

Appendix F(i)

Greater Exeter Strategic Plan

**Housing and Economic Land Available
Assessment:**

Call for sites 2017

**Site Assessments
(Strategic sites)**

EAST DEVON EXTRACT

June 2019

**UPDATED OCTOBER 2022
EAST DEVON DISTRICT COUNCIL**

SITES SUBMITTED IN RESPONSE TO THE 2017 CALL FOR SITES

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Notes

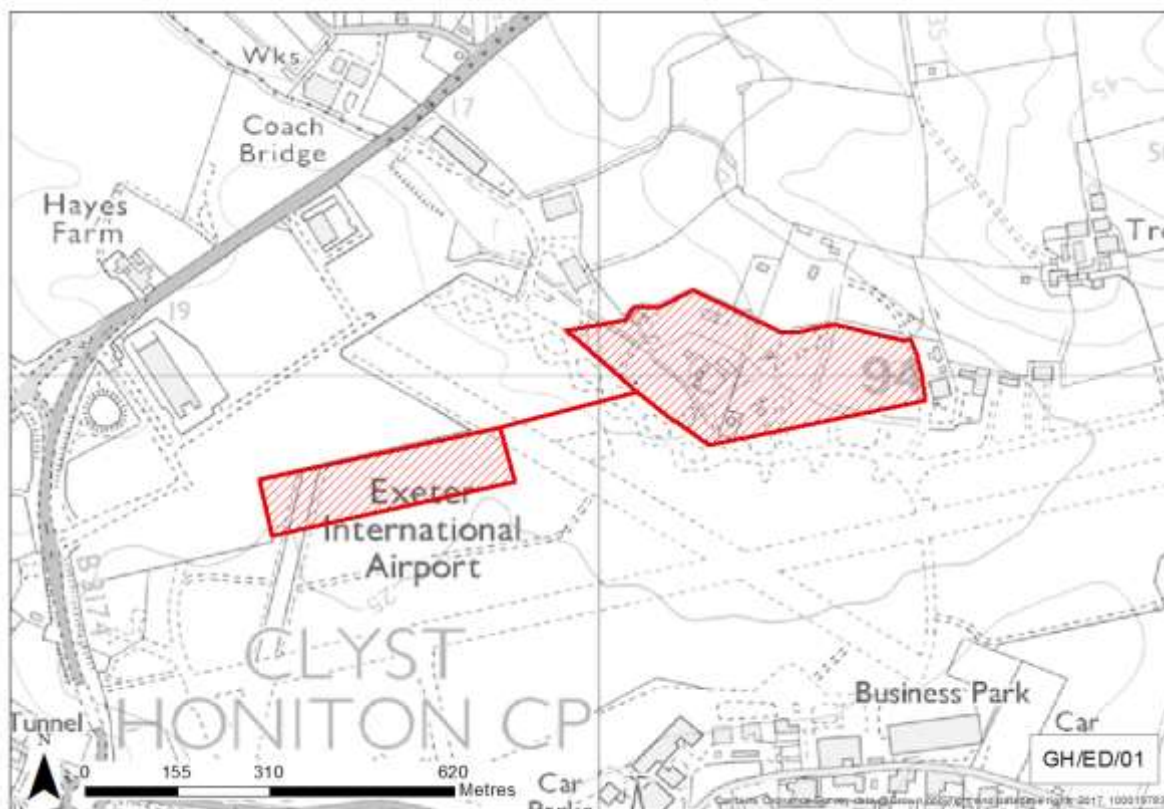
- The red hatched area shown on each site plan is the area originally submitted by the site promoter in the Call for Sites.
- For sites assessed as potentially capable of forming a new community, a density of 31 to 40 dwellings per hectare (net) has generally been applied.
- Further work to more accurately determine a site's potential yield may be undertaken as the GESP progresses towards submission.
- As regards the Site Suitability Assessments contained in this document:
 - The Environment Agency and Devon County Council have made the following general comments:
 - Any potential future development that could alter or otherwise impact upon an ordinary watercourse¹ must be discussed with DCC Flood Risk Management and Land Drainage Consent sought where necessary.
 - If a site contains a main river², a permit from the Environment Agency will be required for any proposed works or structures in, under, over or within 8 metres of the top of the riverbank. Further details and guidance is available at <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.
 - Sites containing an ordinary watercourse or a main river should include green corridors kept free from development. The width of a corridor must be relative to the size of the watercourse and/or associated flood risk area.
 - As a result of climate change, existing Flood Zones will expand, so parts of Flood Zone 2 will become Flood Zone 3 and parts of Flood Zone 1 will become Flood Zone 2. Where necessary this matter will need to be addressed within the level 2 Strategic Flood Risk Assessment for the GESP, or site specific Flood Risk Assessments.
 - Rather than providing comments on potential development sites in the HELAA, South West Water has advised that it will review development proposals individually as and when approached by a potential developer or at planning application stage to assess the impact upon public potable water and drainage networks and to ensure that, if necessary, any improvements are secured to accommodate development prior to its implementation.
 - Western Power Distribution has advised that there is currently no indication that the sites assessed in this document cannot be connected to the electricity network and that they will develop the network to accommodate new connections and general load growth.
 - National Grid has advised that it will comment on any infrastructure requirements later in the planning process.

¹ An ordinary watercourse is defined as a watercourse that is not part of a "main river" and includes all rivers and streams, ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers) and passages, through which water flows.

² Main rivers are usually larger streams and rivers, but some of them are smaller watercourses of local significance. In England Defra decides which watercourses are designated as main rivers. These main rivers often present a significant flood risk.

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Clyst Honiton	Reference	GH/ED/01



Site address	Land to the north of Exeter International Airport
Outside Cranbrook Plan Area	Yes
Description	Two parcels of land which form part of the functioning airfield at Exeter International Airport. The sites bound the existing Skypark allocation to the north and the airport to the south
Total site size (ha)	13.10
Submitter's proposed use	Employment (new build) development, relating to aviation hangarage, together with B2 and B8 land side commercial uses suitable for SME businesses.

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available in part
Site available for Housing	No
Site available for Employment	Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA report.

Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 2.17 ha of the site is within Flood Zone 3. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 2.17 ha is therefore discounted from having any development potential.
Airport Vector text	Approximately 11.49 ha of the site is within the Airport Vector. However, employment uses are less sensitive in this regard.
GDA Passes Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	10.94
Stage A Assessment conclusion	An area of approximately 10.94 ha has passed the Stage A Suitability Assessment for strategic employment. Not passed Stage A for strategic housing development, as site is in Airport Vector.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access is reliant upon third party land. Highways at Skypark are designed to enable access to this and other sites if necessary, but this means that access to the site is primarily dependent upon Skypark timescales. Development has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approx 1.5 km from Cranbrook train station (albeit across a relatively fast road). The Axminster-Honiton-Ottery-Cranbrook-Exeter bus runs along the B3174 approximately 500m from the centre of the site, as does the foot/cycle path link to the West End employment sites and Exeter (on the opposite side of the road). Generally pedestrian/cycle movement into adjoining sites, across and along the B3174 would need to be greatly improved.
Ecology	The site is within 10km of both the Exe Estuary and Pebblebed Heaths European Sites. However there is no evidence that economic development would have a detrimental recreational impact. It is within the Great Crested Newt Consultation Zone.
Flood risk, water quality and drainage	Flooding: In addition to those areas of the site that are within Flood Zone 3, approximately 0.23 ha within the eastern part of the site is within Flood Zone 2 and a significant amount of the site is considered to be at surface water flood risk. Land within Flood Zone 2 has a medium probability of experiencing fluvial flooding and should only be developed for economic use if the sequential and exceptions tests are adhered to. The area that is in Flood Zone 2 is integral to the site. Employment development is generally considered to be “less vulnerable” and could therefore potentially be located in this area. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Any planning application must be accompanied by a Flood

	Risk Assessment. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of small treatment works. It would be necessary to decide how to manage this group of sites' foul drainage. Would require confirmation that capacity exists without detriment to current situation via either the sewage treatment works or via combined storm overflows on infrastructure.
Heritage and archaeology	Heritage Sensitivity: Low. Site contains a number of archaeological assets/remains relating to the former RAF Exeter air base and its use during WWII. However these are unlikely to be significant constraints. Conservation Sensitivity: Medium. Site is c.260m west of the Grade II Listed "Treasebeare Farmhouse" and 560m east of the Grade II* Listed "Church of St Michael" and other associated Grade II Listed Buildings in Clyst Honiton. However, there would likely be little if any impact upon their settings, mainly due to existing development at the airport. Requires further assessment.
Infrastructure	Would be required to plug in to the Cranbrook District Heating network. Broadband: Adjacent homes/businesses already have access to superfast broadband. It should be possible to roll this out to any new development.
Landscape	Landscape sensitivity: Low-Medium. Site is not located within a nationally or locally protected landscape and intervisibility with the AONB is likely to be low or non-existent. Site forms part of the Exeter International Airport operational area and as such any visual relationships with Killerton or Rockbeare Manor which might exist would be seen in the context of this. Attention should be paid to the emerging Cranbrook Plan DPD.
Safety	Noise: The site is entirely within the Airport 57db noise vector. No noise sensitive development could occur within this zone, however, it is unlikely that economic development would be as constrained as other uses such as housing and education. The site is outside the airport public safety zone, however there may be mitigations required to restrict access to the airport/runway if the site were to be developed. Noise: Other than existing nearby industrial uses, the main noise emitter is the railway.
Soils and contamination	Agricultural Land sensitivity: potentially Grade 3, however essentially previously developed land associated with the airport. Minerals and Waste sensitivity: Low. No constraints.
Other	Flat site. Previously allocated in the 1995-2011 East Devon Local Plan (2006) for a new airport terminal building, however this is not going ahead.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment	
Panel's conclusions	HELAA Panel advice is that the site is achievable for strategic employment development, but not until years 6-10 due to access constraints. However, there is potential for earlier delivery if Skypark timescales allow.
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably achievable

Potential capacity			
Site overlap description	Partial overlap. Superseded by 2021 site Clho_09 submission (latter was assessed). No change in landowner. The western residue of GH/ED/01 was not resubmitted. Count all of Clho_09; Count GH/ED/01 as NIL.		
Total site size	13.10		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	10.94		
Net developable area (ha)	6.56		
1. Calculated yield dwellings (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	10.94		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL			
Of the 13.11 ha submitted site, around 2.17 ha is within floodzone 3. This means the gross site area is approximately 10.94ha. Residential: The site is too small to be considered strategic and, in any case, would not be suitable for residential development due to noise constraints associated with the airport in particular. Employment: Up to 10.94 ha of employment land, subject to flood risk and the delivery of effective SUDS which may reduce this potential a little. Conclusion: The site is only suitable for employment uses as an extension to Skypark. The site adjoins other land submitted to the HELAA (GH/ED/02). POST GESP HELAA: Housing : Site not available for housing so count as NIL dwellings. Employment: Site is available, suitable, achievable but is overlapped by Clho_09 which is counted. Therefore for the trajectory count GH/ED/01 as NIL hectares.			
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

