information available at the time of writing this document the council could not conclude that there are realistic prospects of dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Kerswell Barton Farm near Broadclyst. The council acknowledges that this position may change if new information becomes available regarding progress of development.

B.1769 For development management and NPPF Paragraph 74 purposes, NIL dwelling completions are deliverable and therefore none count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.

B.1770 However, there is potential for the dwellings to be delivered in the mid to longer term, subject to the issues being resolved. Consequently, gross 13 (net 12) dwellings on this site are forecast as developable (i.e. gross 13 (net 12) are forecast to be delivered by 2028/29 i.e. in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

B.1771 Based on the above information for site **CS1-BR1** EDDC concludes that for plan monitoring and plan-making purposes:

- Gross 13 (net 12) forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
- With no dwellings completed before the 2020 monitoring point, gross 13 (net 12) forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon

Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/ CS1-BR1 Housing Trajectory

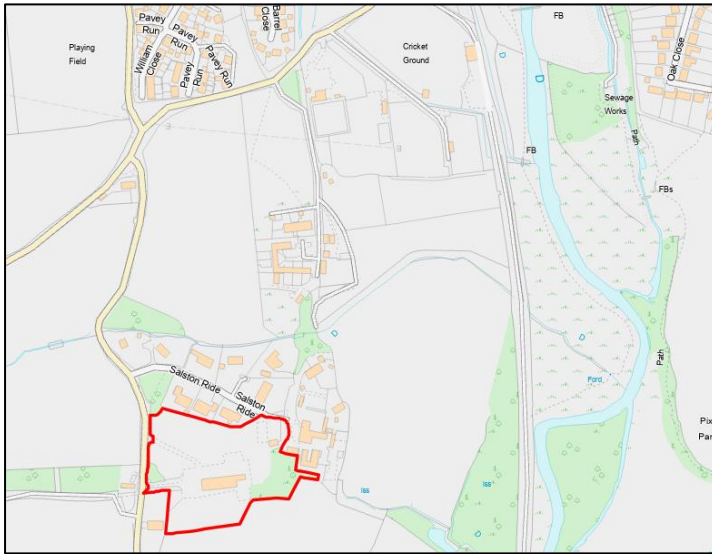
| 2023 MP | Table 4/ CS1-BR1 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | | | | | | | | | | | | | | |
|-----------------------------------|---|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------|
| Site | Kerswell Barton Farm near Broadclyst. | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 + |
| Developer Contact | Titanium Build Ltd | | | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 + |
| Planning Status at end March 2023 | Detailed planning approval gross 13. (net 12) | 12 | 12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Developer's trajectory</i> | N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EDDC trajectory | | 12 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

This table is based on:

- Evidence about recorded completions from 1 April 2013 to 31 March 2023
- the EDDC trajectory, having considered the available, relevant site specific information on housing delivery.

Site CS1-OM1 : Salston Manor Hotel, Ottery St Mary, EX11 1RQ

Map B/ CS1-OM1



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Note: The red line is the area of detailed planning permission **20/1647/MFUL**.

Table 1/ CS1-OM1 Deliverability Summary

| | |
|--|------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | Yes |
| No of units forecast as DELIVERABLE (years 1 to 5) | 26 |
| No of units forecast as DEVELOPABLE (years 6+) | 0 |
| Deliverability status agreed? (Yes/No) | Yes |

Table 2 CS1-OM1 Site Progress Summary

| | |
|--|---------------------------------|
| Planning Status | Detailed approval of whole site |
| Gross No dwellings approved | 26 |
| Net No dwellings approved | 26 |
| Builder/Developer/Landowner | PCR Homes Ltd |
| Site development status at 31/03/2023 | Under construction |
| Site development status post 31/03/2023 update | Under construction |
| Dwellings not started at 31/03/2023 | 5 |
| Dws under construction at 31/03/2023 | 21 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE

1. Local Plan status

B.1772 This site is not allocated for residential development under Policy Strategy 24 Development at Ottery St Mary in the adopted East Devon Local Plan 2013 to 2031 and lies outside the Built-up Area Boundary at Ottery St Mary under Policy Strategy 6 and as shown on the Policies Map: Ottery St Mary Urban Inset Map.

