

APPENDIX C

**Major sites in the East Devon 2023 Monitoring Point
Housing Trajectory :**

Site completed between 1 April 2020 and 31 March 2023

September 2023

Contents

Appendix C- Completed Sites 1 April 2020 to 21 March 2023 (including care home gains and losses)	3
WEST END 1 - CRANBROOK	5
Site WE1-CB1-2 : Cranbrook PHASE 1-3A Kingfisher Green COMPLETED	5
Site WE1-CB1-4 : Cranbrook PHASE 1-5 Education Campus Release Land ECRL COMPLETED	6
Site WE1-CB1-6 : Cranbrook PHASE 1-6 Parcel 4A COMPLETED	7
Site WE1-CB1-8 : Cranbrook PHASE 1 - Land North Of Tilhouse Cottages East Of Former Crannaford Lane COMPLETED	8
Site WE1-CB1-9 : Cranbrook PHASE 1 - Land North Of London Road & East Of Court Royal COMPLETED	9
Site WE1-CB1-10 : Cranbrook PHASE 1 - London Road Broadclyst COMPLETED	10
WEST END 2 – EXCLUDING CRANBROOK	11
Site WE2-EC5-1 : Redhayes, North of Blackhorse Lane (east of and abutting the Science Park) – Minerva COMPLETED	11
Site WE2-EC5-5 : Redhayes, North of Blackhorse (east of and abutting the Science Park) Pt of Phase 6 COMPLETED	12
MAIN TOWNS - TIER 1 PRINCIPAL CENTRE - EXMOUTH	13
Site MT1-EX6: Exebank & Danby House, Mudbank Lane, Exmouth COMPLETED ..	13
Site MT1-EX11 : 34 Cranford Avenue, Exmouth (The Oaks) COMPLETED	14
Site MT1-EX12 : 4 Elwyn Road, Exmouth (Elwyn Green) COMPLETED	15
Site MT1-EX15 : 1 Sarltdown Road, Exmouth COMPLETED	16
MAIN TOWNS - TIER 2 MAIN CENTRES - AXMINSTER	17
Site MT2-AX2 : Dukes Way, Axminster COMPLETED	17
MAIN TOWNS - TIER 2 MAIN CENTRES – HONITON	18
MAIN TOWNS - TIER 2 MAIN CENTRES – OTTERY ST MARY	19
Site MT2-OM1 : Land at Island Farm, Exeter Road in Ottery St Mary (Salston Grange) COMPLETED	19
Site MT2-OM2 : Land south of the retained listed mill building at Ottery St Mary COMPLETED	20
Site MT2-OM3 : Town Mills Regeneration Area 1 adjacent to the Tumbling Weir and south of the hotel COMPLETED	21
MAIN TOWNS - TIER 2 MAIN CENTRES – SEATON	22
Site MT2-SE3 : Land north of Rowan Drive, Seaton COMPLETED	22
Site MT2-SE4 : Land off Barnards Hill Lane, Seaton COMPLETED	23
MAIN TOWNS - TIER 2 MAIN CENTRES – SIDMOUTH	24

MAIN TOWN – TIER 3 LOCAL CENTRES – BUDLEIGH SALTERTON	25
SMALLER TOWNS/VILLAGES - TIER 3 LOCAL CENTRES - COLYTON	26
Site SV3-CO2 : Land north of Yaffles, Coly Road, Colyton (Saxon Meadow)	
COMPLETED	26
SMALLER TOWNS/VILLAGES - TIER 3 LOCAL CENTRES - LYMPSTONE.....	27
Site SV3-LY1 : Land to the west of Strawberry Hill, Lympstone COMPLETED	27
Site SV3-LY2 : Lympstone Nurseries, Lympstone (Charles Court) COMPLETED	28
SMALLER TOWNS/VILLAGES - TIER 4 SERVICE VILLAGES – OTTERTON	29
Site SV4-OT1 : Land adjacent to North Star, Ottery Street, Otterton COMPLETED ...	29
SMALLER TOWNS/VILLAGES - TIER 4 SERVICE VILLAGES – TIPTON ST JOHN	30
Site SV4-TJ1 : Land at Barton Orchard, Tipton St John COMPLETED	30
SMALLER TOWNS/VILLAGES - TIER 4 SERVICE VILLAGES – WEST HILL	31
Site SV4-WE1 : Land north of Eastfield, West Hill COMPLETED	31
COUNTRYSIDE	32
CARE HOMES	33
Site WE2-EC-HOME1 : Land Off Hawkins Road Hillside Gardens Pinhoe Exeter	
[Alexander House CARE HOME] COMPLETED.....	33
Site MT1-EX-HOME1 : Former Moreton 13 Drakes Avenue, Exmouth [Raleigh	
Manor CARE HOME] COMPLETED.....	34
Site MT2-OM-HOME1 : Land at Island Farm, Exeter Road in Ottery St Mary [Kings	
Manor CARE HOME] COMPLETED.....	35
OTHER CARE HOME LOSSES REPORTED 1 APRIL 2020 TO 31 MARCH 2023	37

Appendix C- Completed Sites 1 April 2020 to 21 March 2023 (including care home gains and losses)

Introduction

- C.1 Appendix C provides information about sites housing development (dwellings) was finished between 1 April 2020 and 31 March 2023. On some sites all the dwellings were completed in those three years. On others, some of the completions were in the 3 years and some occurred before 1 April 2020.
- C.2 The audit trail provided by this analysis is based on the council's records of dwelling completions. The definition of recorded completions on development site are where the Basic Land and Property Unit of a dwelling's Unique Property Reference Number is "In Use" and its Primary Classification is "Residential" and the property is Council Tax Banded
- C.3 Appendix C also records completions of care homes loss of care home bedspaces (the latter either by demolition, redevelopment, conversion or change of use) between 1 April 2020 and 31 March 2023. The council monitors gains and losses on sites with extant planning approvals for gains and/or losses of care home bedspaces. The council converts bed spaces to dwelling equivalents based on the conversion factor used in the Housing Development Test statistics and results. In the absence of HDT measurements in January 2023, the council has used the last conversion factor published (currently 1.8 bedspaces is equivalent to 1 dwelling)
- C.4 The information in Appendix C about net dwelling completions (including dwelling equivalents) between 1 April 2020 and 31 March 2023 is part of the evidence base for the emerging East Devon Local Plan with a plan period starting from 1 April 2020.
- C.5 Some large developments such as Cranbrook Phase 1 and Redhayes have more than one developer/builder. So, sites listed in Appendix C are based on 'outlets', generally being developed by one developer/ builder 'outlet', on a phase of development (if the development is phased).
- C.6 The sites in Appendix C 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.

C.7 The information and analysis for each site in Appendix C (except for 'other care home losses) sets out:

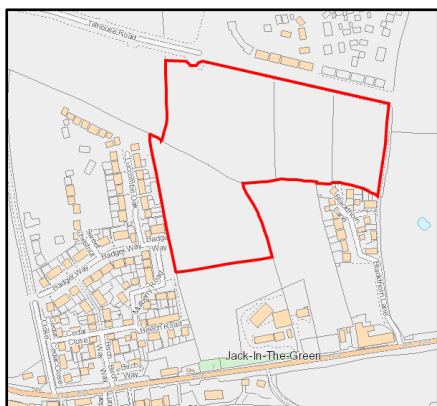
- A small map identifying the site.
- A table with the site progress summary. This includes the 2023 Housing Monitoring update (HMU) database parent application reference so that readers can identify the relevant site within the detailed tables of completions set out in the 2023 HMU – Appendix 2.
- A table of recorded completions for each individual monitoring year (1 April to 31 March) from 2013/14 to 2022/23 inclusive.
- EDDC's conclusion about the site's contribution to plan period supply. I.e. how many dwelling completions 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

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

WEST END 1 - CRANBROOK

Site WE1-CB1-2 : Cranbrook PHASE 1-3A Kingfisher Green COMPLETED

Map C/WE1-CB1-2



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Note: The red line is the area of detailed planning permission **14/2137/MRES**

Table 1/WE1-CB1-2 Site Progress Summary

Planning Status	Detailed approval of whole site
Gross No dwellings approved	180
Net No dwellings approved	180
Builder/Developer/Landowner	Vistry Partnership
Site development status at 31/03/2023	COMPLETED
Completions pre 01/04/2020	15
Completions 01/04/2020 – 31/03/2022	146
Completions 01/04/2022 – 31/03/2023	19
TOTAL SITE COMPLETIONS (GROSS)	180
TOTAL SITE DEMOLITIONS/LOSS (GROSS)	0
HMU database parent application ref.	03/P1900

TABLE 2/WE1-CB1-2		Net Site Capacity	Total in Trajectory	RECORDED COMPLETIONS (Council records)									
2023 MP Site	Cranbrook – Kingfisher Green			2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
Developer Contact	Vistry Partnerships	180	180	0	0	0	0	0	0	15	86	60	19
COMPLETIONS													

EDDC conclusion about plan period supply

C.8 Based on the above information for site **WE1-CB1-2**, EDDC concludes that:

- 180 dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan 2013 to 2031;
- 165 dwelling completions count towards supply within the plan period for the emerging draft East Devon Local Plan 2020 to 2040.

