

Appendix A (1) Unconsented Allocations		Policy Requirements					5 year housing land supply period															Beyond Plan Period		Units Complete (net all years)		Housing Supply Category*		Approval after 31/3/20 or subject to S106		Application pending	Deliverability Evidence/ Other Comments
Local Plan Allocation Policy Reference/Site Name	Housing Allocation	% affordable	Affordable housing	G/T	CSB	Non-res floorspace	Phase	Units unconsented proposed by LP* 31/3/23	Units unconsented to 2033	Total units in housing trajectory (approved + started) to 2033	Units expected delivery years 1-5	Units expected delivery year 6+	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Units Complete (net all years)	Housing Supply Category*	Approval after 31/3/20 or subject to S106	Application pending	Deliverability Evidence/ Other Comments			
BA1 Newton Square	5							5			0	5	0	0	0	0	0	5	0	0	0	0	0	0	1	n/a	n/a	No clear evidence on delivery timescales at present. Assume outside five year period unless clear evidence to indicate otherwise.			
BO1 Lane adjacent to Hollywell, Bow	20	0.3	6					20			0	20	0	0	0	0	0	20	0	0	0	0	0	0	1	n/a	n/a	No clear evidence on delivery timescales at present. Assume outside five year period unless clear evidence to indicate otherwise.			
BR1 Hele Road, Bradninch	7	0.3	2.1					7			0	7	0	0	0	0	0	7	0	0	0	0	0	0	1	n/a	n/a	No clear evidence on delivery timescales at present. Assume outside five year period unless clear evidence to indicate otherwise.			
CB1 Land off Church Lane	20	0.3	6					20			24	0	0	0	0	12	12	0	0	0	0	0	0	0	1	n/a	Yes	Site allocated for 20 dwellings. Live application pending determination for 24 dwellings 22/01375/MFUL - resolution to grant planning permission subject to section 106 (outside of 21/22 monitoring period). Anticipated completion of development within next 5 years (assume this will be later in the 5 year period). Agent: D Rogers (Bell Cornwell LLP).			
CL1 Linhay Close	6	0.3	1.8					6			0	6	0	0	0	0	0	6	0	0	0	0	0	0	1	n/a	n/a	Planning application for 19 dwellings (including 6 affordable) refused 6/11/20 (18/01634/MFUL). Allocated for 6 dwellings - assume delivery outside of next 5 year period as no further evidence of deliverability.			
CRE2 Red Hill Cross, Exhibition Road, Crediton	135	0.28	37.8					135			0	135	0	0	0	0	0	25	50	50	10	0	0	0	1	n/a	n/a	Previous outline approval (11/00602/MOUT) lapsed June 2015. Delivery of site linked to Pedlerspool (CRE5). No clear evidence on delivery timescales so assumed to be beyond the next 5 year period.			
CRE4 The Woods Group, Exeter Road	8	0	0					8			8	0	4	4	0	0	0	0	0	0	0	0	0	0	1	Yes	n/a	Allocated for 8 dwellings. Planning permission for the erection of 8 dwellings with partial demolition of existing buildings and associated works (20/02141/OUT) granted 23 November 2022. Developer trajectory confirms build out commencing 2022/23, site not actively being marketed but anticipated being launched soon.			
CRE6 Sports Fields	120	0.28	33.6					120			0	120	0	0	0	0	0	25	50	45	0	0	0	0	1	n/a	n/a	Site split between rugby pitch to west of Exhibition Road. Playing pitches and allotments to the east. Landowners QE Trust have confirmed site is available for development once freehold is transferred to the school by DCC. Replacement facilities required in line with Sport England guidance. Rugby club to relocate to pitch provided at Pedlerspool site (provision is made for this in s106 agreement) Timescales for development of the site are still unclear at this stage - assume beyond next 5 year period, unless further evidence of deliverability becomes available.			
CRE7 Stonewall Lane	50	0.28	14					50			0	50	0	0	0	0	0	0	25	25	0	0	0	0	1	n/a	n/a	Site owned by QE School, unclear what their intentions are for the site. Assume outside of 5yHLS period due to uncertainty. Commencement may follow development on CRE6.			
CRE9 Land off Alexandra Close	15	0.28	4.2					15			0	15	0	0	0	0	0	15	0	0	0	0	0	0	1	n/a	n/a	No evidence on delivery timescales at present. Assume outside five year period unless clear evidence to indicate otherwise.			
CU14 Ware Park and Footlands	38	0.28	10.64					38			0	38	0	0	0	0	0	25	13	0	0	0	0	0	1	n/a	n/a	An application for 2 dwellings at the western end of the site was refused in 2020 (not in accordance with adopted policy) Council would want to see full allocation brought forward as a comprehensive development. Access to the site via Knowle Lane. No clear evidence on delivery timescales at present. Assume outside five year period unless clear evidence to indicate otherwise.			
CU1-CU6 North West Cullompton							Phase 2: Barratts - an additional 200 dwellings	200			0	200	0	0	0	0	0	50	50	50	50	0	0	0	1	n/a	n/a	Expected build out as agreed with NW Cullompton Project Officer			
CU1-CU6 North West Cullompton							Phase 2: Codex - 315	315			50	265	0	0	0	0	50	50	50	50	50	50	15	1	n/a	n/a	Expected build out as agreed with NW Cullompton Project Officer				