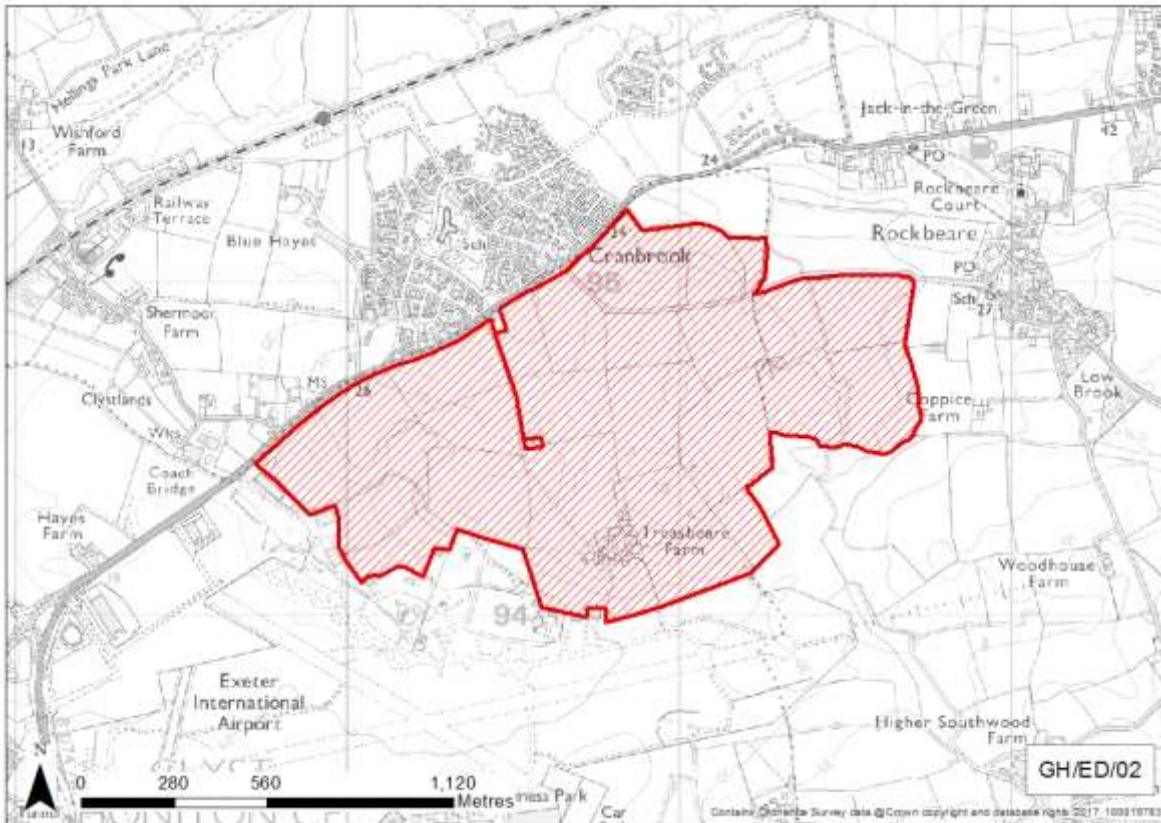
Housing Trajectory		Number of Dwellings
2020-22 Completions		0
Phasing of future housing development		
Deliverable 1/4/2022 to 31/3/2027		0
Developable 1/4/2027 to 31/3/2032		0
Developable 1/4/2032 to 31/3/2037		0
Developable 1/4/2037 to 31/3/2040		0
Post plan period		0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable

Employment Trajectory		Hectares
2020-22 Completions		0
Phasing of future housing development		
Deliverable 1/4/2022 to 31/3/2027		0.00
Developable 1/4/2027 to 31/3/2032		0.00
Developable 1/4/2032 to 31/3/2037		0.00
Developable 1/4/2037 to 31/3/2040		0.00
Post plan period		0.00

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Clyst Honiton and Rockbeare	Reference	GH/ED/02



Site address	Land south of Cranbrook New Town
Outside Cranbrook Plan Area	In part
Description	Large site, primarily pastoral farmland. Comprises an area of slightly elevated land, a local ridge and land in the valley floor immediately to the south of Cranbrook Phase 1. Part of the site is proposed for allocation in the Cranbrook Plan DPD. As the DPD is at a relatively early stage of development, the proposed allocation has not been excluded from the gross site area. Part of the site is currently allocated as “Green Wedge” between Rockbeare and Cranbrook and as part of the Clyst Valley Regional Park.
Total site size (ha)	139.57
Submitter’s proposed use	1550 dws; employment (industrial/ warehousing/ offices/retail/mixed uses). Note : 2021 Resubmission (90.67 ha including 27Ha with steep slope ie smaller area than GH/ED/02) was for 915 dwellings - but not reassessed in 2021. All of 2021 resubmission site and Part of GH/ED/02 are within Cranbrook Plan Treasbeare EA.

Availability assessment

Site promoter’s availability comments	The next 5 years
2022 Availability - Confirmation	Available in part
Site available for Housing	Yes
Site available for Employment	Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx 14 ha of the eastern most part of the site is in Flood Zone 3, together with c.1.8 ha of the western most part of the site. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Approximately 18.7 ha of the southern part of the site is within the Airport Vector. However, employment uses are less sensitive in this regard.
GDA Passes Stage A – Housing (ha)	105.07
GDA Passes Stage A – Employment (ha)	123.77
Stage A Assessment conclusion	Approx. 105.07 ha has passed Stage A Suitability Assessment for strategic housing development. Approx. 123.77 ha has passed Stage A Suitability Assessment for strategic employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access could be achieved off the B3174, Treasbeare Lane or Parsons Lane. Development has potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approx 1.2km from Cranbrook train station, albeit across a relatively fast road. The Axminster-Honiton-Ottery-Cranbrook-Exeter bus runs across the front of the site, as does the foot/cycle path link to the West End employment sites and Exeter (on the opposite side of the road). Pedestrian/cycle movement across and along the B3174 would need to be greatly improved.
Ecology	Site is within 10km of both the Exe Estuary and Pebblebed Heaths European Sites and so appropriate mitigation would be required. Part of the site is allocated as Clyst Valley Regional Park. It is within a Nitrate vulnerable Zone. It is within the Great Crested Newt Consultation Zone. The site is bounded by/includes hedgerows/trees which may be of some ecological merit.
Flood risk, water quality and drainage	Flooding: In addition to areas of the site within floodzone 3, approx. 1 ha at the eastern- and western-most parts of the site are within floodzone 2. These areas have a medium probability of experiencing fluvial flooding and only have the potential to be developed for residential or economic use if the sequential and exceptions tests set out in the NPPG are adhered to. Also, a number of areas at risk of surface water flooding cross the site. Any planning application would need to be accompanied by a Flood Risk Assessment and a suitable drainage strategy to deal with existing surface water flows through the

	site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of small treatment works. It would be necessary to decide how to manage this group of sites' foul drainage. Would require confirmation that capacity exists without detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure.
Heritage and archaeology	Heritage sensitivity: low. The site is adjacent to the Exeter-Honiton Roman Road and various historical field networks and enclosures are known to be in the vicinity. It also contains a number of archaeological assets/remains relating to the former RAF Exeter air base and its use during WWII. However these are unlikely to be significant constraints. Conservation Risk Level - Medium - The site contains the Grade II Listed Treasebeare Farm and has potential to impact significantly upon the setting of the Grade II* Listed Church of the Blessed Virgin Mary and other Grade II Listed Buildings in nearby Rockbeare unless carefully planned and designed. Requires further assessment.
Infrastructure	Site would need to contribute to all new facilities in Cranbrook and plug in to the existing District Heating network. Education: Rockbeare Primary School and Cranbrook Secondary School have limited capacity for expansion. Broadband: Homes/businesses adjacent to the site already have access to superfast broadband. It should be possible to roll this out to any new development relatively easily.
Landscape	Landscape sensitivity: Medium-High. Site is not within a nationally protected landscape and there is limited scope for intervisibility between the site and the AONB. However, parts of the site are located within the locally designated Clyst Valley Regional Park and Green Wedge between Cranbrook and Rockbeare. The site includes a local ridge which overlooks Exeter Airport, Rockbeare village (containing multiple Listed Buildings) and Rockbeare Manor. Development would need to be pulled back from that ridgeline especially in the east to avoid significant landscape impacts. Development of land to the north and east of the local ridge would have a Medium to Medium-Low sensitivity. The site is bounded and crossed by multiple hedgerows and trees some of which may be of landscape importance. Attention should be paid to the emerging Cranbrook Plan DPD.
Safety	Noise: The southern part of the site is within the Airport 57db noise vector and, in addition to this, more land may be impacted by noise emanating from engine testing. No noise sensitive development could occur within this zone, however it may be suitable for less noise sensitive uses such as employment and sports pitches. The site is also adjacent to the Cranbrook Energy Centre which is a Combined Heat and Power (CHP) plant which would restrict residential development in its immediate vicinity primarily on amenity grounds. Public health: The site is outside of the airport public safety zone, however there may be mitigations required to restrict access to the airport/runway if the site were developed.
Soils and contamination	Agricultural land classification: Grades 2, 3a and 3b. Minerals and Waste sensitivity: Low. No constraints.
Other	Gently rolling site up to the ridgelines, then significantly steeper. Around 26 ha of land would be unsuitable for development due to steep topography.

Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment

Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic residential/employment/mixed use development alongside HELAA sites GH/ED/03-12. The Panel has advised that sites in the western part of that group could start to come forward in Years 1-5, with sites in the eastern part likely coming forward in later periods.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Probably achievable if

Potential capacity

Site overlap description	WHOLE overlap. 2021 resubmission (ObjectID-19624) on all but eastern & south parts of 2017 site GH/ED/02 (ObjectID94006) which has FZ3 and steep slopes. Resubmitted site is in Cranbrook Plan allocation. Count GH/ED/02 for housing & employment as NIL.		
Total site size	139.57		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	63.97		
Net developable area (ha)	38.40		
1. Calculated yield dwellings (HELAA Methodology)	Min 1190	Mid 1363	Max 1535
2. Site promoter – yield (upper)	915		
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	63.97		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL			
Of the 139.57 ha total site area, around 15.8 ha is in floodzone 3 and a further c.59.8ha is either likely to be too steep to develop or would be unrelated to the remainder of the site, having excluded areas of floodplain and steep slopes. This means the gross site area is c.63.97ha. Residential: Site has potential to deliver 1,190-1,535 dwellings. However, constraints highlighted above will significantly reduce this potential. Employment: Up to 63.97 ha of employment land, subject to the same constraints. Conclusion: The site is most likely to be suitable for a mix of housing and employment uses as an extension to the new town of Cranbrook. The site adjoins other land submitted to the HELAA (GH/EX/01 and 04). POST GESP HELAA:			

	Housing: Site available, suitable, achievable, but overlapped by Cranbrook Plan Expansion Area DPD which is counted as a commitment. Therefore for the trajectory count GH/ED/02 as NIL dwellings. Employment: Site available, suitable, achievable but overlapped by Cranbrook Plan Expansion Area DPD which is counted as a commitment. Therefore for the trajectory count GH/ED/02 as NIL hectares

GENERAL COMMENT FOR ALL SITES

Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.

Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

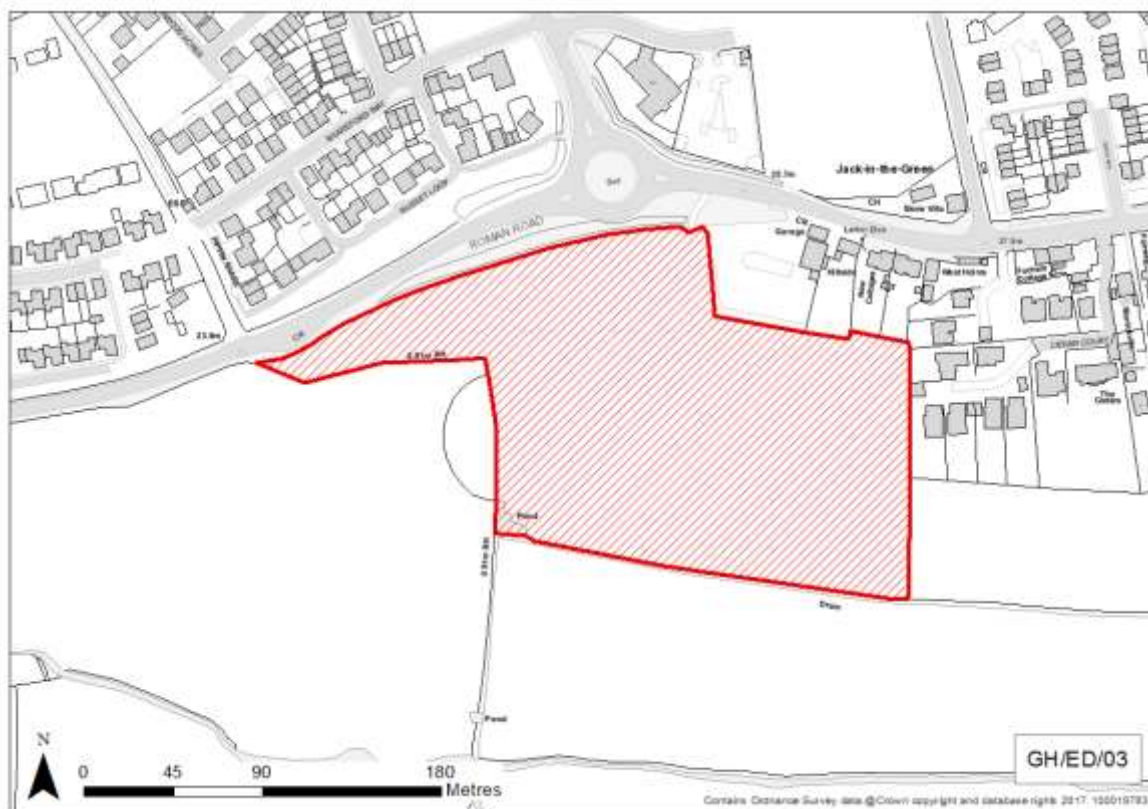
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Rockbeare

