

Five Year Housing Land Supply Statement

May 2025

Exeter City Council

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1. Introduction

- 1.1 This statement presents the current five-year housing supply position for Exeter City Council. It applies from 1 April 2025 and covers the five-year period to 31 March 2030. The housing supply position is set out in accordance with the National Planning Policy Framework (NPPF)¹ and Planning Practice Guidance (PPG).

¹ [National Planning Policy Framework](#), December 2024. MHCLG.

2. Government guidance on how to calculate a five-year housing requirement

- 2.1 Paragraph 78 of the NPPF requires local authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five-years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. Footnote 39 of the NPPF expands upon this, stating that where local housing need is used as the basis to assess whether a five-year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning practice guidance.
- 2.2 Para 78 of the NPPF also sets out that a buffer (moved forward from later in the plan period) should be added to the minimum five-year housing requirement of:
- a) 5% to ensure choice and competition in the market for land; or
 - b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply or
 - c) From 1 July 2026, for the purposes of decision-making only, 20% where a local authority has a housing requirement adopted in the last five years examined against a previous version of the NPPF, and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.
- 2.3 In terms of criterion b), footnote 40 of the NPPF explains that this will be measured against the Housing Delivery Test, where this indicates that housing delivery in the local authority area was below 85% of the housing requirement.

3. Exeter's five-year housing requirement

- 3.1 The Exeter Core Strategy was adopted in February 2012 and is therefore more than five years old. It has not been reviewed and the Council is instead preparing a new Local Plan (the Exeter Plan). In accordance with paragraph 78 of the NPPF, this Statement therefore measures housing supply against local housing need calculated using the standard method.
- 3.2 Based on the standard method, Exeter's annual local housing need at 1 April 2025 is 804. The calculation is set out in table 1. This annual need generates a minimum five-year housing requirement of 4,020 (804 x 5).

Table 1: Exeter's annual local housing need calculated using the standard method

Standard Method Step	
(1) Set the baseline – 0.8% of existing housing stock for the area ²	56,811 homes x 0.8% = 454.488 homes
(2) Adjustment to take account of affordability, using the following formula: $((\text{five-year average affordability ratio}^3 - 5) / 5) \times 0.95 + 1$	$((9.05 - 5) / 5) \times 0.95 + 1$ $= 1.7695$
(3) Minimum annual local housing need figure = housing stock baseline x adjustment factor	$454.488 \times 1.7695 = 804.216516$ Rounded to 804 homes

- 3.3 As explained in paragraph 2.2 of this Statement, a buffer must be added to the minimum five-year requirement. At time of publication, the appropriate buffer to add to Exeter's minimum five-year requirement is 5%. Adding a 20% buffer is not necessary because there has not been a significant under delivery of housing in the city over the last three years: the latest (2023) Housing Delivery Test result for Exeter is 110%, which is higher than the threshold of 85% below which the Government defines there to have been 'significant under delivery'.
- 3.4 The Housing and Economic Development PPG clarifies that the affordability adjustment in the standard method is intended to take account of any past under-delivery of housing in a local authority area. There is no additional duty to specifically address any under-delivery of housing separately when determining Exeter's local housing need or its five-year housing

² The PPG on Housing and Economic Needs Assessment states that this must be taken from the Government's Live [Table 125](#) and that the most recent data published at the time should be used. At the time of publishing this Statement, the most recent data published was for 2023.

³ The PPG on Housing and Economic Needs Assessment states that the affordability data to be used is the median workplace-based affordability ratios published by the Office for National Statistics (ONS) at a local authority level: [House price to workplace-based earnings ratio - Office for National Statistics](#). The mean average affordability ratio over the five most recent years for which data is available should be used. At 1 April 2025, the five most recent years for which data are available are 2020-2024. The ONS have calculated that the average affordability ratio for Exeter for that period is 9.05

requirement. Even were this not the case, Exeter has comfortably past the Housing Delivery Test since it was introduced in 2018, evidencing that there has not been a significant under-delivery of housing in the city in recent years.