2. Lead-in Time

a. Planning application status and progress

B.1773 **Table 3/ CS1-OM1** summarises the current planning application status and planning application progress on Site CS1-OM1.

Table 3/ CS1-OM1: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|------------------------------|-------------------------------------|----------------|---|
| 13/0496/MFUL | 27 | Full | 28/02/2013 | Approved | 30/09/2015 |
| 20/1647/MFUL | 26 | Full | 21/08/2020 | Approved | 16/09/2022 |
| SITE TOTAL | 26 | | | | |

B.1774 **13/0496/MFUL** Proposed change of use, alteration and conversion of hotel and demolition and construction of side extension to provide 27no. residential flats and associated facilities and parking was approved on 30 September 2015. There was also a listed building consent approved 13/0486/LBC.

B.1775 **20/1647/MFUL** Construction of 13 no. dwelling houses within the grounds of Salston Manor and construction of single and two storey extensions to listed building to form 2 no. dwellings and enlargement of 2 no. previously approved apartments. (*Note: there are 11 flats within the former hotel which are shown on floorplans, but not referred to on the site description*) . There was also a listed building consent approved 20/1648/LBC.

B.1776 This is a mixed brownfield/greenfield site, formerly a hotel and grounds. The committee report on 20/1647 confirms that as well as extensive repair works, the modern additions to the listed build had been removed. Since then, development has progressed under **20/1647/MFUL**.

B.1777 The developer's response to the 2023 monitoring questionnaire confirms that PCR Homes Ltd has chosen to implement approval 20/1647/MFUL and will not be continuing the implementation of 13/0496/MFUL.

b. Discharging conditions

B.1778 The developer's 2023 response states that all information has been submitted for discharging pre commencement conditions. See Footnote 1 to Appendix B.

c. Site progress

B.1779 The developer's 2023 response states that a material start on approval 20/1647/MFUL was made in September 2022 with the demolition of old foundations. Since then, operations/works have taken place (foundations, drainage, structure and conversion of the manor house). The detailed planning application 20/1647/MFUL therefore had not expired at the 2023 Monitoring Point.

d. Dwellings under construction

B.1780 The developer's response confirms that the following were under construction at the 2023 monitoring point, under approval 20/1647/MFUL :

- 11 flats in the former Salston Manor Hotel
- 2 flats in the extension to the former hotel
- 8 of the new build dwellings.

B.1781 The response refers to the resolution of CIL and delay by National Grid as constrains affecting the delivery of the development, but the developers are forecasting all 26 dwellings to be completed in 2023/24.

e. Developer/housebuilder/owner

B.1782 The S106 Agreement (14 September 2022) related to 20/1647/MFUL states that PCR Homes Ltd was the owner of this site. The developer's 2023 response confirms that they are still the owner of the site. PCRS Homes Ltd are also the housebuilder and the developer in a joint venture or partnership.

B.1783 PCR Homes Ltd are a local SME house builder. The housing is being actively marketed as 'Salston Manor', inviting prospective purchasers to register their interest.

f. Identified registered provider

B.1784 There is no affordable housing on this site so there is no registered provider identified.

3. Dwelling completions

a) Completions by 31 March 2023

B.1785 EDDC records show that NIL dwellings were completed by the 2023 Monitoring Point. Therefore, lead in time on this site had not at the 2023 monitoring point.

b) Forecast completions after 31 March 2023

B.1786 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not

based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this.

Developer information

- B.1787 The council has engaged with the site developer PCR Homes Ltd who completed and returned the 2023MP questionnaire and their developer response in Appendix F (response R/, and no developer trajectory on a monitoring year-by-year basis in **Table 4/ CS1-OM1**.
- B.1788 Their response confirmed that 21 dwellings were under construction at the 2023 monitoring point. They forecast that the development will be completed by March 2024. That is, all 26 dwellings will be completed in 2023/24, in year 1 from the 2023 monitoring point.