Reference

GH/ED/03



Site address	Land at Till House Farm, Broadclyst
Outside Cranbrook Plan Area	Yes
Description	Small parcel of pastoral farmland immediately to the south of the future Cranbrook town centre. The site is bounded by the B3174 on the north, the Cranbrook Country Park on the west, Jack-in-the-Green on the east and floodplain on the south. The field includes a small area of elevated land before a significant slope to the south. The entire site is currently allocated as “Green Wedge” between Cranbrook and Rockbeare and part of the Clyst Valley Regional Park.
Total site size (ha)	3.37
Submitter’s proposed use	The site is adjacent to the Cranbrook development and as such would offer opportunities for all types of development

Availability assessment

Site promoter’s availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes

Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approximately 0.1 ha of the site is within Flood Zone 3. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	3.25
GDA Passes Stage A – Employment (ha)	3.25
Stage A Assessment conclusion	Approx. 3.25 ha has passed Stage A Suitability Assessment for strategic housing and employment development .
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access easily achievable off the B3174. Development has potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. Centre of the site is approx 1.4km from Cranbrook train station (albeit across a relatively fast road) and the Axminster-Honiton-Ottery-Cranbrook-Exeter bus runs across the front of the site. Pedestrian/cycle movement across and along the B3174 would need to be greatly improved.
Ecology	The site is within 10km of both the Exe Estuary and Pebblebed Heaths European Sites and so appropriate mitigation would be required. It is within the Great Crested Newt Consultation Zone. The site is bounded by/includes hedgerows/trees which may be of some ecological merit.
Flood risk, water quality and drainage	Flooding: In addition to the area within Flood Zone 3, c.0.02 ha is within Flood Zone 2. This area has a medium probability of experiencing fluvial flooding and only have the potential to be developed for residential or economic use if the sequential and exceptions tests set out in the NPPG are adhered to. Any planning application must be accompanied by a Flood Risk Assessment. The areas of the site within Flood Zones 2 and 3 are also at risk of surface water flooding. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of small treatment works. It would be necessary to decide how to manage this group of sites' foul drainage. Would require confirmation that capacity exists without detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure.
Heritage and archaeology	Heritage sensitivity: High. The route of the Exeter-Honiton Roman Road runs through the northern part of the site, along with the historic parish boundary. Various historical field networks and enclosures are known to be in the vicinity. These should be considered as significant constraints to development. Conservation Risk Level - Medium - The

	site is just 40m from the Grade II Listed Hillside Cottage and 75m from the Grade II Listed Stone Villa both at Jack-in-the-Green as well as 270m from the Grade II Listed Rocbeare Bridge. The Grade II* Listed Church of the Blessed Virgin Mary is approximately 545m to the east and there may be some impact upon its setting unless carefully managed. Requires further assessment.
Infrastructure	The site would need to contribute to all new facilities in Cranbrook and plug in to the existing District Heating network. Education: Rockbeare Primary School and Cranbrook Secondary School have limited capacity for expansion. Broadband: Homes/businesses adjacent to the site already have access to superfast broadband. It should be possible to roll this out to any new development relatively easily.
Landscape	Landscape sensitivity: high. Site is not within a nationally protected landscape. However it is entirely within the locally designated Clyst Valley Regional Park and Green Wedge between Cranbrook and Rockbeare. Development would be highly visible and likely to result in Cranbrook appearing to "spill over" into the Rockbeare valley. The site is bounded by multiple hedgerows and trees, some of which may be of landscape importance. Attention should be paid to the emerging Cranbrook Plan DPD.
Safety	No known safety constraints.
Soils and contamination	Agricultural land classification: Grades 3a and 3b. Minerals and Waste sensitivity: Low. No constraints.
Other	The site slopes relatively gently away from the road towards the south.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic residential/employment/mixed use development alongside HELAA sites GH/ED/02 and GH/ED/04-12. The Panel has advised that sites in the western part of that group could start to come forward in Years 1-5, with sites in the eastern part likely coming forward in later periods.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Probably achievable if

Potential capacity			
Site overlap description	WHOLE overlap. 2021 Site 18811 and 2017 site GH/ED/03 are effectively identical. Count all Site GH/ED/03 which was assessed. Resubmission Site 18811 not reassessed- count as NIL.		
Total site size	3.37		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	3.25		
Net developable area (ha)	1.95		
1. Calculated yield dwellings (HELAA Methodology)	Min 60	Mid 69	Max 78
2. Site promoter – yield (upper)			
3. Net Housing potential yield	69		

(ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	
EMPLOYMENT CAPACITY	
Gross development area – Passes Stage B Employment (Ha)	3.25
Employment land – potential yield (Ha)	0.00
SITE POTENTIAL	0.12 ha of the total site area is discounted on grounds of being within Flood Zone 3, leaving a gross site area of c.3.25 ha Residential: Based upon the gross site area, the site has the potential to deliver an average of 69 dwellings. However, constraints relating to landscape, impact on Rockbeare and location of the Roman Road within the site in particular will significantly reduce this potential. Employment: Site would not be suitable for employment development primarily due to topography. Conclusion: The site is only suitable for residential uses as an extension to the new town of Cranbrook. However, yields are likely to be significantly below the high level HELAA projections above due to constraints highlighted. Site adjoins other land submitted to the HELAA (GH/ED/04). POST GESP HELAA: Housing : No change Employment: Site not available
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	69
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
No	No	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

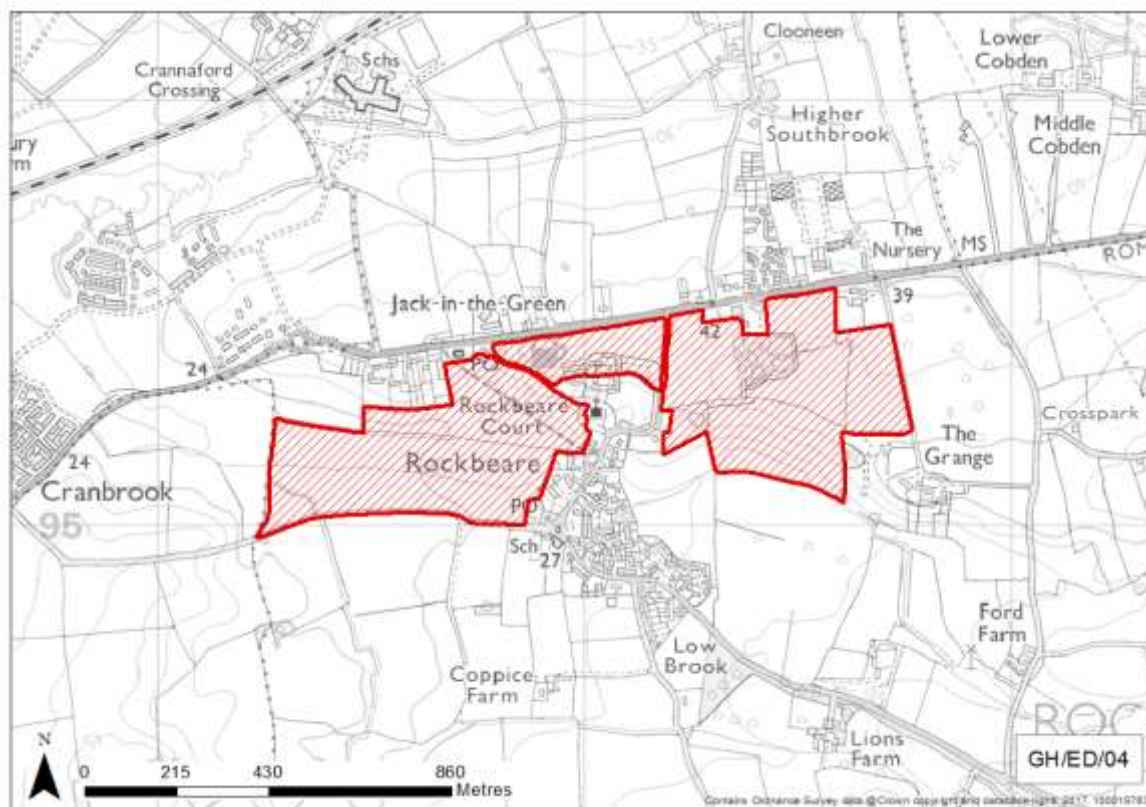
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Rockbeare

Reference

GH/ED/04



Site address

Land at Rockbeare

Outside Cranbrook Plan Area

Yes

Description

Large site comprising three distinct areas: an area of primarily agricultural floodplain in the valley floor in the western third; a local ridge and elevated pastoral farmland between Rockbeare to the south and the Cranbrook allocation to the north in the central third; and elevated land to the east of the Oriental Promise in the eastern third. Part of the site is proposed for allocation in the Cranbrook Plan DPD. As the DPD is at a relatively early stage of development, the proposed allocation has not been excluded from the gross site area. The entire site is currently allocated as “Green Wedge” between Cranbrook and Rockbeare and part of the site is allocated as part of the Clyst Valley Regional Park.

Total site size (ha)

42.40

Submitter’s proposed use

Mixed use

Availability assessment

Site promoter’s availability comments

The next 5 years

2022 Availability - Confirmation

Available

Site available for Housing

Yes

Site available for Employment

Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?

Yes

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approximately 13.25ha of the site is within Flood Zone 3 (12.6 ha in the western part and 0.65 ha in the eastern part). A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	29.15
GDA Passes Stage A – Employment (ha)	29.15
Stage A Assessment conclusion	Approximately 29.15ha has passed Stage A Suitability Assessment for strategic housing and employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access easily achievable off the B3174, or alternatively off the Rockbeare road. Development has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is c.2.3km from Cranbrook train station (albeit across a relatively fast road) and the Axminster-Honiton-Ottery-Cranbrook-Exeter bus runs across the front of the site. Pedestrian/cycle movement across and along the B3174 would need to be greatly improved. An existing Public Right of Way crosses the western part of the site between Rockbeare and Jack-in-the-Green.
Ecology	The site is within 10km of both the Exe Estuary and Pebblebed Heaths European Sites and so appropriate mitigation would be required. It is within the Great Crested Newt Consultation Zone and there is a known Newt presence on site. The site is bounded by/includes hedgerows/trees which may be of some ecological merit. The site includes historic parkland at Rockbeare Court and significant floodplain which could accommodate an extension to the Cranbrook Country Park with biodiversity enhancement.
Flood risk, water quality and drainage	Flooding: In addition to the c.13.25 ha of the site that is within Flood Zone 3, c.0.05 ha is within Flood Zone 2. Land within Flood Zone 2 has a medium probability of experiencing fluvial flooding and only has the potential to be developed for residential or economic use if the sequential and exceptions tests set out in the NPPG are adhered to. Any planning application must be accompanied by a Flood Risk Assessment. The fish ponds at the Oriental Promise have some surface water flood risk associated with them, as do other areas within the site. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this

	site would have a mains connection and be served by a number of small treatment works. It would be necessary to decide how to manage this group of sites' foul drainage. Would require confirmation that capacity exists without detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure.
Heritage and archaeology	Heritage Sensitivity: Medium. Site adjoins the Exeter-Honiton Roman Road and various historical field networks and enclosures are in the vicinity. Some potential for prehistoric and medieval activity. Requires further assessment. Conservation Sensitivity: High. The site is in close proximity to and is likely to impact significantly upon the setting of the Grade II* Listed Church of the Blessed Virgin Mary, the Grade II Listed Rockbeare Court, Tudor Cottage, The Old Rectory, Ford Farm and other Grade II Listed Buildings in nearby Rockbeare unless carefully planned and designed. There is also some potential for impact upon the Grade I Listed Rockbeare Manor, associated Listed Buildings and Registered Park and Garden which lie approximately 750m-1.5km from the developable part of the site.
Infrastructure	The site would need to contribute to all new facilities in Cranbrook and plug in to the existing District Heating network. Education: Rockbeare Primary School and Cranbrook Secondary School have limited capacity for expansion. Broadband: Homes/businesses adjacent to the site already have access to superfast broadband. It should be possible to roll this out to any new development relatively easily.
Landscape	Landscape sensitivity: high. The site is not located within a nationally protected landscape. However, it is partly within the locally designated Clyst Valley Regional Park and entirely within the Green Wedge between Cranbrook and Rockbeare. The site contains a local ridge which overlooks Rockbeare village (containing multiple Listed Buildings) and Rockbeare Manor. Development would need to be pulled back from that ridgeline to avoid significant landscape impacts. Development of land to the east of Oriental Promise and north of the ridgeline would be less sensitive to development. The site is bounded and crossed by multiple hedgerows and trees some of which may be of landscape importance. Attention should be paid to the emerging Cranbrook Plan DPD.
Safety	Gas: approx 2.6 Ha of the site is underlain and bisected by high pressure gas pipeline and easements. Discount net 2.6 Ha from gross site area (none overlapped by steep slope). (Updated 2022).
Soils and contamination	Agricultural land classification: Grade 3a and 3b. Minerals and Waste sensitivity: Low. No constraints.
Other	The site includes a relatively steep escarpment amounting to around 5.45 ha. This would not be developable.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment

Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic residential/employment/mixed use development alongside HELAA sites GH/ED/02-03 and GH/ED/05-12. The Panel has advised that sites in the western part of that group could start to come forward in Years

	1-5, with sites in the eastern part likely coming forward in later periods.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Probably achievable if

Potential capacity			
Site overlap description	WHOLE overlap. 2017 site GH/ED/04 and 2021 submission (ObjectID20430) are effectively identical. Count 20430 as NIL. Continue to count all of GH/ED/04.		
Total site size	42.40		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	20.85		
Net developable area (ha)	12.51		
1. Calculated yield dwellings (HELAA Methodology)	Min 388	Mid 450	Max 500
2. Site promoter – yield (upper)	250		
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	376		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	20.85		
Employment land – potential yield (Ha)	20.85		
SITE POTENTIAL			
Of the 42.4 ha submitted site, around 13.25 ha is within floodzone 3 and a further c.26 ha of land is underlain by gas pipeline and easements, plus c.5.7 ha of land either too steep or would be unrelated to the remainder of the site having excluded areas of floodplain and steep slopes. This leaves a gross site area of c.20.85 ha. Residential: Based upon the gross site area, the site has potential to deliver an average of 450 dwellings (Net 376)). However, constraints highlighted above may significantly reduce the site's potential. Employment: Up to 0.85 ha of employment land, subject to the same constraints. Conclusion: Site is most likely to be suitable for a mix of housing and employment uses as an extension to the new town of Cranbrook. However, yields are likely to be significantly below the high level HELAA projections above as a result of the constraints indicated. The site adjoins other land submitted to the HELAA (GH/ED/03, 05 and 08). POST GESP HELAA: 3 small parcels of land sites Rock_12; Rock_13, Rock_14 submitted in 2022 are within GH/ED/04 But given the scale of the discounting in GH/ED/04, no further discounting applied for the area overlaps at this time.			
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			

Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	225
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

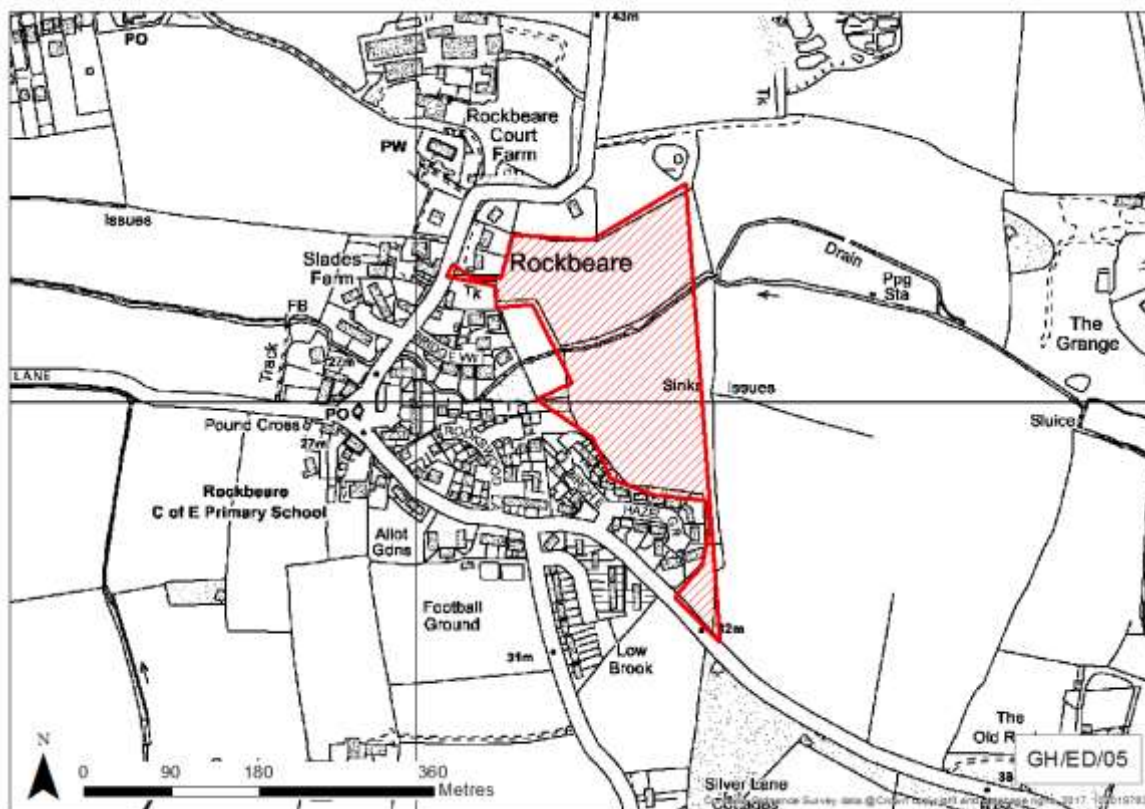
Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	9.00
Developable 1/4/2032 to 31/3/2037	9.00
Developable 1/4/2037 to 31/3/2040	2.85
Post plan period	0.00

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Rockbeare	Reference	GH/ED/05



Site address	Land to the east of Bridge View and north of Hazel Grove, Rockbeare
Outside Cranbrook Plan Area	Yes
Description	Small site in the valley floor immediately to the east of Rockbeare, consisting of primarily agricultural farmland. The floodplain dissects the site. The northern part of the site (0.77 ha) has planning permission for 9 dwellings and this is excluded from the gross site area. The same part of the site is currently allocated as “Green Wedge” between Rockbeare and Cranbrook.
Total site size (ha)	4.54
Submitter’s proposed use	

Availability assessment

Site promoter’s availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.

Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approximately 2.16 ha in the central part of the site is within Flood Zone 3. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.68
GDA Passes Stage A – Employment (ha)	1.68
Stage A Assessment conclusion	Approx 1.68 ha has passed Stage A Suitability Assessment for strategic housing and employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access is achievable off the main Rockbeare road, but is narrow and has no prospect of being widened. The northern part of the site has planning permission for 9 dwellings and the access would not be suitable to accommodate any more dwellings. The southern part of the site could potentially be accessed separately. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 2.3km from Cranbrook train station (albeit across a relatively fast road) and the Axminster-Honiton-Ottery-Cranbrook-Exeter bus runs across the front of the site. Pedestrian/cycle movement across and along the B3174 in to Cranbrook would need to be greatly improved.
Ecology	Site is within 10km of both the Exe Estuary and Pebblebed Heaths European Sites and so appropriate mitigation would be required. It is within the Great Crested Newt Consultation Zone. The site is bounded by/includes hedgerows/trees which may be of some ecological merit. The site includes significant floodplain which could be used to ameliorate flood risk to Rockbeare village and enhance biodiversity.
Flood risk, water quality and drainage	Flooding: In addition to the 2.16 ha that is within Flood Zone 3, an area of c. 0.48 ha in the central part of the site is within Flood Zone 2. Land within Flood Zone 2 has a medium probability of experiencing fluvial flooding and only has the potential to be developed for residential or economic uses if the sequential and exceptions tests set out in the NPPG are adhered to. Any planning application must be accompanied by a Flood Risk Assessment. The areas of the site within Flood Zones 2 and 3 are also at risk of surface water flooding. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. The location of Flood Zones 2 and 3 and the area at risk of surface water flooding effectively split the site in two, clearly defining two separate areas for consideration. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of small treatment works. It would be necessary to decide how to manage this group of sites' foul drainage. Would require confirmation that capacity exists without detriment to current situation, via either

	the sewage treatment works or via combined storm overflows on infrastructure.
Heritage and archaeology	Heritage sensitivity: Medium. Site is c.300m from the Exeter-Honiton Roman Road and various historical field networks and enclosures are known to be in the vicinity. Requires further assessment. Conservation sensitivity: Medium. The site is in close proximity to and could potentially impact upon the setting of the Grade II* Listed Church of the Blessed Virgin Mary, the Grade II Listed Little Croft, The Croft, Rockbeare Court, Tudor Cottage, Ford Farm and Old Rectory and other Grade II Listed Buildings in nearby Rockbeare unless carefully planned and designed. There is also some potential for impact upon the Grade I Listed Rockbeare Manor, associated Listed Buildings and a Registered Park and Garden which lie approximately 340m-1.1km from the site. Requires further assessment.
Infrastructure	If the site were to be considered alongside other sites to the South of Cranbrook as a whole, then significant infrastructure contributions would be required to all new facilities in Cranbrook. The site would also be expected to plug in to the existing District Heating network. Education: Rockbeare Primary School and Cranbrook Secondary School have limited capacity for expansion. Broadband: Homes/businesses adjacent to the site already have access to superfast broadband. It should be possible to roll this out to any new development relatively easily.
Landscape	Landscape sensitivity: Medium-High. The site is not located within a nationally protected landscape. However, it is partly within the locally designated Green Wedge between Cranbrook and Rockbeare. Due to its location on the lower slopes of a local ridge and valley floor, the site would be more closely associated with the historic settlement of Rockbeare which contains numerous Listed Buildings than it would Cranbrook and would likely have intervisibility with Rockbeare Manor. Part of the site was originally an orchard. The site is bounded and crossed by multiple hedgerows and trees, some of which may be of landscape importance. Attention should be paid to the emerging Cranbrook Plan DPD.
Safety	No known safety constraints.
Soils and contamination	Agricultural land classification: Developable area of land outside and to the north of the floodplain is classified as Grade 3b. Minerals and Waste sensitivity: Low. No constraints.
Other	The site rises gradually away from the floodplain. Small power lines cross the site, but these would be capable of diversion or undergrounding.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic residential/employment/mixed use development alongside HELAA sites GH/ED/02-04 and GH/ED/06-12. The Panel has advised that sites in the western part of that group could start to come forward in Years 1-5, with sites in the eastern part likely coming forward in later periods.
Site Achievable for Housing	Probably achievable if

Site Achievable for Employment	Probably achievable if

Potential capacity			
Site overlap description	PARTIAL overlap. 2021 Resubmission site ObjectID16005 is South part of GH/ED/05. N part of GH/ED/05 not resubmitted -where part has pp 18/0300/FUL (& VARs) 5 dws - all u/c. Discount those 5 ie mid yield 34 dws minus 5=29 dws.		
Total site size	4.54		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	1.68		
Net developable area (ha)	1.34		
1. Calculated yield dwellings (HELAA Methodology)	Min 27	Mid 34	Max 40
2. Site promoter – yield (upper)	40		
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	29		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	1.68		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL			
Of the 4.54ha submitted site, 0.7 ha is already consented and around 2.16 ha is within floodzone 3, giving a gross site area of c.1.68 ha. Residential: Based upon the gross site area the site has the potential to deliver an average of 34 homes. However, constraints highlighted above may significantly reduce this potential. Employment: Site would not be suitable for employment primarily due to location and accessibility. Conclusion: The site is only suitable for residential uses as an extension to Rockbeare village and not part of Cranbrook. However, yields are likely to be significantly below the high level HELAA projections above as a result of constraints highlighted. The site adjoins other land submitted to the HELAA (GH/ED/04 and 06). POST GESP HELAA: Housing No change Employment: Site not available. For the trajectory count site as NIL hectares			
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