- 3.5 Taking into account the steps in paragraphs 3.2 to 3.4 above, Exeter has a five-year housing requirement of 4,221 homes. The calculation is set out in table 2.

Table 2: Exeter's five-year housing requirement 2025/26 – 2029/30

Description	Homes
(A) Annual local housing need at 1 April 2025	804
(B) Minimum five-year housing requirement (A x 5)	4,020
(C) Buffer (B x 5%)	201
(D) Total five-year housing requirement (B + C)	4,221

4. Purpose-built student accommodation

- 4.1 In 2015, a High Court Judgment ruled that the Council was unable to count purpose-built student accommodation (PBSA) in the five-year housing supply on grounds that:
- There was no evidence of the extent to which the Council's housing requirement (which at the time was set by the Exeter Core Strategy) included student housing; and
 - Based on the wording of PPG at that time, local authorities could only count PBSA towards meeting the housing requirement if there was evidence of market homes being released from student occupation.
- 4.2 However, due to two significant changes in circumstance, it is now appropriate to count PBSA in the five-year housing supply.
- 4.3 Firstly, the Exeter Core Strategy set an annual housing requirement determined primarily by local demographic trends. However, as set out in section 3 of this Statement, Exeter has a new annual housing requirement determined by a different national methodology - the standard method. The standard method does not consider demographic trends and is instead driven by local housing stock statistics that fully include PBSA. As PBSA is reflected in the housing requirement, it is appropriate that it should be counted in the housing supply (including the five-year housing supply).
- 4.4 The second change comprises amendments to PPG made since the High Court Judgment. The new PPG⁴ clearly sets out the process by which Councils can count PBSA in the five-year housing supply:

All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can in principle count towards contributing to an authority's housing land supply based on:

- *the amount of accommodation that new student housing releases in the wider housing market (by allowing existing properties to return to general residential use); and / or*
- *the extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation.*

This will need to be applied to both communal establishments and to multi bedroom self-contained student flats. Several units of purpose-built student accommodation may be needed to replace a house which may have accommodated several students. Authorities will need to base their calculations on the average number of students living in student only accommodation, using the published [census data](#), and take steps to avoid double-counting. The exception to this approach is studio flats designed for students, graduates or young professionals, which can be counted on a one for one basis. A studio flat

⁴ PPG [Housing supply and delivery - GOV.UK](#), paragraph 025 Reference ID: 68-034-20190722, 2019. MHCLG.

is a one-room apartment with kitchen facilities and a separate bathroom that fully functions as an independent dwelling.

- 4.5 In addition to these changed circumstances, the Council is not aware of any planning authorities in England with student populations that do not count PBSA in the five-year housing supply. Research confirms that authorities including Birmingham City Council, Bristol City Council, Derby City Council, Leeds City Council, Charnwood Borough Council, Manchester City Council, Newcastle City Council, Oxford City Council, Plymouth City Council, York City Council and Greater London Authorities count PBSA in the housing supply.
- 4.6 In light of the above, this Statement counts PBSA in the five-year housing supply based on the extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation. In accordance with PPG, the methodology for counting PBSA is as follows:
- Every studio flat is counted as one home; and
 - Every 2.4 bedspaces in a cluster flat or communal halls of residence is counted as one home, reflecting published census data.

5. The five-year housing supply

Deliverability

- 5.1 Sites should be included in the five-year housing supply if they are 'deliverable'. Annex 2 of the NPPF defines 'deliverable' sites 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.

- 5.2 The Council interprets this to mean that small sites (for between one and nine homes) with either outline or detailed permission, and major sites (ten homes or more) with detailed permission, should be considered deliverable **unless there is clear evidence to demonstrate that they are not**. Sites with outline permission for ten or more homes (major sites), sites that are allocated in a development plan but do not have detailed permission, sites that have a grant of permission in principle but do not have detailed permission and sites that are identified on Exeter's brownfield register but do not have detailed permission, should only be considered deliverable **if there is clear evidence of a realistic prospect that housing completions will begin on site within five years**.