Council consideration of developer information

- B.1789 EDDC agrees that the development has made considerable progress, so that all 26 dwellings could be physically completed in 2023/24 and that all 2026 would be completed in the 5 year period. The council does not agree with the detail of the developer's trajectory. This is because the council's definition of 'completion' means built and in use/occupied. Mindful of current market conditions, the council considers it prudent to be slightly more cautious in its trajectory, and to forecast 13 completions in 2023/24 and the remaining 13 in 2024/25.

4. EDDC conclusion on site deliverability

- B.1790 EDDC has therefore produced the council's 2023 trajectory for site **CS1-OM1** based on available information. The EDDC trajectory for this site (i.e. the outlet based on detailed planning approval 20/2410/MFUL is therefore as set out in **Table 4/ CS1-OM1**. The council considers that this trajectory is justified, based on the following:

- The approved development is suitable and available based on the evidence that:
 - The site had detailed planning permissions which had not expired at the 2023 MP; and
 - The owner/developer has confirmed that they are implementing 20/1647/MFUL, consequently demonstrating that the site is available for development.
- The site is also deliverable. This site's trajectory does not rely on the application of prescriptive assumption. It is based on site specific factors and available information. The council considers that this achieves the most robust outcome. The council's trajectory is therefore based on evidence that:

- The development is well advanced with the 21 out of the 26 dwellings under construction.
 - The site is being developed by PCR Homes Ltd, which is a local SME house builder.
 - The housing development is being actively marketed.
 - EDDC considers that the forecast of 13 completions in 2023/24 and 13 in 2024/25 is prudent and realistic at this time, mindful of current market conditions.
 - This site is not in the town of Ottery St Mary. Except for 1 dwelling completion on site **MT2-OM4**, there are no other dwellings forecast for delivery on large sites at Ottery St Mary. There is therefore no reason at this time to anticipate major development at this settlement to impact on the delivery rate at site **CS1-OM1**.
 - If there were to be a slippage in delivery, there is still ample time for the 26 dwellings to be completed within the 5 year period from the 2023 Monitoring Point.
 - Consequently, EDDC concludes that there is no clear evidence that the 26 homes will not be delivered within five years from the 2023 Monitoring Point.
- EDDC considers that there are no reasons at this time to conclude that the 26 homes will not be delivered on the site within 5 years.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.1791 26 dwellings remained to be delivered on this site **CS1-OM1** as at the 2023 Monitoring Point. For the reasons set out in paragraphs B.1789 to B.1790 and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and in accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 26 dwellings fall within part (a) of the definition of deliverable. That is, there are realistic prospects of 26 dwellings being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at Salston Manor Hotel, Ottery St Mary, EX11 1RQ.
- B.1792 For development management and NPPF Paragraph 74 purposes, 26 dwelling completions are deliverable and therefore count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.
- B.1793 Consequently, no dwellings on this site are forecast as developable (i.e. none are forecast to be delivered in years 6+).

6. EDDC conclusion about the site's contribution to plan period supply

- B.1794 Based on the above information for site **CS1-OM1** EDDC concludes that for plan monitoring and plan-making purposes:

- 26 forecast dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
- With no dwellings completed before the 2020 monitoring point, 26 forecast dwelling completions can be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/ CS1-OM1 Housing Trajectory

| 2023 MP | Table 4/ CS1-OM1 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | |
|-----------------------------------|--|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|
| Site | Salston Manor Hotel, Ottery St Mary, EX11 1RQ) | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Developer Contact | PCR Homes Ltd | | | | | | | | | | | | | | | | | |
| Planning Status at end March 2023 | Detailed planning approval | 26 | 26 | | | | | | | | | | | | | | | |
| Developer's trajectory | | 26 | 26 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 26 | | | | |
| EDDC trajectory | | 26 | 26 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | 13 | | | |