Site WE1-CB1-4 : Cranbrook PHASE 1-5 Education Campus Release Land ECRL COMPLETED

Map C/ WE1-CB1-4



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Note: The red line is the area of detailed planning permission **19/0787/MRES**

Table 1/WE1-CB1-2 Site Progress Summary

Planning Status	Detailed approval of whole site
Gross No dwellings approved	80
Net No dwellings approved	80
Builder/Developer/Landowner	Taylor Wimpey UK
Site development status at 31/03/2023	COMPLETED
Completions pre 01/04/2020	0
Completions 01/04/2020 – 31/03/2022	80
Completions 01/04/2022 – 31/03/2023	0
TOTAL SITE COMPLETIONS (GROSS)	80
TOTAL SITE DEMOLITIONS/LOSS (GROSS)	0
HMU database parent application ref.	03/P1900

TABLE 2/WE1-CB1-2		Net Site Capacity	Total in Trajectory	RECORDED COMPLETIONS (Council records)									
2023 MP Site	Cranbrook PHASE 1-5 Education Campus Release Land ECRL			2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
Developer Contact	Taylor Wimpey	80	80	0	0	0	0	0	0	0	27	53	0
COMPLETIONS													

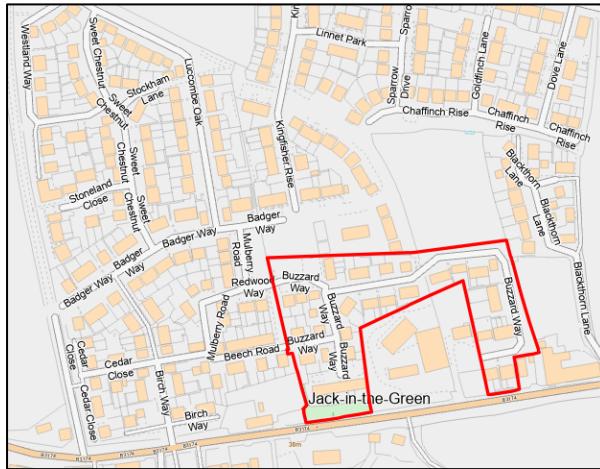
EDDC conclusion about plan period supply

C.9 Based on the above information for site **WE1-CB1-2**, EDDC concludes that:

- 80 dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan 2013 to 2031;
- 80 dwelling completions count towards supply within the plan period for the emerging draft East Devon Local Plan 2020 to 2040.

Site WE1-CB1-6 : Cranbrook PHASE 1-6 Parcel 4A COMPLETED

Map C/WE1-CB1-6



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Note: The red line is the area of detailed planning permission **19/0787/MRES**

Table 1/WE1-CB1-6 Site Progress Summary

Planning Status	Detailed approval of whole site
Gross No dwellings approved	80
Net No dwellings approved	80
Builder/Developer/Landowner	Persimmon Homes
Site development status at 31/03/2023	COMPLETED
Completions pre 01/04/2020	0
Completions 01/04/2020 – 31/03/2022	69
Completions 01/04/2022 – 31/03/2023	0
TOTAL SITE COMPLETIONS (GROSS)	69
TOTAL SITE DEMOLITIONS/LOSS (GROSS)	0
HMU database parent application ref.	03/P1900

TABLE 2/WE1-CB1-6		Net Site Capacity	Total in Trajectory	RECORDED COMPLETIONS (Council records)									
2023 MP Site	Cranbrook PHASE 1-6 Parcel 4A			2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
Developer Contact	Persimmon Homes												
COMPLETIONS		69	69	0	0	0	0	0	0	0	0	61	8

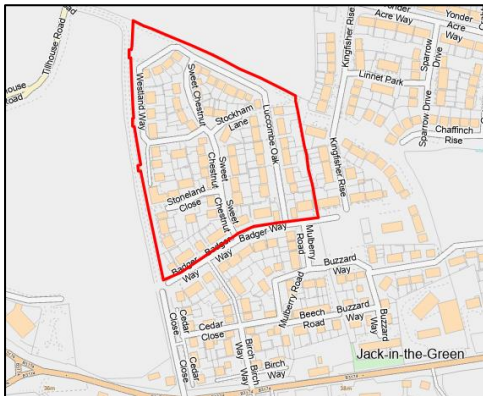
EDDC conclusion about plan period supply

C.10 Based on the above information for site **WE1-CB1-6**, EDDC concludes that:

- 69 dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan 2013 to 2031;
- 8 dwelling completions count towards supply within the plan period for the emerging draft East Devon Local Plan 2020 to 2040

Site WE1-CB1-8 : Cranbrook PHASE 1 - Land North Of Tilhouse Cottages East Of Former Crannaford Lane COMPLETED

MAP C/WE1-CB1-8



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Note: The red line is the area of detailed planning permission **17/1973/MRES**

Table 1/ WE1-CB1-8 Site Progress Summary

Planning Status	Detailed approval of whole site
Gross No dwellings approved	130
Net No dwellings approved	130
Builder/Developer/Landowner	Persimmon Homes
Site development status at 31/03/2023	COMPLETED
Completions pre 01/04/2020	129
Completions 01/04/2020 – 31/03/2022	1
Completions 01/04/2022 – 31/03/2023	0
TOTAL SITE COMPLETIONS (GROSS)	130
TOTAL SITE DEMOLITIONS/LOSS (GROSS)	0
HMU database parent application ref.	03/P1900

TABLE 2/WE1-CB1-8				RECORDED COMPLETIONS (Council records)									
2023 MP Site	Cranbrook PHASE 1 - Land North Of Tilhouse Cottages East Of Former Crannaford 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
Developer Contact	Persimmon Homes												
COMPLETIONS				69	69	129							1

EDDC conclusion about plan period supply

C.11 Based on the above information for site **WE1-CB1-8**, EDDC concludes that:

- 130 dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan 2013 to 2031;
- 1 dwelling completion counts towards supply within the plan period for the emerging draft East Devon Local Plan 2020 to 2040

Site WE1-CB1-9 : Cranbrook PHASE 1 - Land North Of London Road & East Of Court Royal COMPLETED

Map C/ WE1-CB1-9



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Note: The red line is the area of detailed planning permission **17/0397/MRES**.

Table 1/ WE1-CB1-9 Site Progress Summary

Planning Status	Detailed approval of whole site
Gross No dwellings approved	131
Net No dwellings approved	131
Builder/Developer/Landowner	Persimmon Homes
Site development status at 31/03/2023	COMPLETED
Completions pre 01/04/2020	128
Completions 01/04/2020 – 31/03/2022	0
Completions 01/04/2022 – 31/03/2023	3
TOTAL SITE COMPLETIONS (GROSS)	131
TOTAL SITE DEMOLITIONS/LOSS (GROSS)	0
HMU database parent application ref.	03/P1900

TABLE 2/WE1-CB1-9		Net Site Capacity	Total in Trajectory	RECORDED COMPLETIONS (Council records)								
2023 MP Site	Land North Of London Road & East Of Court Royal			2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Developer Contact	Persimmon Homes	131	131	128						0	0	3
COMPLETIONS												

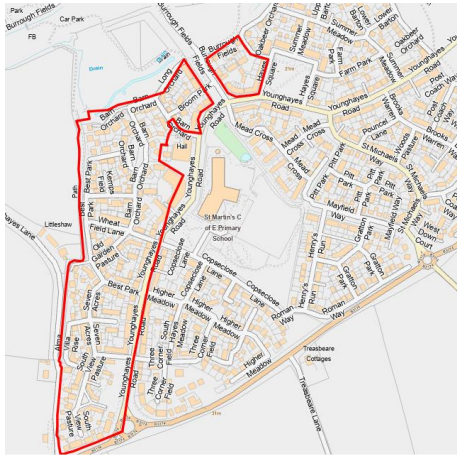
EDDC conclusion about plan period supply