- 5.3 PPG provides guidance on the types of clear evidence that can be used to demonstrate that sites with outline permission for ten or more homes, sites that are allocated in a development plan (but do not have detailed permission), sites with a grant of permission in principle (but not detailed permission) and sites identified on brownfield registers (that do not have detailed permission) are deliverable within the five-year housing supply period. It states⁵ that such evidence may include:

- *Current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*

⁵ PPG [Housing supply and delivery - GOV.UK](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/426122/PPG3-2019.pdf), paragraph 007 Reference ID: 68-007-20190722, 2019. MHCLG.

- *Firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;*
- *Firm progress with site assessment work; or*
- *Clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.*

Lead-in times and delivery rates

- 5.4 The 2021 Housing and Economic Land Availability Assessment (HELAA) Methodology⁶, which has been prepared by the local authorities broadly comprising the Exeter Housing Market Area (including Exeter City Council) and endorsed by a panel of representatives from the housebuilding industry (the HELAA Panel), includes two models to help determine lead-in times and housing delivery rates (build rates) on development sites included in a local authority’s five-year housing supply (and development plan trajectory). The models are contained in appendices 1 and 2 of the Methodology and were agreed with the HELAA Panel when the document was last reviewed in 2021. Under current market conditions, it has been agreed with the Panel that the model in appendix 2 should generally be used to determine lead-in times and build rates. However, it has also been agreed that different lead-in times or build rates may be chosen by a local authority if supported by evidence.
- 5.5 The Council has contacted the developers / agents / landowners of sites with planning permission / resolution to approve planning permission for major residential development at 31 March 2025, to establish delivery information for those sites. Each developer / agent / landowner (a total of fifty-four) was asked to complete and sign a form about their site. The form sought information including:
- Whether a developer is on board;
 - Progress towards submission of a detailed planning application, where relevant;
 - Lead-in time, where development has not started;
 - Build rate;
 - Reasons for any acceleration or deceleration in delivery, such as the Covid-19 pandemic, inflation / cost of living crisis and grant funding; and
 - Whether there is clear evidence of non-delivery or delivery of the permission, in line with the NPPF’s definition of deliverability.
- 5.6 Twenty-four forms were completed or partly completed, signed and returned to the Council, with most including information about expected lead-in times and build rates. In all but one case (site re. MSO06(S) in the trajectory at appendix C), the Council considers that the information provided is realistic and constitutes appropriate evidence to justify departing from the HELAA model. The information has therefore been used to inform the sites’ contributions to the five-year housing supply. The contribution of all other sites to the five-year housing supply has been determined using the HELAA model.

⁶ [HELAA Methodology](#). Local Authorities of the Exeter Housing Market Area. 2021.

Sources of housing supply

- 5.7 Appendices A to F of this Statement contain trajectories that separately list all small sites with outline or detailed permission for housing at 31 March 2025, major sites with detailed permission for housing at 31 March 2025, major sites with outline permission for housing at 31 March 2025, sites allocated in a development plan for housing at 31 March 2025 (that have not yet been developed or do not yet have permission), sites with a grant of permission in principle for housing at 31 March 2025 and sites identified on the Council's current brownfield register. The trajectories show the sites' contribution to the five-year housing supply at the present time, in line with the NPPF's definition of deliverability, supplementary guidance in PPG and with consideration to lead-in times and build rates as set out above. Where a site appears in more than one trajectory, a cross reference is provided and the site's contribution to the five-year housing supply is only counted in one trajectory.