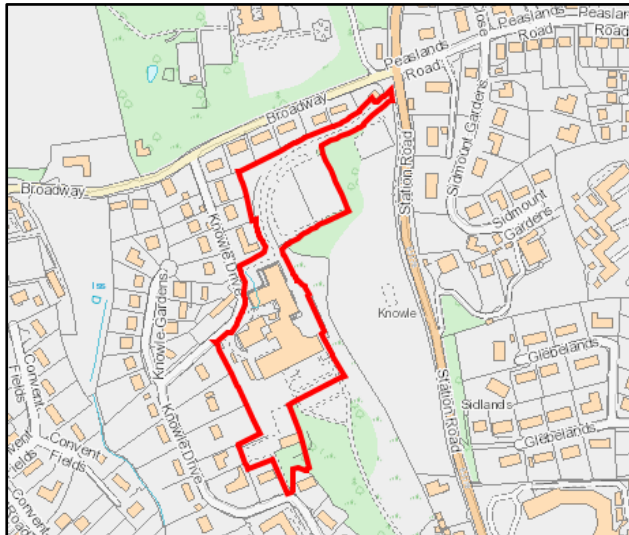
This table is based on:

- EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- And having considered relevant information on housing delivery particularly within/at the settlement.

CARE HOMES

Site MT2-SI-HOME1 : Former EDDC offices, Knowle, Sidmouth [CARE HOME]

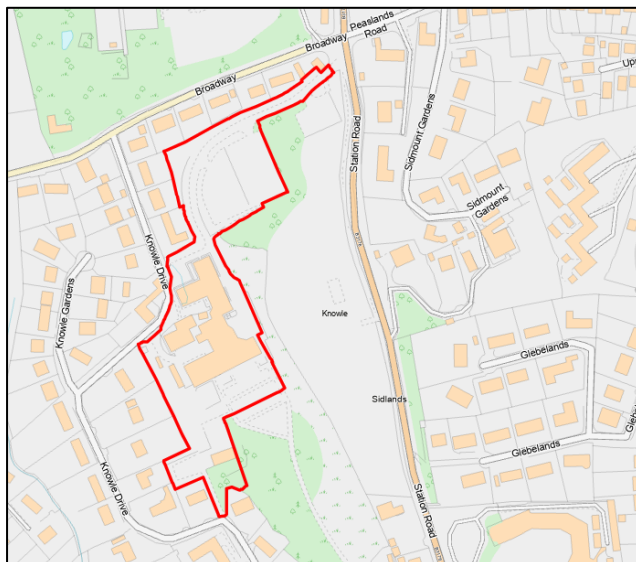
Map B/MT2-SI1-a



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Note: The red line is the area of full planning permission **16/0872/MFUL**.

Map B/MT2-SI1-b



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Note: The red line is the area of full planning application 23/0571/MFUL for apartments and a care home. The council's housing monitoring audit trail analysis relating to the dwellings element is set out separately under site **MT2-SI1**

Table 1/ MT2-SI1-HOME1 Deliverability Summary

| | |
|--|---------------------------|
| NPPF Annex 2 deliverability category | A |
| A/B Sub-category | Detailed Consent |
| Deliverability criteria: | |
| • Available now | Yes |
| • Offer a suitable location for development now | Yes |
| • Achievable with realistic prospect that housing will be delivered on the site within 5 years | No |
| No of units forecast as DELIVERABLE (years 1 to 5) | 0 |
| No of units forecast as DEVELOPABLE (years 6+) | 39 (dwelling equivalents) |
| Deliverability status agreed? (Yes/No) | No |

Table 2/ MT2-SI1-HOME1 Site Progress Summary

| | |
|--|--|
| Planning Status | Detailed approval of whole site 113 dws New detailed planning application (for 95 dwellings plus care home) |
| Gross No dwellings approved | 113 |
| Net No dwellings approved | 112 |
| Builder/Developer/Landowner | WAS Pegasus Life (Lifestory) NOW McCarthy & Stone: Retirement Lifestyles Ltd |
| Site development status at 31/03/2023 | Commenced |
| Site development status post 31/03/2023 update | Commenced (but 16/0872/MFUL is not being progressed to completion) |
| Dwellings not started at 31/03/2023 | Gross 113 |
| Dws under construction at 31/03/2023 | 0 |
| Completions pre 01/04/2020 | 0 |
| Completions 01/04/2020 – 31/03/2022 | 0 |
| Completions 01/04/2022 – 31/03/2023 | 0 |
| TOTAL SITE COMPLETIONS (GROSS) | 0 |
| TOTAL SITE DEMOLITIONS/LOSS (GROSS) | 0 |