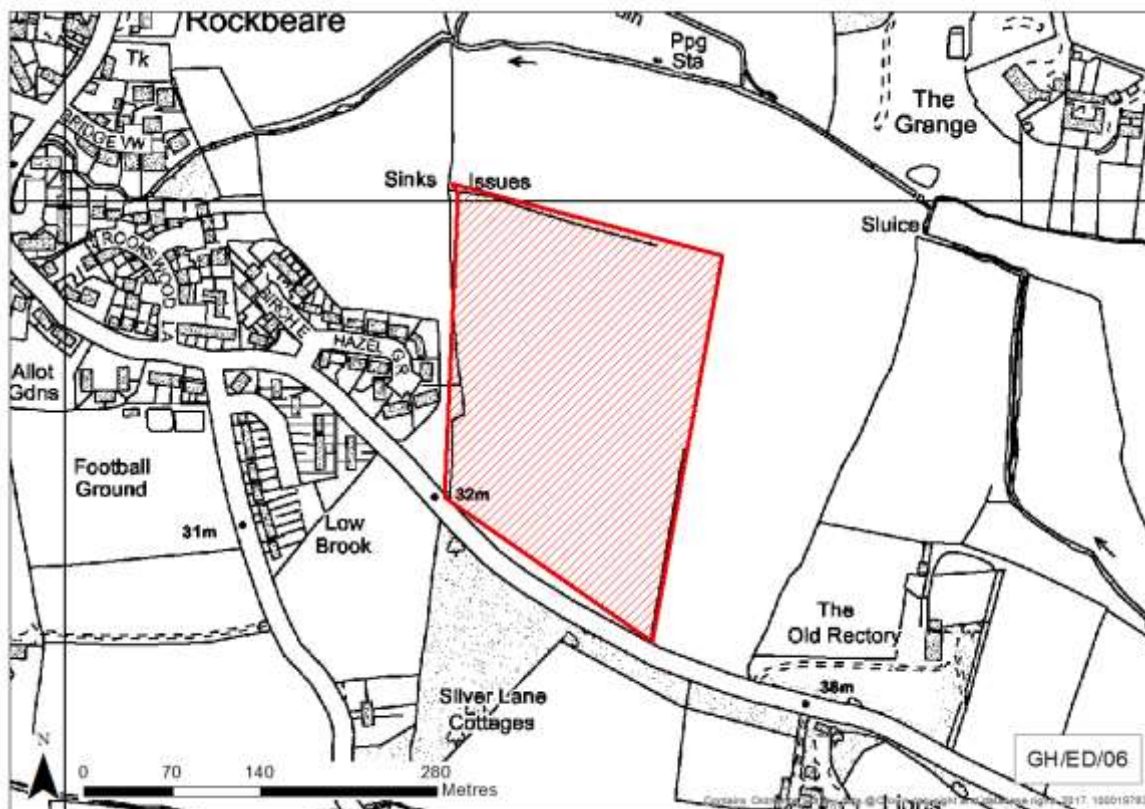
Housing Trajectory		Number of Dwellings
2020-22 Completions		0
Phasing of future housing development		
Deliverable 1/4/2022 to 31/3/2027		0
Developable 1/4/2027 to 31/3/2032		29
Developable 1/4/2032 to 31/3/2037		151
Developable 1/4/2037 to 31/3/2040		0
Post plan period		0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	No	Probably achievable if

Employment Trajectory		Hectares
2020-22 Completions		0
Phasing of future housing development		
Deliverable 1/4/2022 to 31/3/2027		0.00
Developable 1/4/2027 to 31/3/2032		0.00
Developable 1/4/2032 to 31/3/2037		0.00
Developable 1/4/2037 to 31/3/2040		0.00
Post plan period		0.00

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Rockbeare	Reference	GH/ED/06



Site address	Land forming part of Lions Farm, Rockbeare
Outside Cranbrook Plan Area	Yes
Description	Small site in the valley floor comprising agricultural farmland to the south-east of (and slightly detached from) Rockbeare. Northern part of the site is within the floodplain.
Total site size (ha)	5.47
Submitter's proposed use	

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes

Flood Risk text	Approximately 2.46 ha in the northern part of the site is within Flood Zone 3. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	3.01
GDA Passes Stage A – Employment (ha)	3.01
Stage A Assessment conclusion	Approximately 3.01ha has passed Stage A Suitability Assessment for strategic housing and employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access could be achieved from the main Rockbeare road but this would involve removing a section of the existing hedgebank. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 2.5km from Cranbrook train station (albeit across a relatively fast road) and the Axminster-Honiton-Ottery-Cranbrook-Exeter bus runs across the front of the site. Pedestrian/cycle movement across and along the B3174 in to Rockbeare and Cranbrook would need to be greatly improved.
Ecology	The site is within 10km of both the Exe Estuary and Pebblebed Heaths European Sites and so appropriate mitigation would be required. It is within the Great Crested Newt Consultation Zone. The site is bounded by/includes hedgerows/trees which may be of some ecological merit. Mature trees are currently being damaged by arable farming. The site includes significant floodplain which could be used to ameliorate flood risk to Rockbeare village and enhance biodiversity.
Flood risk, water quality and drainage	Flooding: In addition to the area within Flood Zone 3, an area measuring c. 0.08 ha in the northern part of the site is within Flood Zone 2. Land within Flood Zone 2 has a medium probability of experiencing fluvial flooding and should only be developed for residential or economic uses if the sequential and exceptions tests set out in the NPPG are adhered to. Any planning application must be accompanied by a Flood Risk Assessment. There is a risk of surface water flooding along the road from which access would be taken. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of small treatment works. It would be necessary to decide how to manage this group of sites' foul drainage. Would require confirmation that capacity exists without detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure.
Heritage and archaeology	Heritage sensitivity: Medium. The site lies approximately 500m from the Exeter-Honiton Roman Road and various historical field networks

	and enclosures are known to be in the vicinity. Requires further assessment. Conservation sensitivity: Medium. The site is in close proximity to and could potentially impact upon the setting of the Grade II Listed The Old Rectory, Lions Farm and Ford Farm as well as the Grade I Listed Rockbeare Manor, associated Listed Buildings and a Registered Park and Garden which lie approximately 130m-930m from the site. There could also be an impact on the settings of the Grade II* Listed Church of the Blessed Virgin Mary and other Grade II Listed Buildings in nearby Rockbeare, unless carefully planned and designed. Requires further assessment.
Infrastructure	If the site were to be considered alongside other sites to the South of Cranbrook as a whole, then significant infrastructure contributions would be required to all new facilities in Cranbrook. The site would also be expected to plug in to the existing District Heating network. Education: Rockbeare Primary School and Cranbrook Secondary School have limited capacity for expansion. Broadband: Homes/businesses adjacent to the site already have access to superfast broadband. It should be possible to roll this out to any new development relatively easily.
Landscape	Landscape sensitivity: Medium. The site is not within any nationally or locally protected landscapes and intervisibility with the AONB is likely to be low or non-existent. The site is in the Rockbeare valley below a local ridge. Therefore it is far more closely associated with the historic settlement of Rockbeare which contains numerous Listed Buildings than it would be with Cranbrook and would likely have intervisibility with Rockbeare Manor. The site is bounded by multiple hedgerows and trees, some of which may be of landscape importance. Attention should be paid to the emerging Cranbrook Plan DPD.
Safety	Gas: approx 1.8 Ha of land on the western side of the site is underlain by high pressure gas pipeline. Half of this area is overlapped by Flood Zone 3. Discount net 0.6 Ha from gross site area. (Updated 2022)
Soils and contamination	Agricultural land classification: Grade 3. Minerals and Waste sensitivity: Low. No constraints.
Other	The site is flat.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No

Achievability assessment

Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic residential/employment/mixed use development alongside HELAA sites GH/ED/02-05 and GH/ED/07-12. The Panel has advised that sites in the western part of that group could start to come forward in Years 1-5, with sites in the eastern part likely coming forward in later periods.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Probably achievable if

Potential capacity

Site overlap description	WHOLE overlap. 2017 site GH/ED/06 and 2021 submission (ObjectID20421) are effectively identical. Count 20421 as NIL. Continue to count all of GH/ED/06.		
Total site size	5.47		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	2.33		
Net developable area (ha)	1.40		
1. Calculated yield dwellings (HELAA Methodology)	Min 28	Mid 35	Max 42
2. Site promoter – yield (upper)	50		
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	35		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	2.33		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 5.47 ha submitted site, around 2.46 ha is within Flood Zone 3 and net 06 ha is underlain by gaspipelin and easements. This gives a gross site area of c.2.33 ha (amended). Residential: Based upon the gross site area, the site has the potential to deliver an average of 35 dwellings (amended). However, constraints highlighted above may significantly reduce this potential. Employment: Site would not be suitable for employment primarily due to location and accessibility. Conclusion: The site is only suitable for residential uses as an extension to Rockbeare village and not part of Cranbrook. However, yields are likely to be significantly below the high level HELAA projections above as a result of constraints highlighted. The site adjoins other land submitted to the HELAA (sites GH/ED/06 and 07). POST GESP HELAA: Housing: No change Employment: Site not available. For the trajectory count site as NIL hectares		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0

Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	35
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	No	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

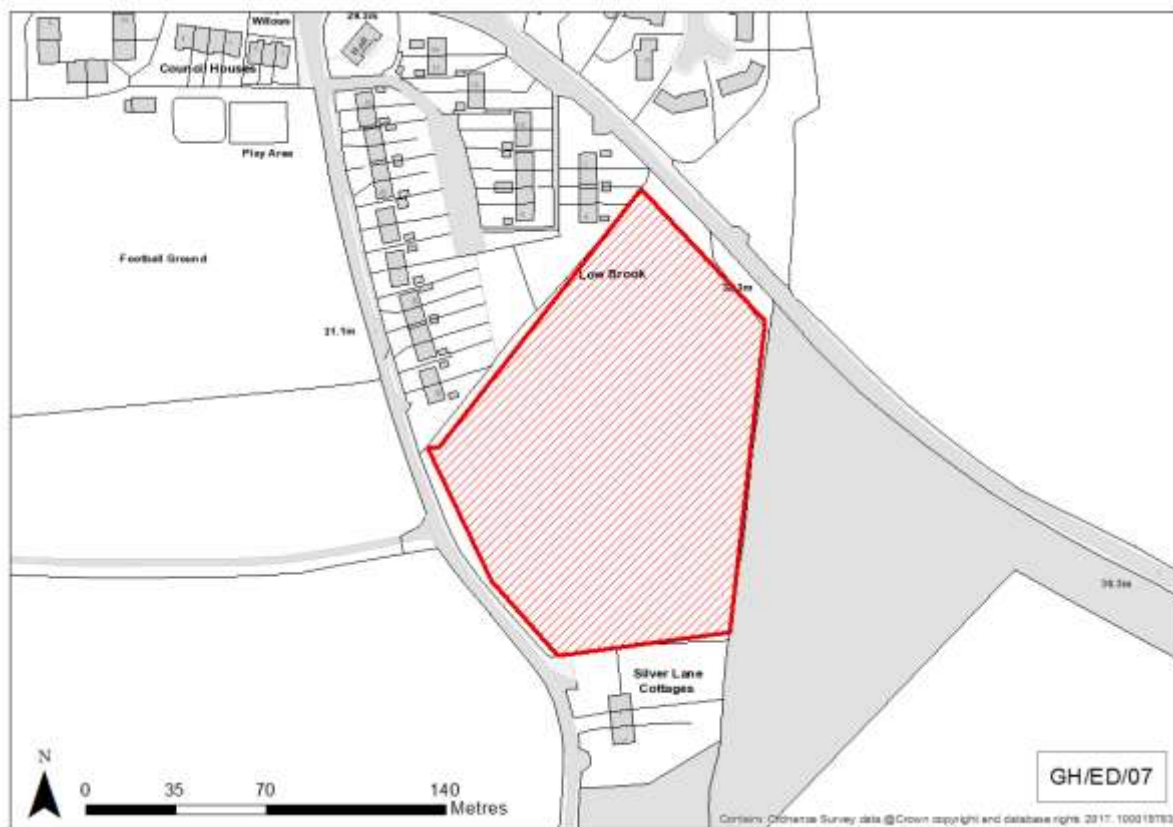
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Rockbeare

Reference

GH/ED/07



Site address	Land at Coppice Farm, Rockbeare
Outside Cranbrook Plan Area	Yes
Description	Small site in the valley floor to the south of Rockbeare. Comprises agricultural farmland.
Total site size (ha)	1.52
Submitter's proposed use	Dwellings

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	No part of the site is within the functional flood plain.

Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.52
GDA Passes Stage A – Employment (ha)	1.52
Stage A Assessment conclusion	Site has passed Stage A Suitability Assessment for strategic housing and employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access achievable off the main Rockbeare road or the lane to Southwood. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. Centre of site is c.2.4km from Cranbrook train station (albeit across a relatively fast road) and the Axminster-Honiton-Ottery-Cranbrook-Exeter bus runs across the front of the site. Pedestrian/cycle movement across and along the B3174 in to Rockbeare and Cranbrook would need to be greatly improved.
Ecology	The site is within 10km of both the Exe Estuary and Pebblebed Heaths European Sites and so appropriate mitigation would be required. It is within the Great Crested Newt Consultation Zone. A buffer with woodland on the eastern edge of the site would be necessary.
Flood risk, water quality and drainage	Flooding: The site is entirely within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application for residential or economic development will need to include a Flood Risk Assessment, in accordance with advice in the NPPG. Areas at risk of surface water flooding run along the road from which access would be taken. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of small treatment works. It would be necessary to decide how to manage this group of sites' foul drainage. Would require confirmation that capacity exists without detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure.
Heritage and archaeology	Heritage sensitivity: Medium. The site lies approximately 700m from the Exeter-Honiton Roman Road and various historical field networks and enclosures are known to be in the vicinity. Requires further assessment. Conservation sensitivity: Medium. The site is in close proximity to and could potentially impact upon the setting of the Grade II Listed Little Silver, Lions Farm Ford Farm and Old Rectory as well as potentially the Grade I Listed Rockbeare Manor, associated Listed Buildings and a Registered Park and Garden which lie approximately 330m-1km from the site. There could also be an impact on the settings of the Grade II* Listed Church of the Blessed Virgin Mary and other Grade II Listed Buildings in nearby Rockbeare unless carefully planned and designed. Requires further assessment.
Infrastructure	If the site were to be considered alongside other sites to the South of Cranbrook as a whole, then significant infrastructure contributions

	would be required to all new facilities in Cranbrook. The site would also be expected to plug in to the existing District Heating network. Education: Rockbeare Primary School and Cranbrook Secondary School have limited capacity for expansion. Broadband: Homes/businesses adjacent to the site already have access to superfast broadband. It should be possible to roll this out to any new development relatively easily.
Landscape	Landscape sensitivity: Medium (with potential to be Low-Medium). The site is not located within any nationally or locally protected landscapes and intervisibility with the AONB is likely to be low or non-existent. The site sits within the Rockbeare valley below a local ridge. As such it is far more closely associated with the historic settlement of Rockbeare which contains numerous Listed Buildings than it would be Cranbrook and may have some intervisibility with Rockbeare Manor. The site is bounded by multiple hedgerows and trees, some of which may be of landscape importance. Attention should be paid to the emerging Cranbrook Plan DPD.
Safety	Gas: approx 0.5 Ha of land in the North east corner of the site is underlain by high pressure gas pipeline. None of this area is overlapped by Flood Zone 3. Discount net 0.5 Ha from gross site area. (Updated 2022)
Soils and contamination	Agricultural land classification: Grade 3. Minerals and Waste sensitivity: Low. No constraints.
Other	The site is flat. Small power lines cross the site, but these would be capable of diversion or undergrounding.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic residential/employment/mixed use development alongside HELAA sites GH/ED/02-06 and GH/ED/08-12. The Panel has advised that sites in the western part of that group could start to come forward in Years 1-5, with sites in the eastern part likely coming forward in later periods.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Probably achievable if

Potential capacity			
Site overlap description	WHOLE overlap. 2017 site GH/ED/07 and 2021 submission (ObjectID20424) are effectively identical. Count 20424 as NIL. Continue to count all of GH/ED/07.		
Total site size	1.52		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	1.02		
Net developable area (ha)	0.82		
1. Calculated yield dwellings (HELAA Methodology)	Min 16	Mid 20	Max 24
2. Site promoter – yield (upper)	30		

3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	20
EMPLOYMENT CAPACITY	
Gross development area – Passes Stage B Employment (Ha)	1.02
Employment land – potential yield (Ha)	0.00
SITE POTENTIAL	Of the 1.52ha submitted site, there 0.5 Ha which is underlain by gaspipeline and easementsshould be discounted from the gross site area. Residential: The gross site area has the potential to deliver an average of 24 dwellings (amended). However, constraints highlighted above may significantly reduce this potential. Employment: Site would not be suitable for employment primarily due to location and accessibility. Conclusion: The site is only suitable for residential use as an extension to Rockbeare village and not part of Cranbrook. However, yields are likely to be significantly below the high level HELAA projections above as a result of constraints highlighted. The site adjoins other land submitted to the HELAA (GH/EX/05 and 06). POST GESP HELAA: Housing: No change Employment: Site not available. For the trajectory count site as NIL hectares
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	20
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)

No	No	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

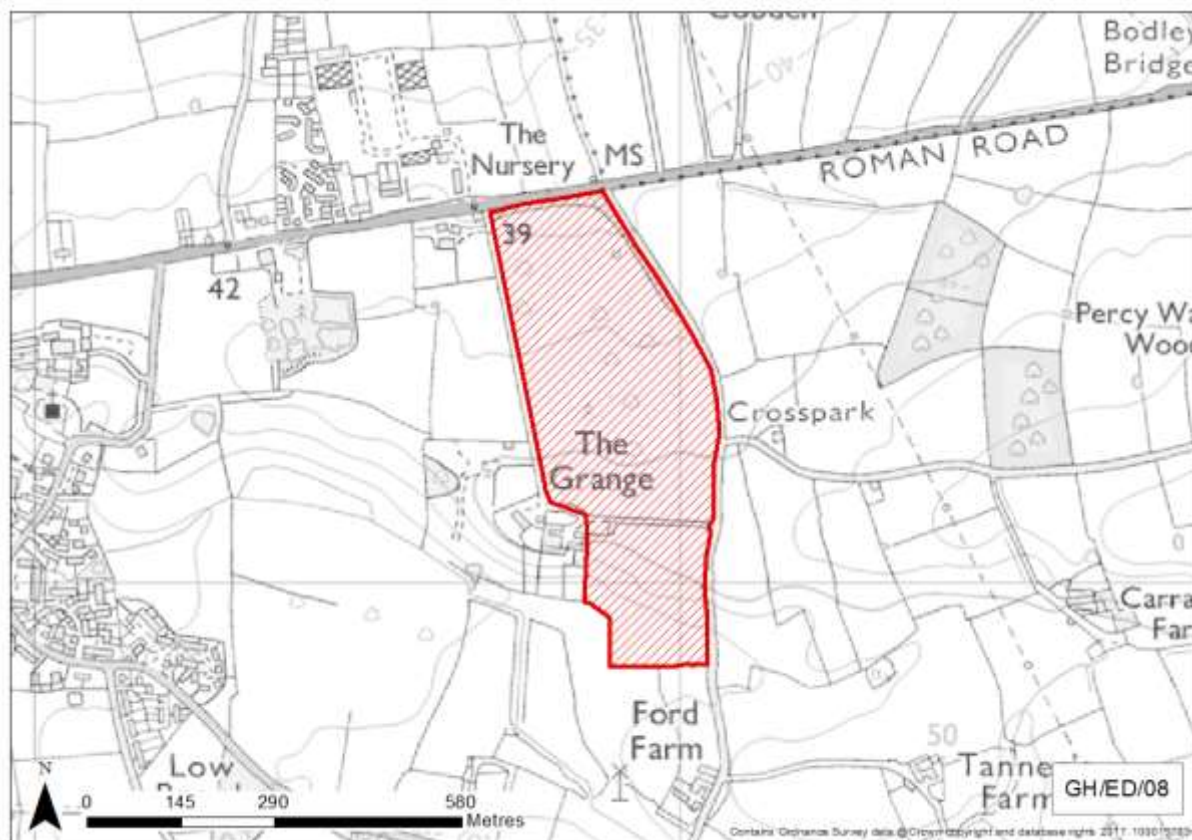
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Rockbeare

Reference

GH/ED/08



Site address

Land at Rockbeare Straight (to the south of London Road and to the west of Gribble Lane)

Outside Cranbrook Plan Area

In part

Description

Large site of primarily flat historic parkland elevated above a local ridge sloping down to a small area of the site within the valley floor. Site lies immediately south of the Cranbrook allocation bounded by the B3174 to the north, Gribble Lane to the east, farmland to the south and The Grange and farmland to the west. Part of the site is proposed for allocation in the Cranbrook Plan DPD. As the DPD is at a relatively early stage of development, the proposed allocation has not been excluded from the gross site area.

Total site size (ha)

16.60

Submitter's proposed use

Availability assessment

Site promoter's availability comments

The next 5 years

2022 Availability - Confirmation

Available

Site available for Housing

Yes

Site available for Employment

No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?

Yes

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	No part of the site is within the functional flood plain.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	16.60
GDA Passes Stage A – Employment (ha)	16.60
Stage A Assessment conclusion	Site has passed Stage A Suitability Assessment for strategic housing and employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access easily achievable off the B3174 or alternatively off Gribble Lane if this were widened. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 3km from Cranbrook train station (albeit across a relatively fast road), 2.7km from Whimple train station (although this is not easily accessible from this location) and the Axminster-Honiton-Ottery-Cranbrook-Exeter bus runs across the front of the site. Pedestrian/cycle movement across and along the B3174 would need to be greatly improved.
Ecology	The site is within 10km of both the Exe Estuary and Pebblebed Heaths European Sites and so appropriate mitigation would be required. It is within the Great Crested Newt Consultation Zone and in close proximity of ponds known to support Newt presence. The site is bounded by/includes hedgerows/trees which may be of some ecological merit. Mature parkland trees are dotted throughout the site, some protected by TPO. The site is identified by the Growth Point GI Strategy for parkland enhancement.
Flood risk, water quality and drainage	Flooding: The site is entirely within floodzone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application for residential or economic development will need to include a Flood Risk Assessment, in accordance with advice in the NPPG. Some areas of surface water flood risk cross the site. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of small treatment works. It would be necessary to decide how to manage this group of sites' foul drainage. Would require confirmation that capacity exists without detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure.
Heritage and archaeology	Heritage sensitivity: Medium. The site lies adjacent to the Exeter-Honiton Roman Road and various historical field networks and enclosures are known to be in the vicinity, as well as orchard planting

	around Ford Farm. Requires further assessment. Conservation sensitivity: Medium. There are a small number of Grade II Listed Buildings within a few hundred metres of the site including Ford Farm, The Old Rectory and Carradale Farm. However, topography and vegetation in particular mean that development of this site would be unlikely to impact significantly upon their settings. There is some potential for impact upon the Grade I Listed Rockbeare Manor, associated Listed Buildings and a Registered Park and Garden which lie approximately 400-800m from the site. Requires further assessment.
Infrastructure	If the site were to be considered alongside other sites to the South of Cranbrook as a whole, then significant infrastructure contributions would be required for all new facilities in Cranbrook. The site would also be expected to plug in to the existing District Heating network. Education: Rockbeare Primary School and Cranbrook Secondary School have limited capacity for expansion. Broadband: Homes/businesses adjacent to the site only have access to standard broadband. However, superfast should be able to be rolled out to any new development relatively easily.
Landscape	Landscape sensitivity: Medium-High. The site is not located within any nationally or locally protected landscapes and intervisibility with the AONB is likely to be low. The site sits primarily on a plateau above a local ridge. However, the southern-most part of the site contains this ridge and land sloping down to the valley floor. There may be some intervisibility with Rockbeare Manor associated with development at this ridge. The site is identified as historic parkland and previously contained an orchard in its southern portion. The site is bounded by multiple hedgerows and trees and contains many parkland trees, some of which may be of landscape importance. Attention should be paid to the emerging Cranbrook Plan DPD.
Safety	No known safety constraints.
Soils and contamination	Agricultural land classification: Grades 3a and 3b. Minerals and Waste sensitivity: Low. No constraints.
Other	The majority of the site is flat, but the southern section below the driveway slopes away to the south. None of the site is undevelopable.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic residential/employment/mixed use development alongside HELAA sites GH/ED/02-07 and GH/ED/09-12. The Panel has advised that sites in the western part of that group could start to come forward in Years 1-5, with sites in the eastern part likely coming forward in later periods.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Probably achievable if

Potential capacity	
Site overlap description	PARTIAL overlap. All but southern 4Ha lies in Cranbrook Grange Expansion Area. Appl 19/1798/MOUT (pending decision) for 200 dws- indicates residue of GH/ED/07 as SANGS ie NIL housing outside EA.