Small sites with outline or detailed permission

- 5.8 The trajectory at appendix A lists all small sites with outline or detailed permission for housing at 31 March 2025 (including sites with a resolution to approve permission subject to the completion of a Section 106 Agreement).
- 5.9 Sixty-four sites are included in the trajectory. None are subject to the completion of a Section 106 Agreement. Two have outline permission (site refs. SSOD32 and SSOD56) and the rest have detailed permission.
- 5.10 At present, there is clear evidence to demonstrate that six of the sixty-four sites are not deliverable within the five-year housing supply period:
- Site ref. SSOD01: Permission for two homes. The first home completed in 2015/16, but development of the second home has not started. This significant lapse of time indicates that the second home will not be delivered within the next five years;
 - Site ref. SSOD02: Permission for four homes. Two of the homes were completed over ten years ago and development of the remaining two homes has not started. This significant lapse of time indicates that the two homes will not be delivered within the next five years;
 - Site ref. SSOD03: Permission for one home (net). The permission was implemented over ten years ago, but no progress has been made towards starting development. This significant lapse of time indicates that the home will not be delivered within the next five years;
 - Site ref. SSOD04: Permission for three homes. One home was completed over ten years ago and development of the remaining two homes has not started. This significant lapse of time indicates that the two homes will not be delivered within the next five years;
 - Site ref. SSOD15: Permission for one home (net). The permission is extant but has been superseded by a permission which has been completed;
 - Site ref. SSOD19: Permission for one home (net). The permission is extant but has been superseded by a permission which is being delivered; and

- Site ref. SSOD56: Permission for nine homes. The permission is extant but has been superseded by a permission for purpose built student accommodation, which the Council anticipates will be delivered instead.

5.11 In line with the NPPF and HELAA Methodology, all other small sites with permission are considered deliverable within the five-year housing supply period, as there is no clear evidence to the contrary. It is assumed that these sites will contribute to the five-year housing supply in accordance with their permissions and the HELAA Methodology lead-in time and build rate for small sites. The sites contribute 116 homes to the five-year supply.

Major sites with detailed permission

5.12 The trajectory at appendix B lists all major sites with detailed permission for housing at 31 March 2025, including sites with a resolution to approve permission subject to the completion of a Section 106 Agreement.

5.13 Forty-seven sites are included in the trajectory, including two subject to the completion of a Section 106 Agreement (site refs. MSD38(S) and MSD40(S)).

5.14 At present, there is clear evidence to demonstrate that three of the forty-seven sites are not deliverable within the five-year housing supply period:

- Site ref. MSD04: Permission for thirteen homes. Whilst implemented, the permission is more than ten years old and development has not started. This significant time lapse indicates that the homes will not be delivered within the next five years;
- Site ref. MSD06: Permission for thirteen homes. Whilst implemented, the permission is more than ten years old and development has not started. This significant time lapse indicates that the homes will not be delivered within the next five years;
- Site ref. MSD26: Permission for ten homes. Whilst the permission has been implemented, part of the site is covered by a separate permission (22/0268/FUL - site ref. MSD36) which is more recent, is for a larger number of homes and has also been implemented. The Council anticipates that the later permission will be delivered instead.

5.15 In addition, the Council has taken a conservative approach, whereby the two sites with a resolution to approve detailed planning consent subject to the completion of a Section 106 Agreement (site refs. MSD38(S) and MSD40(S)) are not currently included in the five-year supply.

5.16 In line with the NPPF, the remaining forty-two major sites with detailed permission are considered deliverable within the five-year housing supply period, as there is no clear evidence to the contrary. It is assumed that each site will contribute to the five-year housing supply in accordance with its permission and either information provided by the developer / agent / landowner (see paragraphs 5.5 and 5.6 above) or, where information has not been provided, the HELAA model. The sites currently contribute 3,342 homes to the five-year supply.

5.17 As a result of lead-in time and build rate assumptions, the calculation currently assumes that seven of the forty-two sites will not be completed within the five-year supply period:

- Site ref. MSD03: Permission for 201 homes. The developer has advised that forty-seven of the homes will be delivered outside the five-year supply period;
- Site ref. MSD16: Permission for 230 homes. The developer has not completed a form. The HELAA model assumes that 105 homes will be delivered outside the five-year supply period;
- Site ref. MSD22: Permission for 182 homes, of which twenty-one had been completed by 31 March 2025. The developer has not completed a form. The HELAA model assumes that thirty-six homes will be delivered outside the five-year supply period;
- Site ref. MSD29: Permission for 184 homes, of which four had completed by 31 March 2025. The developer has not completed a form. The HELAA model assumes that fifty-five homes will be delivered outside the five-year supply period;
- Site ref. MSD31: Permission for ninety-three homes. The developer has not completed a form. The HELAA model assumes that six homes will be delivered outside the five-year supply period;
- Site ref. MSD44: Permission for purpose-built student accommodation equating to ninety-seven homes. The developer has not completed a form. The HELAA model assumes that ten homes will be delivered outside the five-year supply period; and
- Site ref. MSD47: Permission for purpose-built student accommodation equating to 236 homes. The developer has not completed a form. The HELAA model assumes 149 homes will be delivered outside the five-year supply period.