DETAILED SITE PROFILE**1. Local Plan status**

B.1795 This site is allocated for residential development (Land at Current Council Office Site – Land for residential use is allocated for 50 homes, site ED02A) under Policy Strategy 26 in the adopted East Devon Local Plan 2013 to 2031, as shown on the Policies Map – Sidmouth Urban Inset Map-Site ED02A. It also lies within the Built up Area Boundary (BUAB) at Sidmouth, as shown on the Sidmouth Urban Inset Map, under Policy Strategy 6 in the adopted East Devon Local Plan 2013 – 2031. The policy does not specifically refer to care homes.

B.1796 *Ind the adopted East Devon Local Plan, Policy Strategy 36 - Accessible and Adaptable Homes and Care/Extra Care Homes aim to secure Care and Extra Care homes in all of our Towns and Larger Villages in line with provision of 50 Care/Extra Care Home Spaces at..... Sidmouth....*

2. Lead-in Time

a. Planning application status and progress

B.1797 Table 3 MT2-SI1-HOME1 summarises the current planning application status & planning application progress on Site MT2-SI1-HOME1 – regarding care home provision.

Table 3/ MT2-SI1-HOME1: Current planning application status & progress

| Planning application | Proposal (no of dwellings) | | Type of planning application | Date planning application validated | Current status | Date Planning permission granted or allowed on appeal |
|----------------------|----------------------------|----------------------|------------------------------|-------------------------------------|-------------------|---|
| 16/0872/MFUL | | 0 (no care home) | Full | 03/05/2016 | Allowed on appeal | 22/01/2018 |
| 23/0571/MFUL | | 70 beds* (39 dws) | Full | 16/03/2023 | Awaiting decision | |
| SITE TOTAL | | 39 | | | | |

* Excluding the proposed 95 dwellings (C3)

- B.1798 Full planning approval of 16/0872/MFUL for the construction of an assisted living community for older people comprising extra care units, staff accommodation and communal facilities, including a kitchen, restaurant/bar/cafe, a well-being suite comprising gym, treatment rooms and pool, a communal lounge and storage facilities; car parking for residents, visitors and staff of the assisted living community; comprehensive landscaping comprising communal and private spaces; and associated groundworks. The residential units would be extra care apartments (ie self contained dwellings) not a an extra care home (ie bedspaces). This planning approval has been implemented.
- B.1799 Building B which contains the existing caretaker accommodation (one residential dwelling) still exists. The building is not being demolished. However, it would cease to be used for residential purposes, so would count as one dwelling lost through change of use.
- B.1800 As at the 2023 Monitoring Point Site **MT2-SI1-HOME1** had detailed planning approval for gross 113 (net 112 dwellings) under approved application 16/0872/MFUL but did not propose a care home.
- B.1801 Planning application **21/2273/VAR** for the variation of conditions to facilitate bat mitigation measures was approved 23 February 2022. This did not change the number of dwellings.
- B.1802 A full planning application 23/0571/MFUL was subsequently submitted by McCarthy and Stone Retirement Lifestyles Ltd for Redevelopment of site to provide: a) Care home building (Class C2) with associated parking,

landscaping, staff and resident facilities and associated works, b) Extra care apartment building (53 units) with associated communal lounge, wellbeing suite, restaurant and care provision (class C2) c) Retirement living apartment building (33 units) with associated communal lounge d) Erection of 4 houses, and 3 townhouses (Class C3) along with accesses; internal car parking, roads, paths, retaining walls, refuse and landscaping associated with development. Retention/refurbishment of building B, erection of habitat building and sub-stations. (Demolition of buildings other than building B). This planning application was awaiting a decision at the time of writing this document.