C.12 Based on the above information for site **WE1-CB1-9**, EDDC concludes that:

- 69 dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan 2013 to 2031;
- 8 dwelling completions count towards supply within the plan period for the emerging draft East Devon Local Plan 2020 to 2040

Site WE1-CB1-10 : Cranbrook PHASE 1 - London Road Broadclyst COMPLETED

Map C/ WE1-CB1-10



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Note: The red line is the area of detailed planning permission **11/1294/MRES**

Table 1/ WE1-CB1-10 Site Progress Summary

Planning Status	Detailed approval of whole site
Gross No dwellings approved	340
Net No dwellings approved	340
Builder/Developer/Landowner	Persimmon Homes
Site development status at 31/03/2023	COMPLETED
Completions pre 01/04/2020	339
Completions 01/04/2020 – 31/03/2022	0
Completions 01/04/2022 – 31/03/2023	1
TOTAL SITE COMPLETIONS (GROSS)	340
TOTAL SITE DEMOLITIONS/LOSS (GROSS)	0
HMU database parent application ref.	03/P1900

TABLE 2/WE1-CB1-10		Net Site Capacity	Total in Trajectory	RECORDED COMPLETIONS (Council records)									
2023 MP Site	London Road Broadclyst			2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
Developer Contact	Persimmon Homes	340	340	339						0	0	1	
COMPLETIONS													

EDDC conclusion about plan period supply

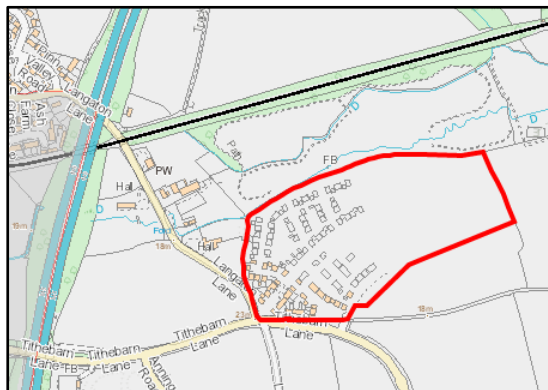
C.13 Based on the above information for site **WE1-CB1-10**, EDDC concludes that:

- 69 dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan 2013 to 2031;
- 8 dwelling completions count towards supply within the plan period for the emerging draft East Devon Local Plan 2020 to 2040

WEST END 2 – EXCLUDING CRANBROOK

Site WE2-EC5-1 : Redhayes, North of Blackhorse Lane (east of and abutting the Science Park) – Minerva COMPLETED

Map C / WE2-EC5-1



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Note: The red line is the area of detailed planning permission **16/1935/MRES**.

Table 1/ WE2-EC5-1 Site Progress Summary

Planning Status	Detailed approval of whole site
Gross No dwellings approved	248
Net No dwellings approved	248
Builder/Developer/Landowner	Barratt David Wilson Homes
Site development status at 31/03/2023	COMPLETED
Completions pre 01/04/2020	160
Completions 01/04/2020 – 31/03/2022	88
Completions 01/04/2022 – 31/03/2023	0
TOTAL SITE COMPLETIONS (GROSS)	248
TOTAL SITE DEMOLITIONS/LOSS (GROSS)	0
HMU database parent application ref.	12/1291/MOUT

TABLE 2/ WE2-EC5-1		Net Site Capacity	Total in Trajectory	RECORDED COMPLETIONS (Council records)									
2023 MP Site	Redhayes, North of Blackhorse Lane (east of and abutting the Science Park)			2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
Developer Contact	Barratt David Wilson Homes												
COMPLETIONS		248	248	160						55	33	0	

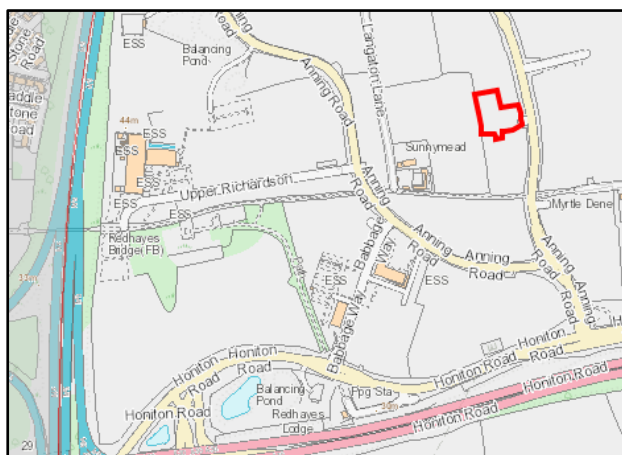
EDDC conclusion about plan period supply

C.14 Based on the above information for site **WE2-EC5-1**, EDDC concludes that:

- 248 dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan 2013 to 2031;
- 88 dwelling completions count towards supply within the plan period for the emerging draft East Devon Local Plan 2020 to 2040

Site WE2-EC5-5 : Redhayes, North of Blackhorse (east of and abutting the Science Park) Pt of Phase 6 COMPLETED

Map C/ WE2-EC5-5



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Note: The red line is the area of detailed planning permission **19/1520/MRES**

Table 1/ WE2-EC5-5 Site Progress Summary

Planning Status	Detailed approval of whole site
Gross No dwellings approved	12
Net No dwellings approved	12
Builder/Developer/Landowner	Eagle One MMIII
Site development status at 31/03/2023	COMPLETED
Completions pre 01/04/2020	0
Completions 01/04/2020 – 31/03/2022	0
Completions 01/04/2022 – 31/03/2023	12
TOTAL SITE COMPLETIONS (GROSS)	12
TOTAL SITE DEMOLITIONS/LOSS (GROSS)	0
HMU database parent application ref.	12/1291/MOUT

TABLE 2/ WE2-EC5-5		Net Site Capacity	Total in Trajectory	RECORDED COMPLETIONS (Council records)									
2023 MP Site	Redhayes, North of Blackhorse (east of and abutting the Science Park) Pt of Phase 6			2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
Developer Contact	Eagle One MMIII												
COMPLETIONS		12	12				0				0	0	12

EDDC conclusion about plan period supply

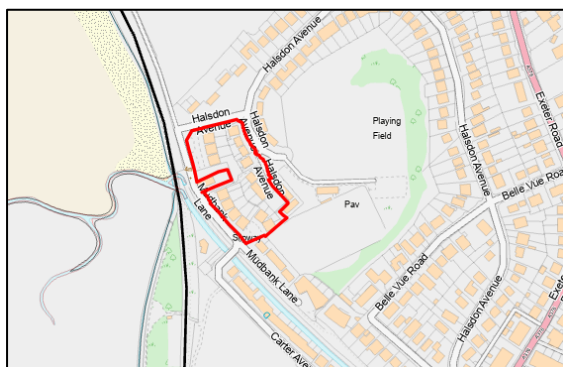
C.15 Based on the above information for site **WE2-EC5-5**, EDDC concludes that:

- 12 dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan 2013 to 2031;
- 12 dwelling completions count towards supply within the plan period for the emerging draft East Devon Local Plan 2020 to 2040

MAIN TOWNS - TIER 1 PRINCIPAL CENTRE - EXMOUTH

Site MT1-EX6: Exebank & Danby House, Mudbank Lane, Exmouth COMPLETED

Map C/ MT1-EX6



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Note: The red line is the area of detailed planning permission **16/1978/MFUL**

Table 1/ MT1-EX6 Site Progress Summary

Planning Status	Detailed approval of whole site
Gross No dwellings approved	36
Net No dwellings approved	36
Builder/Developer/Landowner	Taylor Wimpey
Site development status at 31/03/2023	COMPLETED
Completions pre 01/04/2020	31
Completions 01/04/2020 – 31/03/2022	5
Completions 01/04/2022 – 31/03/2023	0
TOTAL SITE COMPLETIONS (GROSS)	36
TOTAL SITE DEMOLITIONS/LOSS (GROSS)	0
HMU database parent application ref.	16/1978/MFUL