CU1-CU6 North West Cullompton							Phase 2: Growen Farm - 100 dwellings	100			0	100	0	0	0	0	0	50	50	0	0	0	0	0	1	n/a	n/a	Expected build out as agreed with NW Cullompton Project Officer			
CU1-CU6 North West Cullompton							Phase 2: Additional Codex - 60	60			0	60	0	0	0	0	0	0	0	0	25	35	0	0	1	n/a	n/a	Expected build out as agreed with NW Cullompton Project Officer			
CU1-CU6 North West Cullompton							Phase 2: Brunt Land	75			0	75	0	0	0	0	0	0	0	0	25	50	0	0	1	n/a	n/a	Expected build out as agreed with NW Cullompton Project Officer			
CU7-CU12 East Cullompton	1750	0.28	490	10	5%	20000		1750			0	1750	0	0	0	0	0	50	125	175	200	200	200	800	1	n/a	n/a	Expected build out as agreed with Culm Garden Village Project Team. Masterplan SPD currently being prepared which was subject to public consultation Oct/Nov 2022 and responses are currently being analysed. Masterplan expected to be adopted April 2023.			
SP1 Former Tiverton Parkway Hotel, Sampford Pev	10	0.3	3					10			0	10	0	0	0	0	0	10	0	0	0	0	0	0	1	n/a	n/a	No clear evidence on delivery timescales at present. Assume outside five year period unless clear evidence to indicate otherwise.			
TIV10 Roundhill	20	1	20					20			14	0	0	0	14	0	0	0	0	0	0	0	0	0	1	n/a	n/a	Allocated for 20 dwellings. MDDC owned site. Council intends to develop for affordable housing. As per information from Mike Lowman (Operations Manager for Building Services) a scheme is currently being progressed for 14 dwellings to be completed in 2024/25. Allocation remainder (6 dwellings) not included within 5YHLS as unlikely to come forward)			
TIV12 Phoenix Lane	60	0.28	16.8			7000		57			0	60	0	0	0	0	0	25	35	0	0	0	0	0	1	n/a	n/a	Allocated for 60 dwellings. MDDC own majority of the site. Site forms part of a larger regeneration scheme for Tiverton. Suggest completions from 2027/28 to reflect uncertainty over delivery.			
TIV13 Tidcombe Hall (Contingency Site), Tiverton	100	0.28	28					100			0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	n/a	n/a	Contingency site so not included in trajectory. Subject to release in accordance with land supply policies in the adopted local plan. Planning application for the erection of up to 179 dwellings (covering part of the allocation site) refused June 2021			
TIV16 Blundell's School	200	0.28	56					200			75	45	0	0	0	25	50	45	0	0	0	0	0	0	1	n/a	Yes	Allocated for 200 dwellings. Live application for the erection of 120 dwellings (Newberry Metals Ltd and Horsdon Garage) - pending determination. Remaining 80 dwellings unlikely to be deliverable at this stage unless further evidence is received. Relocation of metal recycling centre/scrapyard needed before redevelopment can take place. Build out trajectory reflects delivery information provided by planning agent.			
TIV1-TIV5 Eastern Urban Extension	550						Area B	550			0	550	0	0	0	0	0	25	150	150	150	75	0	0	1	n/a	n/a	Area B masterplan still being progressed. Decision taken at meeting of July 2022 Cabinet to postpone tender process for the HIF/A361 junction scheme and to instruct officers to continue to investigate additional funding opportunities and scope for project value-engineering, working with key project partners including Devon County Council and Homes England and that a further report be brought back to Cabinet as soon as possible. Council currently investigating ways in which Area B land could be released as site can be built out without phase 2 of junction although Area B still tied to one point of access that comes via Area A. No secondary point of access at present. Trajectory assumes a precautionary approach and anticipates first completions in yr 6. Area B masterplanning work assumes 3 developers on site building out at 150 a year (broadly in line with HELAA methodology).			
TIV1-TIV5 Eastern Urban Extension	70						Post Hill	70			0	70	0	0	0	0	0	12	25	25	8	0	0	0	1	n/a	Yes	Affordable housing element of 13/01616/OUT. Although application lapsed. Recent planning application (22/01255/MFUL) with a resolution to grant planning permission subject to s106. Ongoing feasibility work resulting in an element of uncertainty over delivery timescales so as a precaution indicate yr6 start.			
TIV9 Howden Court	10							10			6	0	0	0	0	6	0	0	0	0	0	0	0	0	1	n/a	n/a	Allocated for 10 dwellings. MDDC owned site, intend to deliver for 100% affordable housing. As per information from Andrew Busby (Group Manager for Corporate Property and Commercial Assets) site is still subject to feasibility work; estimated completion 2024/25 for 6 homes.			

TOTAL 3194 3941 0 0 4 4 20 25 100

* As per total unconsented in Local Plan allocations database. A higher or lower figure than this may be included in the housing trajectory where other evidence is available (e.g. a pending approval for a different number of units and evidence of developer's delivery intentions) - see orange highlighted cells and notes where applicable. To be considered consented, a decision notice needs to have been issued on or before 31st March of the most recent monitoring year.