- B.1803 Application 23/0571/MFUL proposes that the care home is a 70 bedspaces care home (use class C2). Using the current conversion factor for East Devon from National Statistics, 1.8 bedspaces equates to 1 dwelling. Therefore 70 bedspaces equates to 39 dwellings for housing trajectory purposes. The care home is not on that part of the site where Building B is located,
- B.1804 In September 2023, McCarthy Stone and Porthaven submitted amended plans for the redevelopment of the site. This would change the number of dwellings by omitting 2 chalet dwellings. There was no change to the care home proposal.

b. Discharging conditions

- B.1805 Pre commencement conditions were being discharged under 16/0872/MFUL. However, application 23/0571/MFUL has not yet been determined, so there are no pre-commencement conditions to be discharged at this time. See Footnote 1 to Appendix B.

c. Site progress

- B.1806 Development of the site, as approved under 16/0872/MFUL had commenced on or before 21 January 2021 ⁶⁵.
- B.1807 However, the acquisition of the site by McCarthy and Stone Retirement Living means that the approved development under 16/0782/MFUL will not progress. The McCarthy and Stone response to the council's 2023 engagement questionnaire confirms that they intend to implement 23/0571/MFUL if approved, and to complete the related proposed dwellings and apartments.

d. Dwellings under construction

- B.1808 There were no dwellings or care home under construction at the 2023 monitoring point.

⁶⁵ When application 23/0571/MFUL was submitted to the council, the covering letter dated 16 March 2023 states that "The permission (ie 16/0872/MFUL) has been lawfully implemented as confirmed by Darren Roberts BSc (Hons) MRTPI, Principal Planning Officer Central Team in his e-mail dated 21 January 2021 to Mr. Chris Cox of the Pegasus Group (previous owners of the site)".

e. Developer/housebuilder/owner

- B.1809 The previous developer of the site shown on **Map B/ MT2-SI1-HOME1 -a** was Pegasus Life Ltd. They purchased the site from East Devon District Council in 2018.
- B.1810 McCarthy and Stone: Retirement Lifestyles Ltd are now the landowner having purchased the site by 21 June 2022. They also intend to be the developer and house builder of the dwellings on the site shown on **Map B/MT2-SI1-HOME1**, as confirmed in their response to the EDDC 2023 questionnaire (See Appendix F - Response **R/ MT2-SI1-HOME1**). McCarthy and Stone are a national, specialist, house builder This site is currently referred to as 'The Knowle, Sidmouth'.
- B.1811 In their 2023 response, McCarthy and Stone stated that "If planning consent is secured for the proposed scheme, Porthaven⁶⁶ will acquire the care home land from McCarthy and Stone and then appoint a main contractor to build the care home on their behalf under a JCT Build Contract. The appointment of a main contractor will likely be via a tender process that will commence once planning is in place with the build contract only signed once Porthaven own the care home site".

f. Identified registered provider

- B.1812 No affordable housing is to be provided on site and therefore no registered provider is identified.

3. Dwelling completions

a) Completions by 31 March 2023

- B.1813 EDDC records show that NIL dwellings were completed by the 2023 Monitoring Point. Furthermore, the care home was not under construction. Lead in time on this site is still in progress.

b) Forecast completions after 31 March 2023

- B.1814 The council is mindful that developers could only provide housing delivery trajectory information about their own outlets. The council the forecast is not based on the standard HELAA method assumptions if more site specific information is available through engaging with the developer. As allowed by the HELAA methodology (see footnote to Appendices 1 and 2), the council's delivery forecast of housing completions can depart from the assumptions in Appendices 1 and 2 of the HELAA methodology, where there is evidence to support this. The following developer information and the council's consideration of that information is the evidence which the council relies on to produce the trajectory in **Table 4/ MT2-SI1-HOME1**.

Developer information

- B.1815 Site **MT2-SI1** relates to an 'outlet' where there is a single builder/ developer implementing the detailed planning approval(s). In 2023 the council

⁶⁶ Porthaven Properties no3 Ltd

engaged with the site developer. McCarthy and Stone: Retirement Lifestyles Ltd, in forecasting the delivery of housing and the care home on this site (outlet). The developer completed and returned the 2023MP site proforma. Their responses to the tailored questions in the site proforma are set out In Appendix F. The respondent completed their 2023MP trajectory on a monitoring year-by-year basis, which is shown in **Table 4/ MT2-SI1-HOME1**. [Note: details relating to the timing of the development of the C3 housing is set out separately in this document under site MT2-SI1 -in Table 4/ MT2-SI1].