TABLE 2/ MT1-EX6		Net Site Capacity	Total in Trajectory	RECORDED COMPLETIONS (Council records)									
2023 MP Site	Exebank & Danby House, Mudbank Lane, Exmouth			2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
Developer Contact	Taylor Wimpey	36	36	31						5	0	0	
COMPLETIONS				31						5	0	0	
DEMOLITION	Danby 24 bed care home; Exebank convalescent home			0						0	0	0	

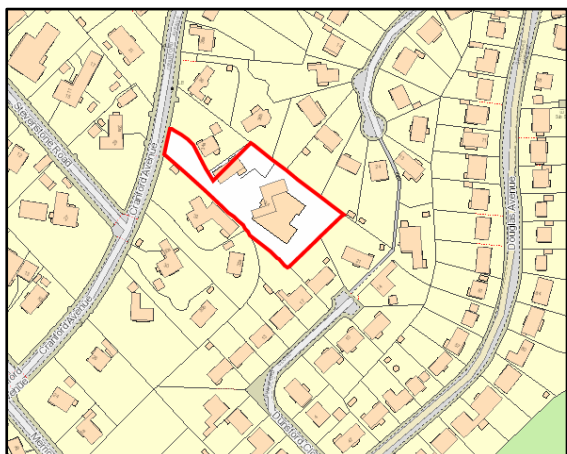
EDDC conclusion about plan period supply

C.16 Based on the above information for site **MT1-EX6**, EDDC concludes that:

- 36 dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan 2013 to 2031 (loss of care home/convalescence home predates 2013);
- 5 dwelling completions count towards supply within the plan period for the emerging draft East Devon Local Plan 2020 to 2040

Site MT1-EX11 : 34 Cranford Avenue, Exmouth (The Oaks) COMPLETED

Map C/ MT1-EX11



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Note: The red line is the area of full planning permission 13/2647/MFUL

Table 1/ MT1-EX11 Site Progress Summary

Planning Status	Detailed approval of whole site
Gross No dwellings approved	36
Net No dwellings approved	36
Builder/Developer/Landowner	MSP Capital Ltd
Site development status at 31/03/2023	COMPLETED
Completions pre 01/04/2020	31
Completions 01/04/2020 – 31/03/2022	5
Completions 01/04/2022 – 31/03/2023	0
TOTAL SITE COMPLETIONS (GROSS)	36
TOTAL SITE DEMOLITIONS/LOSS (GROSS)	0
HMU database parent application ref.	13/2647/MFUL

TABLE 2/ MT1-EX11		Net Site Capacity	Total in Trajectory	RECORDED COMPLETIONS (Council records)									
2023 MP Site	Exebank & Danby House, Mudbank Lane, Exmouth			2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
Developer Contact	MSP Capital Ltd												
COMPLETIONS		12	12				0				0	2	10
DEMOLITION		-1	-1							1	0	0	0

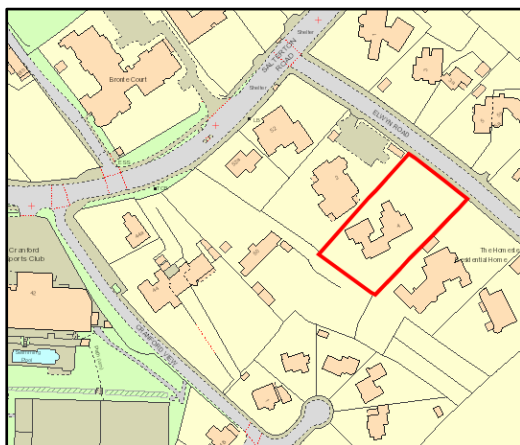
EDDC conclusion about plan period supply

C.17 Based on the above information for site **MT1-EX11**, EDDC concludes that:

- gross 12 (net 11) dwelling (completions count towards supply within the plan period of the adopted East Devon Local Plan 2013 to 2031 (loss of 1 dwelling was reported in 2019/20));
- 12 dwelling completions count towards supply within the plan period for the emerging draft East Devon Local Plan 2020 to 2040

Site MT1-EX12 : 4 Elwyn Road, Exmouth (Elwyn Green) COMPLETED

Map C/ MT1-EX12



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Note: The red line is the area of full planning permission 17/0720/MFUL

Table 1/ MT1-EX12 Site Progress Summary

Planning Status	Detailed approval of whole site
Gross No dwellings approved	12
Net No dwellings approved	10
Builder/Developer/Landowner	Crestone
Site development status at 31/03/2023	COMPLETED
Completions pre 01/04/2020	3
Completions 01/04/2020 – 31/03/2022	9
Completions 01/04/2022 – 31/03/2023	0
TOTAL SITE COMPLETIONS (GROSS)	12
TOTAL SITE DEMOLITIONS/LOSS (GROSS)	2
HMU database parent application ref.	15/2654/FUL

TABLE 2/ MT1-EX12		Net Site Capacity	Total in Trajectory	RECORDED COMPLETIONS (Council records)									
2023 MP Site	4 Elwyn Road, Exmouth (Elwyn Green)			2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
Developer Contact	Crestone												
COMPLETIONS		10	12	0	0	0	0	0	0	3	3	6	0
DEMOLITIONS			-2							-2	0	0	0

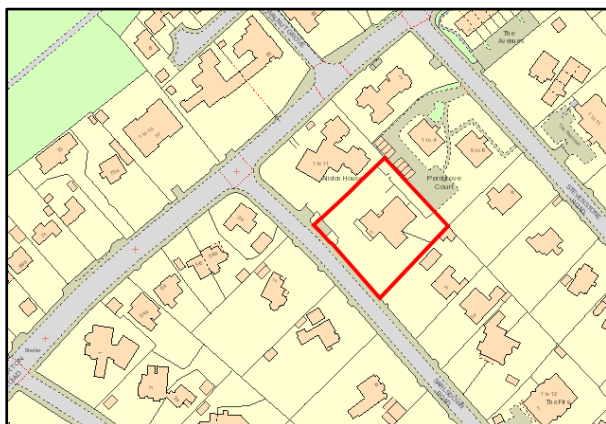
EDDC conclusion about plan period supply

C.18 Based on the above information for site **MT1-EX12**, EDDC concludes that:

- Gross 12 (net 10) dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan 2013 to 2031;
- 9 dwelling completions count towards supply within the plan period for the emerging draft East Devon Local Plan 2020 to 2040

Site MT1-EX15 : 1 Sarlson Road, Exmouth COMPLETED

Map C/ MT1-EX15



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Note: The red line is the area of full planning permissions 17/0762/MFUL.

Table 1/ MT1-EX15 Site Progress Summary

Planning Status	Detailed approval of whole site
Gross No dwellings approved	10
Net No dwellings approved	9
Builder/Developer/Landowner	1 Sarlson Road Ltd
Site development status at 31/03/2023	COMPLETED
Completions pre 01/04/2020	0
Completions 01/04/2020 – 31/03/2022	8
Completions 01/04/2022 – 31/03/2023	2
TOTAL SITE COMPLETIONS (GROSS)	10
TOTAL SITE DEMOLITIONS/LOSS (GROSS)	1
HMU database parent application ref.	15/2654/FUL

TABLE 2/ MT1-EX15				RECORDED COMPLETIONS (Council records)									
2023 MP Site	4 Elwyn Road, Exmouth (Elwyn Green)	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
Developer Contact	1 Sarlson Road Ltd												
COMPLETIONS		9	10	0	0	0	0	0	0	0	3	5	2
DEMOLITIONS			-1	0	0	0	0	0	0	0	0	0	-1

EDDC conclusion about plan period supply

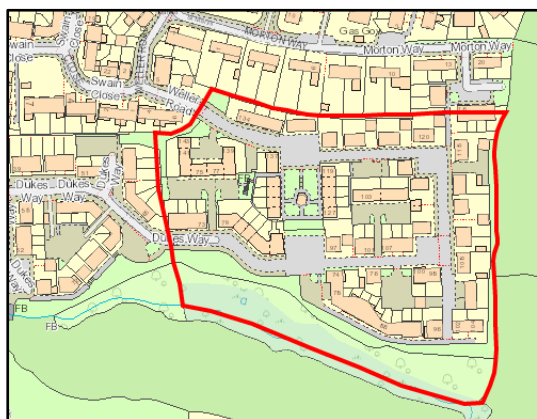
C.19 Based on the above information for site **MT1-EX15**, EDDC concludes that:

- Gross 10 (net 9) dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan 2013 to 2031;
- Gross 10 (net 9) dwelling completions count towards supply within the plan period for the emerging draft East Devon Local Plan 2020 to 2040

MAIN TOWNS - TIER 2 MAIN CENTRES - AXMINSTER

Site MT2-AX2 : Dukes Way, Axminster COMPLETED

Map C/ MT2-AX2



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Note: The red line is the area of full planning permission 09/2350/MFUL

Table 1/ MT2-AX2 Site Progress Summary

Planning Status	Detailed approval of whole site
Gross No dwellings approved	70
Net No dwellings approved	70
Builder/Developer/Landowner	Betterment Properties
Site development status at 31/03/2023	COMPLETED
Completions pre 01/04/2020	51
Completions 01/04/2020 – 31/03/2022	13
Completions 01/04/2022 – 31/03/2023	6
TOTAL SITE COMPLETIONS (GROSS)	70
TOTAL SITE DEMOLITIONS/LOSS (GROSS)	0
HMU database parent application ref.	09/2350/MFUL

TABLE 2/ MT2-AX2				RECORDED COMPLETIONS (Council records)									
2023 MP Site	Dukes 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
Developer Contact	Betterment Properties			0	3	10	8	11	12	7	4	9	6
COMPLETIONS		70	70										

EDDC conclusion about plan period supply

C.20 Based on the above information for site **MT2-AX2**, EDDC concludes that:

- 70 dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan 2013 to 2031;
- 19 dwelling completions count towards supply within the plan period for the emerging draft East Devon Local Plan 2020 to 2040

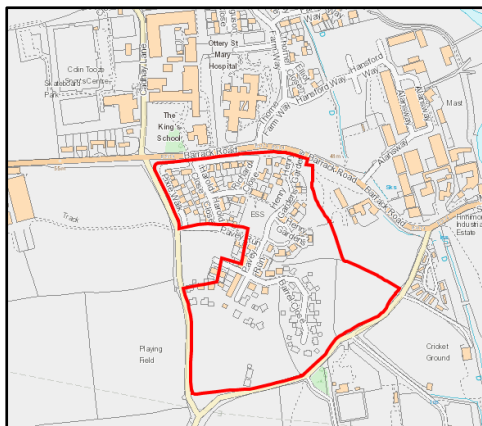
MAIN TOWNS - TIER 2 MAIN CENTRES – HONITON

No major sites completed at Honiton town between 1 April 2020 and 31 March 2023

MAIN TOWNS - TIER 2 MAIN CENTRES – OTTERY ST MARY

Site MT2-OM1 : Land at Island Farm, Exeter Road in Ottery St Mary (Salston Grange) COMPLETED

Map C/ MT2-OM1



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Note: The red line is the area of detailed planning permission **14/2553/MRES**

Table 1/ MT2-OM1 Site Progress Summary

Planning Status	Detailed approval of whole site
Gross No dwellings approved	165 (excluding Kings Manor care home)
Net No dwellings approved	165 (excluding Kings Manor care home)
Builder/Developer/Landowner	Bovis Homes Ltd
Site development status at 31/03/2023	COMPLETED
Completions pre 01/04/2020	146
Completions 01/04/2020 – 31/03/2022	19
Completions 01/04/2022 – 31/03/2023	0
TOTAL SITE COMPLETIONS (GROSS)	165
TOTAL SITE DEMOLITIONS/LOSS (GROSS)	0
HMU database parent application ref.	14/2553/MRES

TABLE 2/ MT2-OM1		Net Site Capacity	Total in Trajectory	RECORDED COMPLETIONS (Council records)									
2023 MP Site	Land at Island Farm, Exeter Road in Ottery St Mary			2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
Developer Contact	Bovis Homes Ltd	165	165	0	0	9	42	31	27	37	19	0	0
COMPLETIONS				0	0	9	42	31	27	37	19	0	0

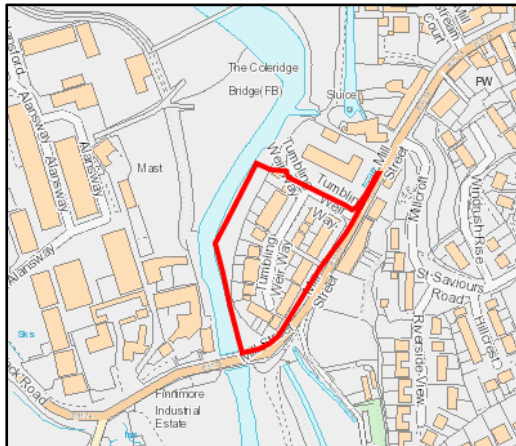
EDDC conclusion about plan period supply

C.21 Based on the above information for site **MT2-OM1**, EDDC concludes that:

- 165 dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan 2013 to 2031;
- 19 dwelling completions count towards supply within the plan period for the emerging draft East Devon Local Plan 2020 to 2040

**Site MT2-OM2 : Land south of the retained listed mill building at Ottery St Mary
COMPLETED**

Map C/ MT2-OM2



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Note: The red line is the area of detailed planning permission **16/0093/MRES**

Table 1/ MT2-OM2 Site Progress Summary

Planning Status	Detailed approval of whole site
Gross No dwellings approved	33
Net No dwellings approved	33
Builder/Developer/Landowner	Acorn Property Group
Site development status at 31/03/2023	COMPLETED
Completions pre 01/04/2020	32
Completions 01/04/2020 – 31/03/2022	1
Completions 01/04/2022 – 31/03/2023	0
TOTAL SITE COMPLETIONS (GROSS)	33
TOTAL SITE DEMOLITIONS/LOSS (GROSS)	0
HMU database parent application ref.	16/0093/MRES

TABLE 2/ MT2-OM2		Net Site Capacity	Total in Trajectory	RECORDED COMPLETIONS (Council records)									
2023 MP Site	Land south of the retained listed mill building at Ottery St Mary			2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
Developer Contact	Acorn Property Group	33	33	0	0	0	0	2	30	0	1	0	0
COMPLETIONS													

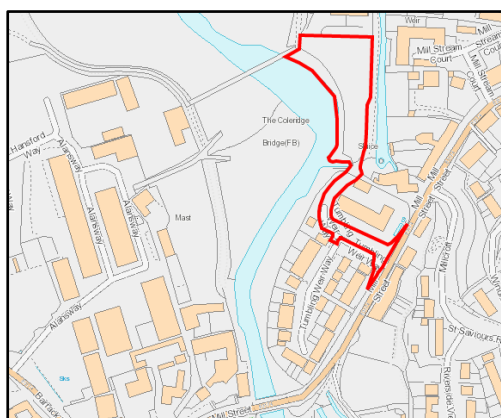
EDDC conclusion about plan period supply

C.22 Based on the above information for site **MT2-OM2**, EDDC concludes that:

- 33 dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan 2013 to 2031;
- 1 dwelling completion counts towards supply within the plan period for the emerging draft East Devon Local Plan 2020 to 2040

Site MT2-OM3 : Town Mills Regeneration Area 1 adjacent to the Tumbling Weir and south of the hotel COMPLETED

Map C/ MT2-OM3



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Note: The red line is the area of full planning permission **12/2770/MFUL**.

Table 1/ MT2-OM3 Site Progress Summary

Planning Status	Detailed approval of whole site
Gross No dwellings approved	29 (retirement apartments)
Net No dwellings approved	29 (retirement apartments)
Builder/Developer/Landowner	Churchill Property Group South West Ltd
Site development status at 31/03/2023	COMPLETED
Completions pre 01/04/2020	12
Completions 01/04/2020 – 31/03/2022	16
Completions 01/04/2022 – 31/03/2023	1
TOTAL SITE COMPLETIONS (GROSS)	29
TOTAL SITE DEMOLITIONS/LOSS (GROSS)	0
HMU database parent application ref.	12/2770/MFUL

TABLE 2/ MT2-OM3				RECORDED COMPLETIONS (Council records)									
2023 MP Site	Town Mills Regeneration Area 1 adjacent to the Tumbling Weir and south of the hotel	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
Developer Contact	Churchill Property Group South West Ltd			29	29	0	0	0	0	0	0	12	12
COMPLETIONS													

EDDC conclusion about plan period supply

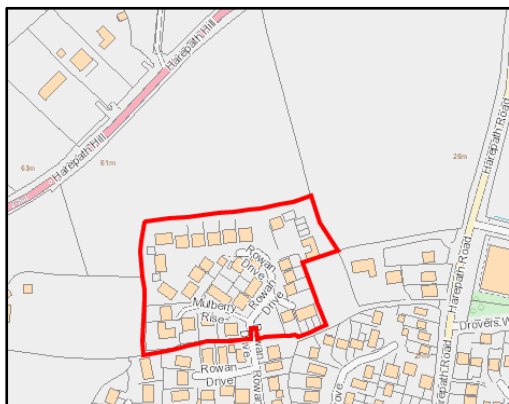
C.23 Based on the above information for site **MT2-OM3**, EDDC concludes that:

- 29 dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan 2013 to 2031;
- 17 dwelling completions count towards supply within the plan period for the emerging draft East Devon Local Plan 2020 to 2040.