Major sites with outline permission

- 5.18 The trajectory at appendix C lists all major sites with outline permission for housing at 31 March 2025, including sites with a resolution to approve permission subject to the completion of a Section 106 Agreement.
- 5.19 Six sites are included in the trajectory, including two subject to the completion of a Section 106 Agreement (site refs. MSO03(S) and MSO06(S)).
- 5.20 There is currently no clear evidence of a realistic prospect that housing completions will begin on the six sites within five years. Therefore, no major sites with outline permission (or a resolution to approve outline permission) are currently included in the five-year housing supply.

Sites allocated in the development plan

- 5.21 The trajectory at appendix D lists all sites that are allocated for housing in the development plan but currently have not been delivered (either in full or in part).
- 5.22 Nine sites are included in the trajectory. Excluding areas of the sites that have been delivered or that have planning permission for housing at 31 March 2025 (and are therefore counted in the trajectories at appendices A, B or C), there is currently no clear evidence of a

realistic prospect that housing completions will begin within five years. Therefore, these sites / areas of sites are currently not included in the five-year housing supply.

Sites with permission in principle

- 5.23 The trajectory at appendix E lists all sites with permission in principle for housing at 31 March 2025.
- 5.24 One site is included in the trajectory (SPiP01 for one home). A technical details consent has been submitted to the Council pursuant to the PiP. However, this in itself is not considered clear evidence of a realistic prospect that housing completions will begin on the site within five years. Therefore, the site is not currently included in the five-year housing supply.

Sites identified in the brownfield register

- 5.25 The trajectory at appendix F lists all forty-seven sites that appear on the Council's 2025 Brownfield Register⁷. The sites either already have planning permission for housing, are allocated for housing in the development plan, or are proposed as housing allocations in the Publication Exeter Plan.
- 5.26 Twenty-three of the sites have permission (in full or in part). The contribution of these twenty-three sites is accounted for in the trajectories at appendices A to C.
- 5.27 Six of the sites (or parts of sites) are allocated for housing in the development plan and twenty-seven of the sites are proposed as housing allocations in the Publication Exeter Plan. There is currently no clear evidence of a realistic prospect that housing completions will begin on these sites within five years. Therefore, they are not currently included in the five-year housing supply.

Windfalls

- 5.28 The NPPF defines windfall sites as those not identified for housing in the development plan. In addition, the Council takes the conservative approach of excluding from the definition of a windfall site:
- Any site that has been assessed for housing development in a Housing and Economic Land Availability Assessment (HELAA) or Strategic Housing Land Availability Assessment (SHLAA); and
 - Residential gardens.
- 5.29 Paragraph 75 of the NPPF states that:

Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any

⁷ [Brownfield Land Register - Exeter City Council](#)

allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.