- B.1816 The developer response for site **MT2-SI1-HOME1** anticipates the following regarding the care home development:
- Development of the care home is anticipated to be roughly at the same time as the retirement apartments (see Site MT2-SI1 -ie start summer 2023, completing June 2026), possibly a month or two later depending on condition discharges, infrastructure/utilities provision and contractor availability. Opening of the care home (all 70 beds) will be about 18 months after construction begins. Once built, Porthaven will operate the care home.
 - The care home would therefore be completed in monitoring year 2026/2027 ie in year 4 from the 2023 monitoring point

B.1817 Therefore 39 dwelling equivalents will be completed in the 5 years from the 2023 Monitoring Point.

B.1818 Care Home completions to date and the developer's trajectory for the care home element on this site are set out in Table **4/ MT2-SI1-HOME1**.

Council consideration of developer information

B.1819 EDDC has carefully considered the latest, site-specific information received from the outlet's builder/developer obtained via the 2023 Monitoring Point engagement process.

B.1820 At this time EDDC does not agree with the developer's trajectory for the following reasons:

- a) The detailed planning permission 16/0872/MFUL had commenced, but will not progress, as the site has been acquired by McCarthy and Stone whose 2023 response confirms that they and their partner Porthaven intend to implement the new planning application 23/0571/MFUL if approved, implying they do not intend to continue to complete the development under 16/0872/MFUL.
- b) However, the council's planning judgement at this time is that the new full planning application has not yet been determined and there are still outstanding matters to be resolved, including due consideration of the amended plans. The council is therefore not prejudging the outcome of the development management process.
- c) Consequently, EDDC considers there is not sufficient clear evidence at this time to conclude that there are realistic prospects that the housing

and care home) development proposed under application 23/0571/MFUL on this Local Plan allocation site will be delivered within 5 years.

4. EDDC conclusion on site deliverability

B.1821 The EDDC trajectory for this site is therefore as set out in **Table 4/ MT2-S11 - HOME1**. This trajectory is justified, based on the following:

- The approved development is suitable and available based on the evidence that:
 - The site is allocated for residential development in an adopted Development Plan Document; and
 - The developer has confirmed that the site is available for development and has submitted a detailed planning application for residential and care home development which they have confirmed that they and their partner intend to implement if the application is approved. However, this implies that they are not progressing the previous detailed approval 16/0872/MFUL.
- Consequently, the council concludes that the gross 113 dwellings (from approved application 16/0872/MFUL will not be completed and therefore not deliver completions in years 1 to 5 or years 6+.
- There are also outstanding issues to be resolved with the new planning application 23/0571/MFUL, including due consideration of the amended plans. At this time, the Council's planning judgement is that there is not sufficient clear evidence to conclude that there are realistic prospects of delivering housing related to this new application in the 5 year period from the 2023 monitoring point.
- However, the council considers that there may be reasonable prospects of dwellings being delivered in the mid to long term on this site, and therefore they could be 'developable' for the following reasons:
 - This site's trajectory does not rely on the application of prescriptive assumptions. Notwithstanding the fact that the site has had detailed planning permission, the council has engaged with the developer to produce a rounded assessment of this site based on site specific factors and available information. The council considers that this achieves the most robust outcome.
 - There is a detailed planning permission for net 112 dwellings where development has commenced but this is not to be completed. Instead, the new owners McCarthy and Stone: Retirement Lifestyles Ltd have submitted the new planning application 23/0571/MFUL This is a detailed planning application which they and their partner intend to implement when planning approval is granted.