MAIN TOWNS - TIER 2 MAIN CENTRES – SEATON

Site MT2-SE3 : Land north of Rowan Drive, Seaton COMPLETED

Map C/ MT2-SE3



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Note: The red line is the area of detailed planning permission **16/2338/MRES**.

Table 1/ MT2-SE3 Site Progress Summary

Planning Status	Detailed approval of whole site
Gross No dwellings approved	36
Net No dwellings approved	36
Builder/Developer/Landowner	Baker Estates Ltd
Site development status at 31/03/2023	COMPLETED
Completions pre 01/04/2020	35
Completions 01/04/2020 – 31/03/2022	1
Completions 01/04/2022 – 31/03/2023	0
TOTAL SITE COMPLETIONS (GROSS)	36
TOTAL SITE DEMOLITIONS/LOSS (GROSS)	0
HMU database parent application ref.	13/1091/MOUT

TABLE 2/ MT2-SE3		Net Site Capacity	Total in Trajectory	RECORDED COMPLETIONS (Council records)									
2023 MP Site	Land north of Rowan Drive, Seaton			2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
Developer Contact	Baker Estates Ltd												
COMPLETIONS		36	36	0	0	0	0	4	27	4	1	0	0

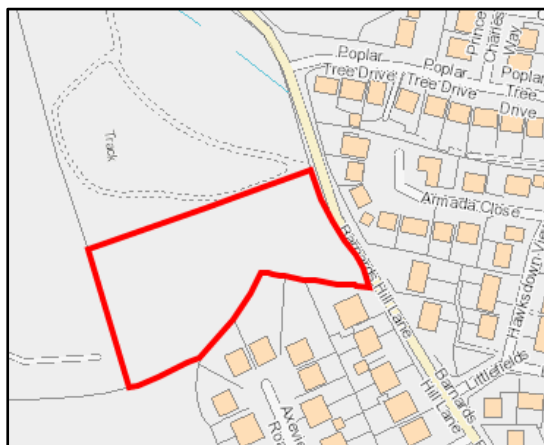
EDDC conclusion about plan period supply

C.24 Based on the above information for site **MT2-SE3**, EDDC concludes that:

- 36 dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan 2013 to 2031;
- 1 dwelling completion counts towards supply within the plan period for the emerging draft East Devon Local Plan 2020 to 2040.

Site MT2-SE4 : Land off Barnards Hill Lane, Seaton COMPLETED

Map C/ MT2-SE4



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Note: The red line is the area of detailed planning permission **17/0493/MRES**

Table 1/ MT2-SE4 Site Progress Summary

Planning Status	Detailed approval of whole site
Gross No dwellings approved	36
Net No dwellings approved	36
Builder/Developer/Landowner	Baker Estates Ltd
Site development status at 31/03/2023	COMPLETED
Completions pre 01/04/2020	35
Completions 01/04/2020 – 31/03/2022	1
Completions 01/04/2022 – 31/03/2023	0
TOTAL SITE COMPLETIONS (GROSS)	36
TOTAL SITE DEMOLITIONS/LOSS (GROSS)	0
HMU database parent application ref.	15/1195/MOUT

TABLE 2/ MT2-SE4		Net Site Capacity	Total in Trajectory	RECORDED COMPLETIONS (Council records)									
2023 MP Site	Land off Barnards Hill Lane, Seaton			2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
Developer Contact	Baker Estates Ltd	20	20	0	0	0	0	0	0	19	1	0	0
COMPLETIONS				0	0	0	0	0	0	19	1	0	0

EDDC conclusion about plan period supply

C.25 Based on the above information for site **MT2-SE4**, EDDC concludes that:

- 20 dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan 2013 to 2031;
- 1 dwelling completion counts towards supply within the plan period for the emerging draft East Devon Local Plan 2020 to 2040.

MAIN TOWNS - TIER 2 MAIN CENTRES – SIDMOUTH

No major sites completed at Sidmouth town between 1 April 2020 and 31 March 2023

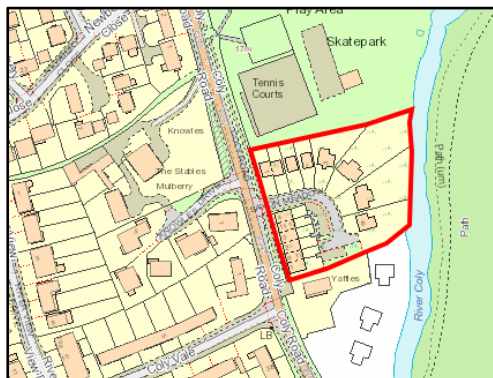
MAIN TOWN – TIER 3 LOCAL CENTRES – BUDLEIGH SALTERTON

No major sites completed at Budleigh Salterton town between 1 April 2020 and 31 March 2023

SMALLER TOWNS/VILLAGES - TIER 3 LOCAL CENTRES - COLYTON

Site SV3-CO2 : Land north of Yaffles, Coly Road, Colyton (Saxon Meadow)
COMPLETED

Map C/ SV3-CO2



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Note: The red line is the area of detailed planning permission **17/1081/MRES**

Table 1/ SV3-CO2 Site Progress Summary

Planning Status	Detailed approval of whole site
Gross No dwellings approved	16
Net No dwellings approved	16
Builder/Developer/Landowner	RS Homes SW Ltd
Site development status at 31/03/2023	COMPLETED
Completions pre 01/04/2020	0
Completions 01/04/2020 – 31/03/2022	16
Completions 01/04/2022 – 31/03/2023	0
TOTAL SITE COMPLETIONS (GROSS)	16
TOTAL SITE DEMOLITIONS/LOSS (GROSS)	0
HMU database parent application ref.	13/1401/MOUT

TABLE 2/ SV3-CO2		Net Site Capacity	Total in Trajectory	RECORDED COMPLETIONS (Council records)									
2023 MP Site	Land north of Yaffles, Coly Road, Colyton (Saxon Meadow)			2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
Developer Contact	RS Homes SW Ltd												
COMPLETIONS		16	16	0	0	0	0	0	0	0	15	1	0

EDDC conclusion about plan period supply

C.26 Based on the above information for site **SV3-CO2**, EDDC concludes that:

- 16 dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan 2013 to 2031;
- 16 dwelling completions count towards supply within the plan period for the emerging draft East Devon Local Plan 2020 to 2040.

SMALLER TOWNS/VILLAGES - TIER 3 LOCAL CENTRES - LYMPSTONE

Site SV3-LY1 : Land to the west of Strawberry Hill, Lymington COMPLETED

Map C/ SV3-LY1



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Note: The red line is the area of planning permission **17/1761/VAR** to vary full planning permission **15/1970/MFUL**.