- 5.30 Appendix 4 of the HELAA Methodology provides a formula to calculate a windfall allowance. However, for Exeter, there is robust evidence depart from this formula.
- 5.31 The HELAA Methodology formula advocates excluding sites of 20 or more homes (gross) when calculating the windfall allowance, on the basis that these sites should instead be identified in the development plan or assessed in a HELAA (therefore negating their status as a windfall site). However, Exeter has a history of windfall completions on major sites (ten or more homes), despite the Council preparing a new HELAA once every two years (on average) over the past ten years. This history is shown in the third column of table 3 below. Overall, 78% of windfall completions occurred on sites of ten or more homes during that period.
- 5.32 The HELAA Methodology formula also advocates basing a windfall allowance on the average windfall rate over the preceding five years. However, over the past five-years, the housing market at a macro-economic level has been affected by the Covid-19 pandemic, Brexit, steep rises in interest rates and impacts on borrowing. This not only means that the total annual average completion rate in Exeter has fallen over the past five years compared to the ten-year average, but also that annual average windfall completion rates (mean and median) have fallen. The latter point is evidenced in table 3 below, particularly in terms of windfall sites of ten or more homes. Average completion rates on windfall sites of up to nine homes - which derive primarily from changes of use, conversions and subdivisions of existing dwellings - have remained more consistent but have still been lower over the last five years. In order to account for windfall data in a way that better reflects a full economic cycle, using a ten-year average is more appropriate.
- 5.33 As a result of this analysis, the five-year housing supply includes a windfall allowance for sites of up to nine homes and an allowance for sites of ten or more homes. Both allowances are based on the ten-year median average windfall completion rates shown in table 3. Annual windfall completions have varied quite significantly over the ten-year period, particular on sites of ten or more homes: therefore, the median average rate has been used to reduce the impact of particularly high and low completions data. There is no evidence to show that windfalls will reduce over the coming years.

Table 3: Historic net windfall completions

Year	Homes completed on windfall sites of up to 9 homes	Homes completed on windfall sites of 10+ homes
2015/16	52	109
2016/17	42	136
2017/18	38	238
2018/19	67	209
2019/20	52	320
2020/21	43	132
2021/22	52	144
2022/23	34	1
2023/24	17	153
2024/25	50	127
Total	447	1,569
5-year mean average	40	111
5-year median average	43	132
10-year mean average	45	157
10-year median average	47	140

- 5.34 The final windfall allowances for each year have been calculated by subtracting windfall homes with planning permission or a resolution to grant permission at 31 March 2025 from the basic net windfall allowances of 47 and 140. This avoids double counting windfalls that are already included as small or major sites with planning permission in trajectories A to C. In addition, for sites of up to nine homes, the windfall allowance for 2025/26 and 2026/27 has been set at zero. This conservative approach is taken on the assumption that windfall homes delivered on sites of up to nine homes in those years are likely to already have planning permission at 31 March 2025. However, small site windfalls tend to be completed rapidly, with shorter site servicing times and fewer detailed matters to be considered following permission; therefore, a windfall allowance for sites of up to nine homes is made in the years 2027/28 to 2029/30. For sites of up to ten homes, no windfall allowance is made in the five-year supply. This reflects the lead-in time assumption for major sites in the HELAA Methodology model. The current full windfall allowance calculations are shown in appendix G.

Assessment of housing supply

- 5.35 The current deliverable supply of housing for the next five years (2025/26 to 2029/30) is provided in detail in the trajectories at appendices A to G. Table 4 summarises the data and identifies a total net supply of 3,599 homes.

Table 4: Total net housing supply 2025/26 to 2029/30

Category	25/26	26/27	27/28	28/29	29/30	Total (net)
Small sites with permission	25	91	0	0	0	116
Major sites with detailed permission	752	831	685	854	220	3,342
Major sites with outline permission	0	0	0	0	0	0
Sites allocated in a development plan	0	0	0	0	0	0
Sites with permission in principle	0	0	0	0	0	0
Sites identified in the brownfield register	0	0	0	0	0	0
Windfall allowance: sites of 1-9 homes	0	0	47	47	47	141
Windfall allowance: sites of 10+ homes	0	0	0	0	0	0
Total net supply	777	922	732	901	267	3,599

The five-year housing supply position

5.36 Table 5 compares the current five-year housing supply with the five-year housing requirement at 1 April 2025. Compared to the five-year housing requirement, the Council can currently demonstrate a supply equating to four years and 3.2 months. The shortfall against the requirement is 622 homes.

Table 5: Exeter's five-year housing supply position at 1 April 2025

Description	Homes
(A) Five-year housing requirement	4,221
(B) Deliverable housing supply	3,599
(C) Housing supply position	Four years and 3.2 months

6. Conclusion

- 6.1 Following planning policy and guidance, the Council can currently demonstrate a housing supply of four years and 3.2 months for the period commencing 1 April 2025, compared to Exeter's five-year housing requirement.