- The site is within the ownership of and is being developed by McCarthy and Stone: Retirement Lifestyles Ltd which is a national, specialist house builder. Porthaven Care Homes is a small, independent, care home company building and operating care homes across England
- The developer has provided a trajectory and confirmed that they expect the care home to be completed in 2026/2027.
- The development proposal comprises a single care home of 70 bed spaces (as well as the 2 blocks of apartments plus 9 (being amended to seven dwellings). Mindful of construction noise and disturbance on this constrained site, the proximity of the apartment blocks means that construction of both blocks needs to be completed before occupation.
- The council considers it prudent to build in additional time into the forecast the delivery to allow sufficient time for sales and occupation of the dwellings. A forecast of completions in 2028/29 is reasonable at this time. Consequently, the forecast for completion of the care home is also 2028/29
- Other than site **MT2-SI3** for 14 dwellings (forecast to be completed in the very long term 2037/38), sites **MT2-SI1 and MT2-SI1-HOME1** comprise the only large site in Sidmouth forecast yet to be built and for the dwellings to be completed.
- A nominal forecast of 34 dwelling equivalents in 2028/29 on **MT2-SI1-HOME1** is reasonable at this time (this excludes the other C3 dwellings element at the Knowle). This figure may change as the development process consideration of amended plans concludes.

5. EDDC conclusion about the number of deliverable dwellings on this site

- B.1822 For the purposes of this trajectory, a nominal 39 dwelling equivalents maybe delivered on this site **MT2-SI1-HOME1**. For the reasons set out in paragraphs B.1819 to B.1821, and the evidence in this document, EDDC concludes that for the purpose of 5 year land supply assessment at the 2023 Monitoring Point and In accordance with the definition of 'deliverable' in the glossary of the NPPF (published in September 2023), these 39 dwelling equivalents do not fall within part (a) of the definition of deliverable. That is, there is not sufficient evidence to demonstrate that there are realistic prospects of 39 dwelling equivalents from the proposed care home being delivered in the 5 year period 1 April 2023 to 31 March 2028 on the site at the Former EDDC offices, Knowle, Sidmouth.
- B.1823 For development management and NPPF Paragraph 74 purposes, NIL dwelling completions are deliverable and therefore none are count as part of the East Devon 5 year housing land supply at the 2023 Monitoring Point.

B.1824 However, 39 dwelling equivalents on this site may be developable, forecast to be completed in 2028/29 (i.e. at this time a nominal 39 are forecast to be delivered in years 6+). This number may change as the development management process for 23/0571/MFUL progresses.

6. EDDC conclusion about the site's contribution to plan period supply

B.1825 Based on the above information for site **MT2-SI1-HOME1** EDDC concludes that for plan monitoring and plan-making purposes:

- 39 forecast dwelling equivalent completions count towards supply within the plan period of the adopted East Devon Local Plan (2013 to 2031); and
- With no dwellings completed before the 2020 monitoring point, 39 forecast dwelling equivalent completions could be included in the district housing trajectory for the emerging draft East Devon Local Plan 2020 to 2040, and therefore count towards meeting the housing requirement in that plan period.

Table 4/ MT2-SI1-HOME1 Housing Trajectory CARE HOME ELEMENT

| 2023 MP | Table 4/ MT2-SI1-HOME1 | | | RECORDED COMPLETIONS (Council records) | | | | | | | | | | FORECAST COMPLETIONS | | | | | | | | | | | | | | | | | |
|-----------------------------------|---|-------------------|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------|
| Site | Former EDDC offices, Knowle, Sidmouth | Net Site Capacity | Total in Trajectory | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 + |
| Developer Contact | McCarthy and Stone: Retirement Lifestyles Ltd | | | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 + |
| Planning Status at end March 2023 | Detailed planning approval (for net 112 dws) | 0 care home | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Detailed application - care home element (excluding the 95 dwellings see MT2-SI1) | 70 bed spaces | 70 bed spaces | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's trajectory | 70 bed CARE HOME (dwelling equivalents) | 39 | 39 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 39 | 0 | | | | | | | | | | | | | |
| EDDC trajectory | 70 bed CARE HOME (dwelling equivalents) | 39 nominal | 39 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 39 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

This table is based on:

- an extract (Table 1) from the questionnaire sent to the site developer including EDDC evidence about recorded completions from 1 April 2013 to 31 March 2023
- information and delivery trajectory provided by the developer's response
- the EDDC trajectory, having considered the developer information and trajectory and other relevant information on housing delivery particularly within/at the settlement.