Table 1/ SV3-LY1 Site Progress Summary

Planning Status	Detailed approval of whole site
Gross No dwellings approved	15
Net No dwellings approved	15
Builder/Developer/Landowner	KD Homes Ltd
Site development status at 31/03/2023	COMPLETED
Completions pre 01/04/2020	14
Completions 01/04/2020 – 31/03/2022	1
Completions 01/04/2022 – 31/03/2023	0
TOTAL SITE COMPLETIONS (GROSS)	15
TOTAL SITE DEMOLITIONS/LOSS (GROSS)	0
HMU database parent application ref.	15/1970/MFUL

TABLE 2/ SV3-LY1				RECORDED COMPLETIONS (Council records)									
2023 MP Site	Land to the west of Strawberry Hill, Lymington	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
Developer Contact	KD Homes Ltd			0	0	0	0	0	2	12	1	0	0
COMPLETIONS		15	15	0	0	0	0	0	2	12	1	0	0

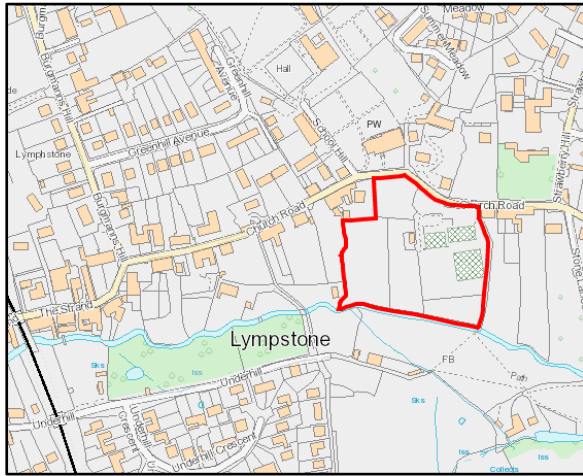
EDDC conclusion about plan period supply

C.27 Based on the above information for site **SV3-LY1**, EDDC concludes that:

- 15 dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan 2013 to 2031;
- 14 dwelling completions count towards supply within the plan period for the emerging draft East Devon Local Plan 2020 to 2040.

Site SV3-LY2 : Lympstone Nurseries, Lympstone (Charles Court) COMPLETED

Map C/ SV3-LY2



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Note: The red line is the area of full planning permission **18/2589/MFUL**.

Table 1/ SV3-LY2 Site Progress Summary

Planning Status	Detailed approval of whole site
Gross No dwellings approved	10
Net No dwellings approved	10
Builder/Developer/Landowner	RBL Homes
Site development status at 31/03/2023	COMPLETED
Completions pre 01/04/2020	0
Completions 01/04/2020 – 31/03/2022	4
Completions 01/04/2022 – 31/03/2023	6
TOTAL SITE COMPLETIONS (GROSS)	10
TOTAL SITE DEMOLITIONS/LOSS (GROSS)	0
HMU database parent application ref.	100041147947

TABLE 2/ SV3-LY2				RECORDED COMPLETIONS (Council records)									
2023 MP Site	Lympstone Nurseries, Lympstone (Charles Court)	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
Developer Contact	RBL Homes												
COMPLETIONS		10	10	0	0	0	0	0	0	0	0	4	6

EDDC conclusion about plan period supply

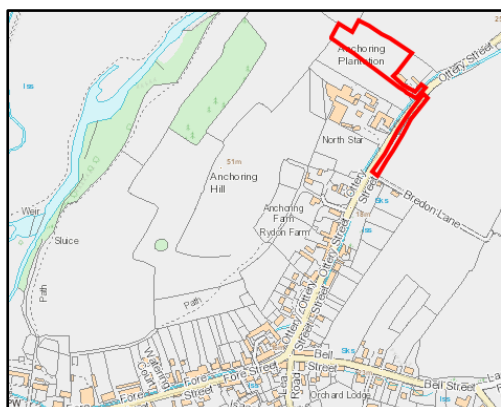
C.28 Based on the above information for site **SV3-LY2**, EDDC concludes that:

- 10 dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan 2013 to 2031;
- 10 dwelling completions count towards supply within the plan period for the emerging draft East Devon Local Plan 2020 to 2040

SMALLER TOWNS/VILLAGES - TIER 4 SERVICE VILLAGES – OTTERTON

Site SV4-OT1 : Land adjacent to North Star, Ottery Street, Otterton COMPLETED

Map C/ SV4-OT1



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Note: The red line is the area of full planning permission **11/1597/MFUL**.

Table 1/ SV4-OT1 Site Progress Summary

Planning Status	Detailed approval of whole site
Gross No dwellings approved	15
Net No dwellings approved	15
Builder/Developer/Landowner	Greendale Investments Ltd
Site development status at 31/03/2023	COMPLETED
Completions pre 01/04/2020	0
Completions 01/04/2020 – 31/03/2022	14
Completions 01/04/2022 – 31/03/2023	0
TOTAL SITE COMPLETIONS (GROSS)	14
TOTAL SITE DEMOLITIONS/LOSS (GROSS)	1 (No 9 built now CTB as commercial use)
HMU database parent application ref.	11/1597/MFUL

TABLE 2/ SV4-OT1		Net Site Capacity	Total in Trajectory	RECORDED COMPLETIONS (Council records)									
2023 MP Site	Land adjacent to North Star, Ottery Street, Otterton			2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
Developer Contact	Greendale Investments Ltd												
COMPLETIONS		14	15	0	0	0	0	0	0	0	0	15	0
LOSS	<i>Council Tax Band - Holiday Let/ Guest House</i>		-1	0	0	0	0	0	0	0	0	-1	0

EDDC conclusion about plan period supply

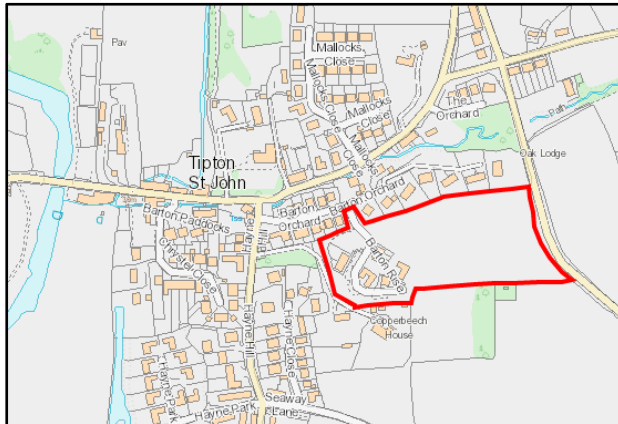
C.29 Based on the above information for site **SV4-OT1**, EDDC concludes that:

- Net 14 dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan 2013 to 2031;
- Net 14 dwelling completions count towards supply within the plan period for the emerging draft East Devon Local Plan 2020 to 2040

SMALLER TOWNS/VILLAGES - TIER 4 SERVICE VILLAGES – TIPTON ST JOHN

Site SV4-TJ1 : Land at Barton Orchard, Tipton St John COMPLETED

Map C/SV4-TJ1



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Note: The red line is the area of full planning permission **11/2172/MFUL**.

Table 1/ SV4-TJ1 Site Progress Summary

Planning Status	Detailed approval of whole site
Gross No dwellings approved	15
Net No dwellings approved	15
Builder/Developer/Landowner	Mark Taylor
Site development status at 31/03/2023	COMPLETED
Completions pre 01/04/2020	10
Completions 01/04/2020 – 31/03/2022	5
Completions 01/04/2022 – 31/03/2023	0
TOTAL SITE COMPLETIONS (GROSS)	15
TOTAL SITE DEMOLITIONS/LOSS (GROSS)	0
HMU database parent application ref.	11/2172/MFUL

TABLE 2/ SV4-TJ1				RECORDED COMPLETIONS (Council records)									
2023 MP Site	Land at Barton Orchard, Tipton St John	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
Developer Contact	Mark Taylor			2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
COMPLETIONS		15	15	0	0	0	0	0	10	0	4	1	0

EDDC conclusion about plan period supply

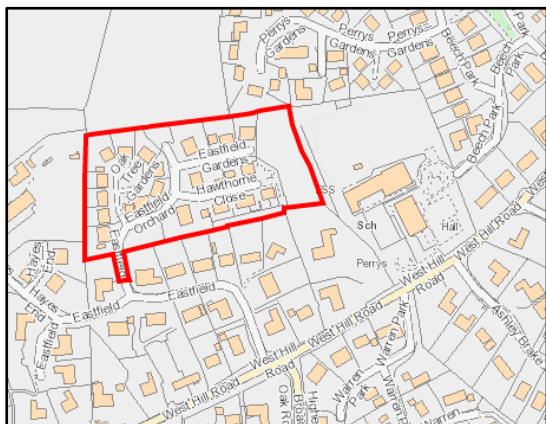
C.30 Based on the above information for site **SV4-TJ1**, EDDC concludes that:

- 15 dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan 2013 to 2031;
- 5 dwelling completions count towards supply within the plan period for the emerging draft East Devon Local Plan 2020 to 2040

SMALLER TOWNS/VILLAGES - TIER 4 SERVICE VILLAGES – WEST HILL

Site SV4-WE1 : Land north of Eastfield, West Hill COMPLETED

Map C/ SV4-WE1



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Note: The red line is the area of detailed planning permission **14/2861/MRES**.

Table 1/ SV4-WE1 Site Progress Summary

Planning Status	Detailed approval of whole site
Gross No dwellings approved	25
Net No dwellings approved	25
Builder/Developer/Landowner	Blue Cedar Homes
Site development status at 31/03/2023	COMPLETED
Completions pre 01/04/2020	24
Completions 01/04/2020 – 31/03/2022	1
Completions 01/04/2022 – 31/03/2023	0
TOTAL SITE COMPLETIONS (GROSS)	25
TOTAL SITE DEMOLITIONS/LOSS (GROSS)	0
HMU database parent application ref.	14/2861/MRES

TABLE 2/ SV4-WE1		Net Site Capacity	Total in Trajectory	RECORDED COMPLETIONS (Council records)									
2023 MP Site	Land north of Eastfield, West Hill			2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
Developer Contact	Blue Cedar Homes												
COMPLETIONS		25	25	0	0	0	10	13	1	0	1	0	0

EDDC conclusion about plan period supply

C.31 Based on the above information for site **SV4-WE1**, EDDC concludes that:

- 25 dwelling completions count towards supply within the plan period of the adopted East Devon Local Plan 2013 to 2031;
- 1 dwelling completion counts towards supply within the plan period for the emerging draft East Devon Local Plan 2020 to 2040

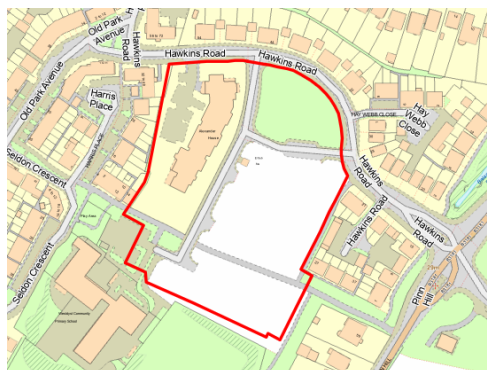
COUNTRYSIDE

No major sites completed in the countryside ie outside of settlements listed in the Local Plan settlement hierarchy between 1 April 2020 and 31 March 2023

CARE HOMES

Site WE2-EC-HOME1 : Land Off Hawkins Road Hillside Gardens Pinhoe Exeter
[Alexander House CARE HOME] COMPLETED

Map C/ WE2-EC-HOME1



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Note: The red line is the area of detailed planning permission **16/3021/MFUL**.

Table 1/ WE2-EC-HOME1 Site Progress Summary

Planning Status	Detailed approval of whole site
Gross No dwellings approved	64 bedspaces (37 dwellings equivalent)
Net No dwellings approved	64 bedspaces (37 dwellings equivalent)
Builder/Developer/Landowner	Stuart Partners Limited
Site development status at 31/03/2023	COMPLETED
Completions pre 01/04/2020	0
Completions 01/04/2020 – 31/03/2022	0
Completions 01/04/2022 – 31/03/2023	37 dwelling equivalents (reported in year)
TOTAL SITE COMPLETIONS (GROSS)	37 dwelling equivalents
TOTAL SITE DEMOLITIONS/LOSS (GROSS)	0
HMU database parent application ref.	N/A

TABLE 2/ WE2-EC-HOME1		Net Site Capacity	Total in Trajectory	RECORDED COMPLETIONS (Council records)									
2023 MP Site	Land Off Hawkins Road Hillside Gardens Pinhoe Exeter [Alexander House CARE HOME]			2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
Developer Contact	Stuart Partners Limited												
COMPLETIONS	<i>Dwelling Equivalents</i>	37	37	0	0	0	0	0	0	0	0	0	37

EDDC conclusion about plan period supply

C.32 Based on the above information for site **WE2-EC-HOME1**, EDDC concludes that:

- 37 dwelling equivalent completions count towards supply within the plan period of the adopted East Devon Local Plan 2013 to 2031;
- 37 dwelling equivalent completions count towards supply within the plan period for the emerging draft East Devon Local Plan 2020 to 2040

Site MT1-EX-HOME1 : Former Moreton 13 Drakes Avenue, Exmouth [Raleigh Manor CARE HOME] COMPLETED

Map C/ MT1-EX-HOME1



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Note: The red line is the area of detailed planning permission **18/2203/MFUL**

Table 1/ MT1-EX-HOME1 Site Progress Summary

Planning Status	Detailed approval of whole site
Gross No dwellings approved	66 bedspaces (33 dwellings equivalent)
Net No dwellings approved	33 dwellings equivalent
Builder/Developer/Landowner	HCD Ottery Ltd
Site development status at 31/03/2023	COMPLETED
Completions pre 01/04/2020	0
Completions 01/04/2020 – 31/03/2022	33 dwelling equivalents
Completions 01/04/2022 – 31/03/2023	
TOTAL SITE COMPLETIONS (GROSS)	33 dwelling equivalents
TOTAL SITE DEMOLITIONS/LOSS (GROSS)	0
HMU database parent application ref.	N/A

TABLE 2/ MT1-EX-HOME1				RECORDED COMPLETIONS (Council records)									
2023 MP Site	Former Moreton 13 Drakes Avenue, Exmouth [Raleigh Manor CARE HOME]	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
Developer Contact	HCD Ottery Ltd			0	0	0	0	0	0	0	33	0	0
COMPLETIONS	<i>Dwelling Equivalents</i>	33	33	0	0	0	0	0	0	0	33	0	0

EDDC conclusion about plan period supply

C.33 Based on the above information for site **MT1-EX-HOME1**, EDDC concludes that:

- 33 dwelling equivalent completions count towards supply within plan period of the adopted East Devon Local Plan 2013 to 2031;
- 33 dwelling completions count towards supply within the plan period for the emerging draft East Devon Local Plan 2020 to 2040

Site MT2-OM-HOME1 : Land at Island Farm, Exeter Road in Ottery St Mary [Kings Manor CARE HOME] COMPLETED

Map C/ MT2-OM-HOME1



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Note: The red line is the area of detailed planning permission **15/2059/MRES**

Table 1/ MT2-OM-HOME1 Site Progress Summary

Planning Status	Detailed approval of whole site
Gross No dwellings approved	66 bedspaces (38 dwellings equivalent)
Net No dwellings approved	17 dwellings equivalent (38 minus 21)
Builder/Developer/Landowner	Barchester Health Care
Site development status at 31/03/2023	COMPLETED
Completions pre 01/04/2020	0
Completions 01/04/2020 – 31/03/2022	0
Completions 01/04/2022 – 31/03/2023	33 dwelling equivalents (reported in year)
TOTAL SITE COMPLETIONS (GROSS)	33 dwelling equivalents
TOTAL SITE DEMOLITIONS/LOSS (GROSS)	40 bedspaces (20 dws equiv) & 1 dwelling
HMU database parent application ref.	N/A

TABLE 2/ MT2-OM-HOME1				RECORDED COMPLETIONS (Council records)									
2023 MP Site	Land at Island Farm, Exeter Road in Ottery St Mary [Kings Manor CARE HOME]	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
Developer Contact	Barchester Health Care												
COMPLETIONS	<i>Dwelling Equivalents</i>	38	38	0	0	0	0	0	0	0	38	0	0
LOSS	<i>Dwelling Equivalents</i>	-21	-21								-21		

EDDC conclusion about plan period supply

C.34 Based on the above information for site **MT1-EX-HOME1**, EDDC concludes that:

- 38 gross (17 net) dwelling equivalent completions count towards supply within plan period of the adopted East Devon Local Plan 2013 to 2031;

- 38 gross (17 net) dwelling completions count towards supply within the plan period for the emerging draft East Devon Local Plan 2020 to 2040

OTHER CARE HOME LOSSES REPORTED 1 APRIL 2020 TO 31 MARCH 2023

2020/2021

Loss of 75 bedspaces at 4 care homes with (37 dwellings equivalent – based on a conversion factor of 2:1)

- Magnolia House, Exmouth (25 beds)
- The Priory, Ottery St Mary (21 beds)
- Green Close, Sidford (23 beds)
- Applemead House, Whimple (6 beds)

2021/2022

Loss of 50 bedspaces at 2 care homes (28 dwellings equivalent based on a conversion factor of 1:1.8)

- Abbeyfield, Axminster (8 beds)
- Bindon Residential Homes, Sidmouth (42 beds)

2022/202

No losses.