Total site size	16.60		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	16.60		
Net developable area (ha)	10.00		
1. Calculated yield dwellings (HELAA Methodology)	Min 309	Mid 354	Max 398
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	16.60		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 16.6 ha submitted site, there are no areas that should be discounted from the gross site area. Residential: Gross site area could deliver an average of 354 dwellings. However, constraints highlighted may significantly reduce this potential. Employment: Up to 16.6ha of employment, subject to same constraints. Conclusion: The site is most likely to be suitable for a mix of housing and employment uses as an extension to the new town of Cranbrook. However, yields are likely to be significantly below the high level HELAA projections above as a result of constraints highlighted. The site adjoins other land submitted to the HELAA (GH/EX/04 and 09). POST GESP HELAA: Housing: No change Employment: Site not available. For the trajectory count site as NIL hectares		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0

Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
No	Yes	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

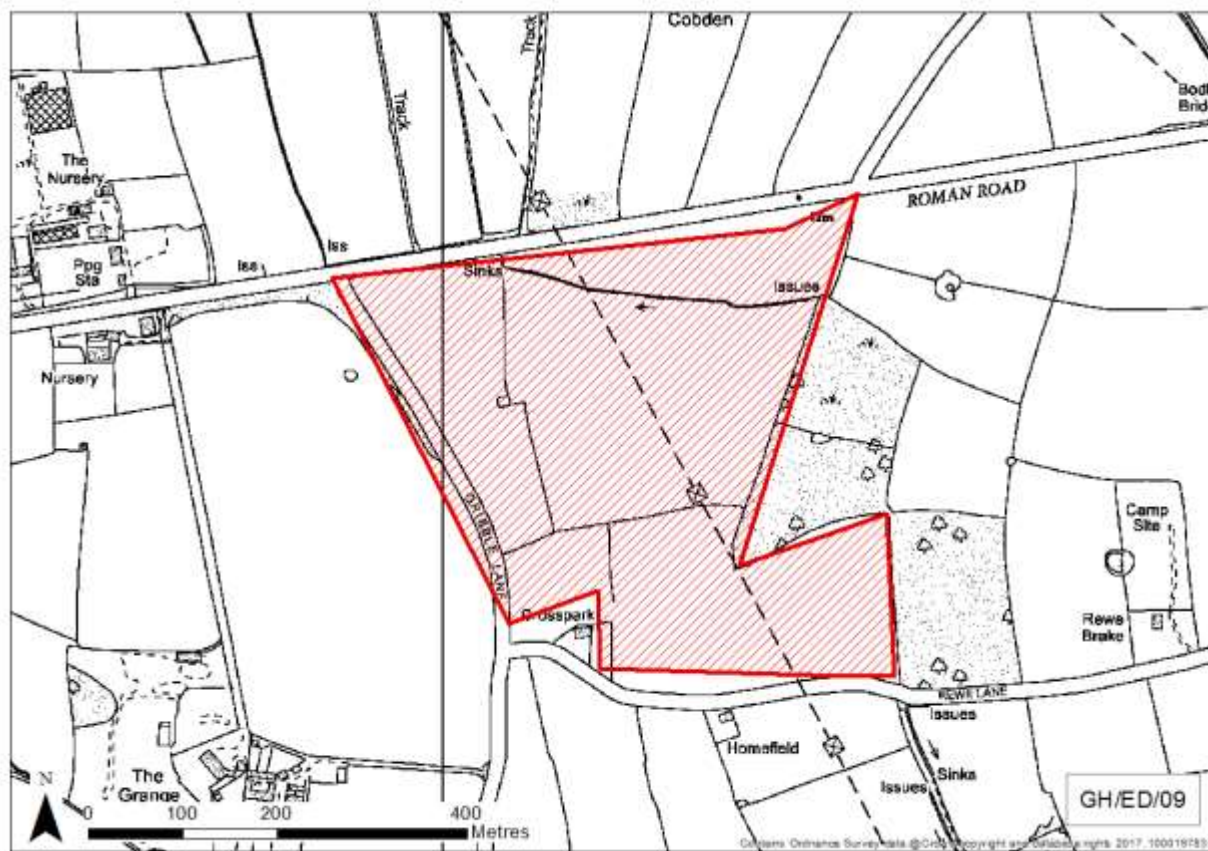
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Rockbeare

Reference

GH/ED/09



Site address	Land on the north side of Rewe Lane, Whimble
Outside Cranbrook Plan Area	No
Description	Large flat site of agricultural farmland immediately to the south of the Cranbrook eastern allocation. Bounded by the B3174 to the north, the Percy Wakley Wood to the east, Rewe Lane to the south and Gribble Lane to the west. Part of the site is proposed to be allocated for development in the Cranbrook Plan DPD. As the DPD is at a relatively early stage of development, the proposed allocation has not been excluded from the gross site area.
Total site size (ha)	18.32
Submitter's proposed use	

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.

Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	No part of the site is within the functional flood plain.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	18.32
GDA Passes Stage A – Employment (ha)	18.32
Stage A Assessment conclusion	Site has passed Stage A Suitability Assessment for strategic housing and employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access easily achievable off the B3174 or alternatively off Gribble Lane if this were widened. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 3.2km from Cranbrook train station (albeit across a relatively fast road), 2.4km from Whimble train station (although this is not easily accessible from this location) and the Axminster-Honiton-Ottery-Cranbrook-Exeter bus runs across the front of the site. Pedestrian/cycle movement across and along the B3174 would need to be greatly improved.
Ecology	The site is within 10km of both the Exe Estuary and Pebblebed Heaths European Sites and so appropriate mitigation would be required. It is within the Great Crested Newt Consultation Zone. The site is bounded by/includes hedgerows/trees which may be of some ecological merit. A buffer with Percey Wakely Woodland Trust Reserve on the eastern edge of the site would be necessary.
Flood risk, water quality and drainage	Flooding: The site is entirely within floodzone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application for residential or economic development will need to include a Flood Risk Assessment, in accordance with advice in the NPPG. Some areas of surface water flood risk cross the site. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of small treatment works. It would be necessary to decide how to manage this group of sites' foul drainage. Would require confirmation that capacity exists without detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure.
Heritage and archaeology	Heritage sensitivity: Medium. The site lies adjacent to the Exeter-Honiton Roman Road and various historical field networks and enclosures are known to be in the vicinity. Requires further assessment. Conservation sensitivity: Medium. There are a small number of Grade II Listed Buildings within a few hundred metres of the site including Ford Farm, The Old Rectory and Carradale Farm. However, topography and vegetation in particular mean that development would be unlikely to impact significantly upon their

	settings. Some potential for impact upon the Grade I Listed Rockbeare Manor, associated Listed Buildings and Registered Park and Garden which lie approximately 850-1,100m from the site. Requires further assessment.
Infrastructure	If the site were to be considered alongside other sites to the South of Cranbrook as a whole, then significant infrastructure contributions would be required for all new facilities in Cranbrook. The site would also be expected to plug in to the existing District Heating network. Education: Whimble Primary School is at capacity and as such any new development would require a new primary school. Clyst Vale Community College and Cranbrook Secondary School have limited capacity for expansion. Broadband: Homes/businesses adjacent to the site only have access to standard broadband. However, superfast should be able to be rolled out to any new development relatively easily.
Landscape	Landscape sensitivity: Medium-Low. The site is not located within any nationally or locally protected landscapes and intervisibility with the AONB is likely to be low or non-existent. The main bulk of the site sits on a slight plateau a good distance back from a local ridge above the Rockbeare valley. The site is bounded and crossed by multiple hedgerows and trees, some of which may be of landscape importance. Attention should be paid to the emerging Cranbrook Plan DPD.
Safety	High voltage powerlines cross through the centre of the site from south-east to north-west. There is discussion about undergrounding these as part of the DPD.
Soils and contamination	Agricultural land classification: Grades 3a and 3b. Minerals and Waste sensitivity: Low. No constraints.
Other	Flat. Powerlines are a potential constraint, but as they cross through the centre of the site they are not excluded from the developable area.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic residential/employment/mixed use development alongside HELAA sites GH/ED/02-08 and GH/ED/10-12. The Panel has advised that sites in the western part of that group could start to come forward in Years 1-5, with sites in the eastern part likely coming forward in later periods.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Probably achievable if

Potential capacity	
Site overlap description	WHOLE overlap. Whole site in Cranbrook The Grange EA. 2017 site GH/ED/09 and 2021 submission (ObjectID20818) are effectively identical. Count 20818 as NIL. Count all of GH/ED/09 as NIL.
Total site size	18.32
HOUSING CAPACITY	
Gross development area – Passes Stage B Housing	18.32
Net developable area (ha)	10.99

1. Calculated yield dwellings (HELAA Methodology)	Min 341	Mid 396	Max 440
2. Site promoter – yield (upper)	70		
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	18.32		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 18.32 ha submitted site, there are no areas that should be discounted from the gross site area. Residential: The gross site area has the potential to deliver an average of 396 dwellings. However, constraints highlighted above may significantly reduce this potential. Employment: Up to 18.32ha of employment land, subject to the same constraints. Conclusion: The site is most likely to be suitable for a mix of housing and employment uses as an extension to the new town of Cranbrook. However, yields are likely to be significantly below the high level HELAA projections above as a result of the constraints highlighted. The site adjoins another site submitted to the HELAA (GH/EX/08). POST GESP HELAA: Housing: Site available, suitable, achievable, but overlapped by Cranbrook Plan Expansion Area DPD which is counted as a commitment. Therefore for the trajectory count GH/ED/02 as NIL dwellings. Employment: Site available, suitable, achievable but overlapped by Cranbrook Plan Expansion Area DPD which is counted as a commitment. Therefore for the trajectory count GH/ED/02 as NIL hectares		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0

Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
No	Yes	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

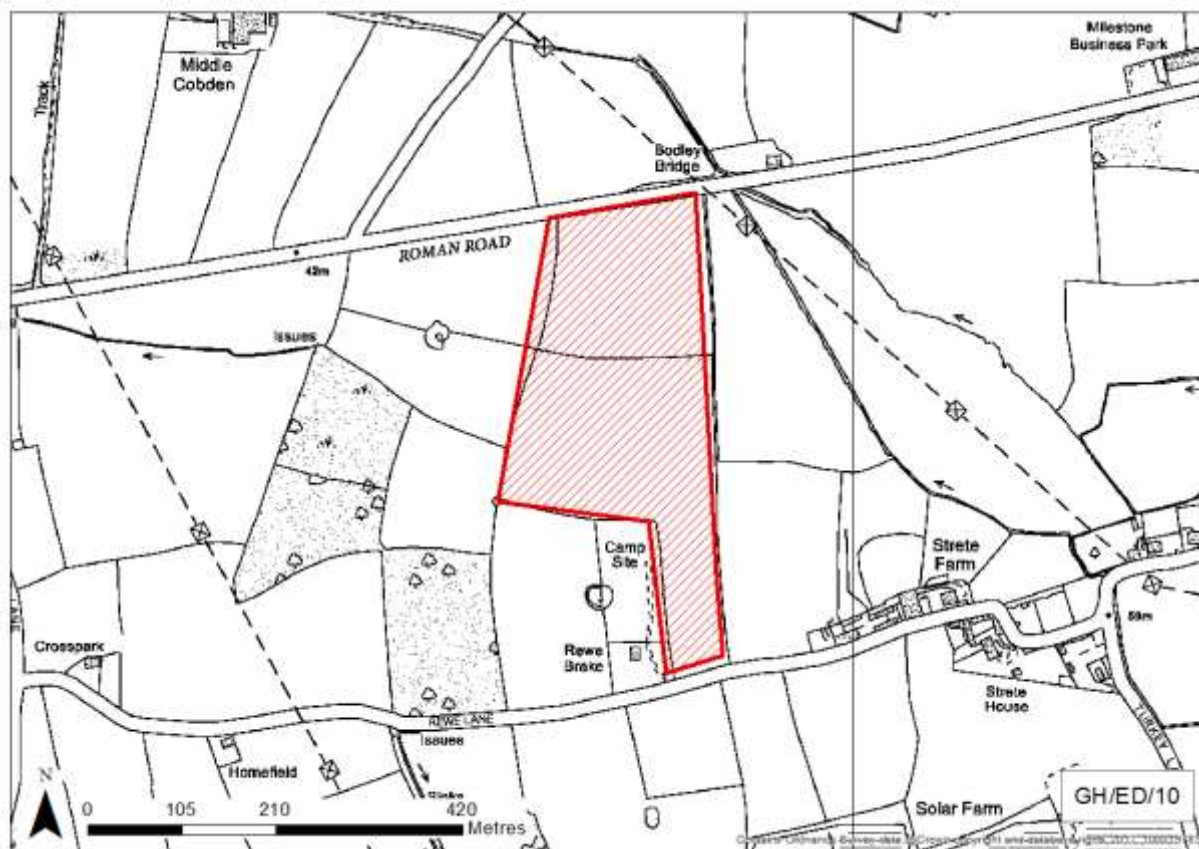
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Rockbeare

Reference

GH/ED/10



Site address	Land on the north side of Rewe Lane – site 2
Outside Cranbrook Plan Area	No
Description	Reasonably small site of agricultural farmland immediately to the south of the eastern most extent of the Cranbrook eastern allocation. Bounded by the B3174 to the north, farmland to the east, Rewe Lane to the south and the Percy Wakley Wood to the west. The site is not proposed to be allocated for development in the Cranbrook Plan DPD.
Total site size (ha)	8.15
Submitter's proposed use	

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.

Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	No part of the site is within the functional flood plain.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	8.15
GDA Passes Stage A – Employment (ha)	8.15
Stage A Assessment conclusion	Site has passed Stage A Suitability Assessment for strategic housing and employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access easily achievable off the B3174. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 3.8km from Cranbrook train station (albeit across a relatively fast road), 2km from Whimble train station (although this is not easily accessible from this location) and the Axminster-Honiton-Ottery-Cranbrook-Exeter bus runs across the front of the site. Pedestrian/cycle movement across and along the B3174 would need to be greatly improved.
Ecology	The site is within 10km of both the Exe Estuary and Pebblebed Heaths European Sites and so appropriate mitigation would be required. It is within the Great Crested Newt Consultation Zone. The site is bounded by/includes hedgerows/trees which may be of some ecological merit. A buffer with Percey Wakely Woodland Trust Reserve on the western edge of the site would be necessary.
Flood risk, water quality and drainage	Flooding: The site is entirely within floodzone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application for residential or economic development will need to include a Flood Risk Assessment, in accordance with advice in the NPPG. Some areas of surface water flood risk cross the site. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of small treatment works. It would be necessary to decide how to manage this group of sites' foul drainage. Would require confirmation that capacity exists without detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure.
Heritage and archaeology	Heritage sensitivity: Medium. The site lies adjacent to the Exeter-Honiton Roman Road and various historical field networks and enclosures are known to be in the vicinity. A former park obelisk is also contained within the site. Requires further assessment and potential for obelisk/parkland restoration. Conservation Risk Level - Medium - There are a small number of Grade II Listed Buildings within a few hundred metres of the site including Carradale Farm, however, topography and vegetation in particular mean that development of this site would be unlikely to impact significantly upon their settings. There is some potential for impact upon the Grade I Listed Rockbeare Manor,

	associated Listed Buildings and Registered Park and Garden which lie approximately 1,000-1,300m from the site. Requires further assessment.
Infrastructure	If the site were to be considered alongside other sites to the South of Cranbrook as a whole, then significant infrastructure contributions would be required to all new facilities in Cranbrook. The site would also be expected to plug in to the existing District Heating network. Education: Whimble Primary School is at capacity and as such any new development would require a new primary school. Clyst Vale Community College and Cranbrook Secondary School have limited capacity for expansion. Broadband: Homes/businesses adjacent to the site only have access to standard broadband. However, superfast should be able to be rolled out to any new development relatively easily.
Landscape	Landscape sensitivity: Medium-Low. The site is not located within any nationally or locally protected landscapes and intervisibility with the AONB is likely to be low or non-existent. The main bulk of the site sits on a slight plateau, a good distance back from a local ridge above the Rockbeare valley. The site is bounded and crossed by multiple hedgerows and trees, some of which may be of landscape importance. Attention should be paid to the emerging Cranbrook Plan DPD.
Safety	High voltage powerlines cross close to the north-eastern corner of the site (though are not within it).
Soils and contamination	Agricultural land classification: Grades 3a and 3b. Minerals and Waste sensitivity: Low. No constraints.
Other	The site is flat. None of the site is undevelopable.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic residential/employment/mixed use development alongside HELAA sites GH/ED/03-12. The Panel has advised that sites in the western part of that group could start to come forward in Years 1-5, with sites in the eastern part likely coming forward in later periods.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Probably achievable if

Potential capacity			
Site overlap description	WHOLE overlap. Whole site in Cranbrook The Grange EA. 2017 site GH/ED/10 and 2021 submission (ObjectID20820) are effectively identical. Count 20820 as NIL. Count GH/ED/10 as NIL.		
Total site size	8.15		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	8.15		
Net developable area (ha)	4.89		
1. Calculated yield dwellings (HELAA Methodology)	Min 152	Mid 174	Max 196
2. Site promoter – yield (upper)	40		

3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0
EMPLOYMENT CAPACITY	
Gross development area – Passes Stage B Employment (Ha)	8.15
Employment land – potential yield (Ha)	0.00
SITE POTENTIAL	Of the 8.15 ha submitted site, there are no areas that should be discounted from the gross site area. Residential: The gross site area has the potential to deliver an average of 174 dwellings. However, constraints above may significantly reduce this potential. Employment: Up to 8.15ha of employment, subject to the same constraints. Conclusion: The site is most likely to be suitable for a mix of housing and employment uses as an extension to the new town of Cranbrook. However, yields are likely to be significantly below the high level HELAA projections above as a result of the constraints highlighted. POST GESP HELAA: Housing: Site available, suitable, achievable, but overlapped by Cranbrook Plan Expansion Area DPD which is counted as a commitment. Therefore for the trajectory count GH/ED/02 as NIL dwellings. Employment: Site available, suitable, achievable but overlapped by Cranbrook Plan Expansion Area DPD which is counted as a commitment. Therefore for the trajectory count GH/ED/02 as NIL hectares
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)

No	Yes	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

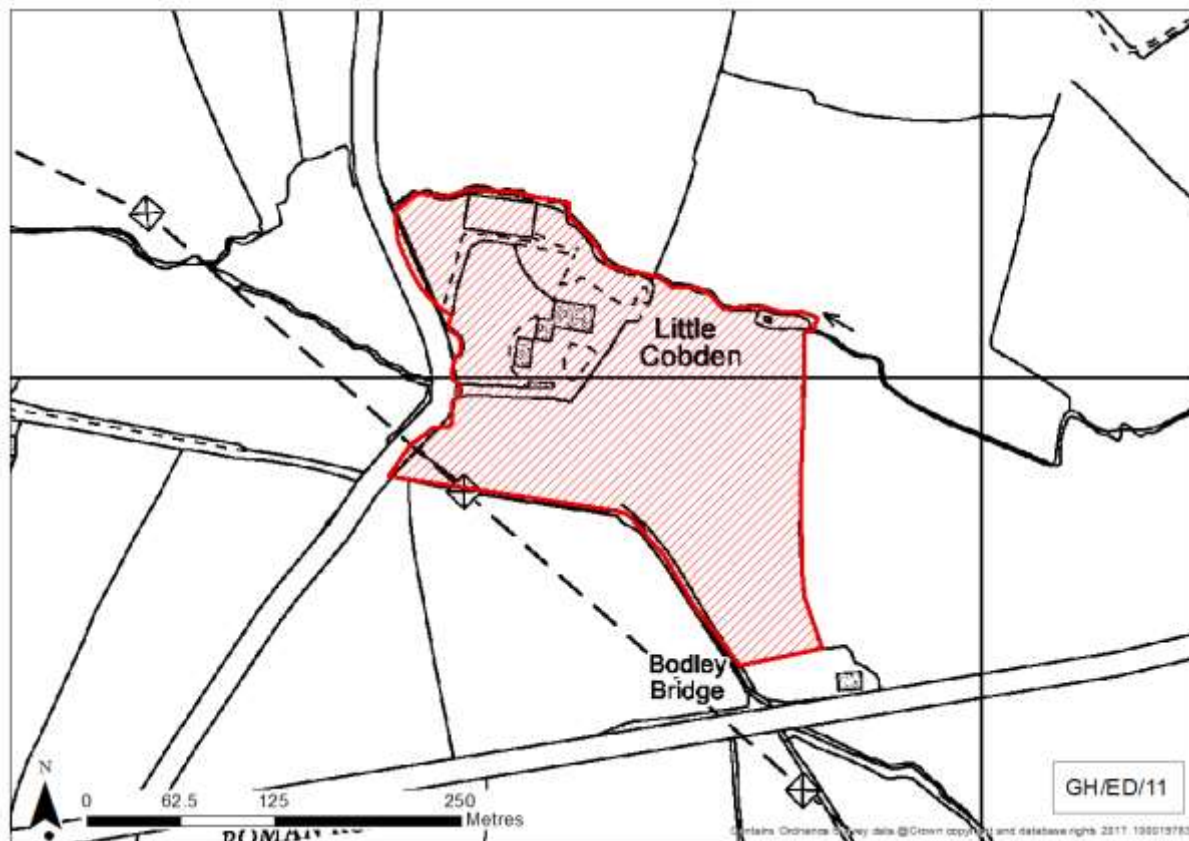
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Whimble

Reference

GH/ED/11



Site address	Land at Little Cobden, Whimble
Outside Cranbrook Plan Area	Yes
Description	Small site containing agricultural farmland together with Little Cobden (Grade II Listed) and its immediate curtilage. The site is bounded by a stream and farmland to the north, farmland to the east, Bodley Bridge Cottage to the south and Cobden Lane and the eastern-most extent of the Cranbrook Eastern expansion area allocation to the west. The site is not proposed to be allocated for development in the Cranbrook Plan DPD.
Total site size (ha)	5.01
Submitter's proposed use	Housing

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.

Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approximately 1.21 ha of the site along the northern and southern boundaries is within Flood Zone 3. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	3.89
GDA Passes Stage A – Employment (ha)	3.89
Stage A Assessment conclusion	Approximately 3.89 ha has passed Stage A Suitability Assessment for strategic housing and employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access achievable via Cobden Lane (no direct access onto the B3174), which may require some improvement to accommodate development unless accessed via the allocated Eastern expansion area for Cranbrook. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 3.9km from Cranbrook train station (which in due course should be more easily accessible via Cranbrook development), 1.6km from Whimple train station (although this is not easily accessible from this location) and the Axminster-Honiton-Ottery-Cranbrook-Exeter bus runs along the B3174 which is a short walk from the site. Pedestrian/cycle movement in to Cranbrook would need to be secured.
Ecology	The site is within 10km of both the Exe Estuary and Pebblebed Heaths European Sites and so appropriate mitigation would be required. It is within the Great Crested Newt Consultation Zone. The site is bounded by/includes hedgerows/trees which may be of some ecological merit.
Flood risk, water quality and drainage	Flooding: In addition to the land within floodzone 3, parts of the site are at risk of surface water flooding which also extend across Cobden Lane from where access would be taken. Any planning application must be accompanied by a Flood Risk Assessment. Any planning application for residential or economic development will need to include a Flood Risk Assessment, in accordance with advice in the NPPG. Development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of small treatment works. It would be necessary to decide how to manage this group of sites' foul drainage. Would require confirmation that capacity exists without detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure. (i.e. 3b).

Heritage and archaeology	Heritage sensitivity: Low. The site lies approximately 40m from the Exeter-Honiton Roman Road and various historical field networks and enclosures are known to be in the vicinity associated with the Medieval manor and orchard planting. Conservation sensitivity: High. The Grade II Listed Little Cobden Farmhouse is located within the site. This would require careful planning and design in order to not detract from the setting of the Listed Building.
Infrastructure	If site were to be considered alongside other sites to the South of Cranbrook as a whole, then significant infrastructure contributions would be required to all new facilities in Cranbrook. The site would also be expected to plug in to the existing District Heating network. Education: Whimble Primary School is at capacity and as such any new development would require a new primary school. Clyst Vale Community College and Cranbrook Secondary School have limited capacity for expansion. Broadband: Homes/businesses adjacent to the site only have access to standard broadband. However, superfast should be able to be rolled out to any new development relatively easily.
Landscape	Landscape sensitivity: medium. The site is not located within any nationally or locally protected landscapes and intervisibility with the AONB is likely to be low or non-existent. The site sits on relatively flat land between two small streams, with associated streamside planting that is characteristic of the local landscape character type. The site previously contained an orchard. The site is bounded by multiple hedgerows and trees, some of which may be of landscape importance. Attention should be paid to the emerging Cranbrook Plan DPD.
Safety	High voltage powerlines cross the south-eastern corner of the site.
Soils and contamination	Agricultural land classification: Grade 3. Minerals and Waste sensitivity: Low. No constraints.
Other	Relatively flat site. In addition to the 1.21 ha of floodzone, a further 0.1 ha of land is underneath high voltage powerlines.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic residential/employment/mixed use development alongside HELAA sites GH/ED/02-10 and GH/ED/12. The Panel has advised that sites in the western part of that group could start to come forward in Years 1-5, with sites in the eastern part likely coming forward in later periods.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Probably achievable if

Potential capacity	
Site overlap description	No overlap
Total site size	5.01
HOUSING CAPACITY	
Gross development area – Passes Stage B Housing	3.79
Net developable area (ha)	2.27

1. Calculated yield dwellings (HELAA Methodology)	Min 69	Mid 80	Max 90
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	80		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	3.79		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 5.1 ha submitted site, around 1.21 ha is within floodzone 3 and a further 0.1 ha is underneath the high voltage powerlines on the edge of the site. This leaves a gross site area of approximately 3.79 ha. Residential: The gross site area has the potential to deliver an average of 80 dwellings (net). However, constraints highlighted above may significantly reduce this potential. Employment: The site would not be suitable for employment primarily due to accessibility. Conclusion: The site is only suitable for residential uses as an extension to Cranbrook. However, yields are likely to be significantly below the high level HELAA projections above as a result of constraints highlighted. POST GESP HELAA: Housing: No change Employment: Site not available. For the trajectory count site as NIL hectares		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	80
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
No	No	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

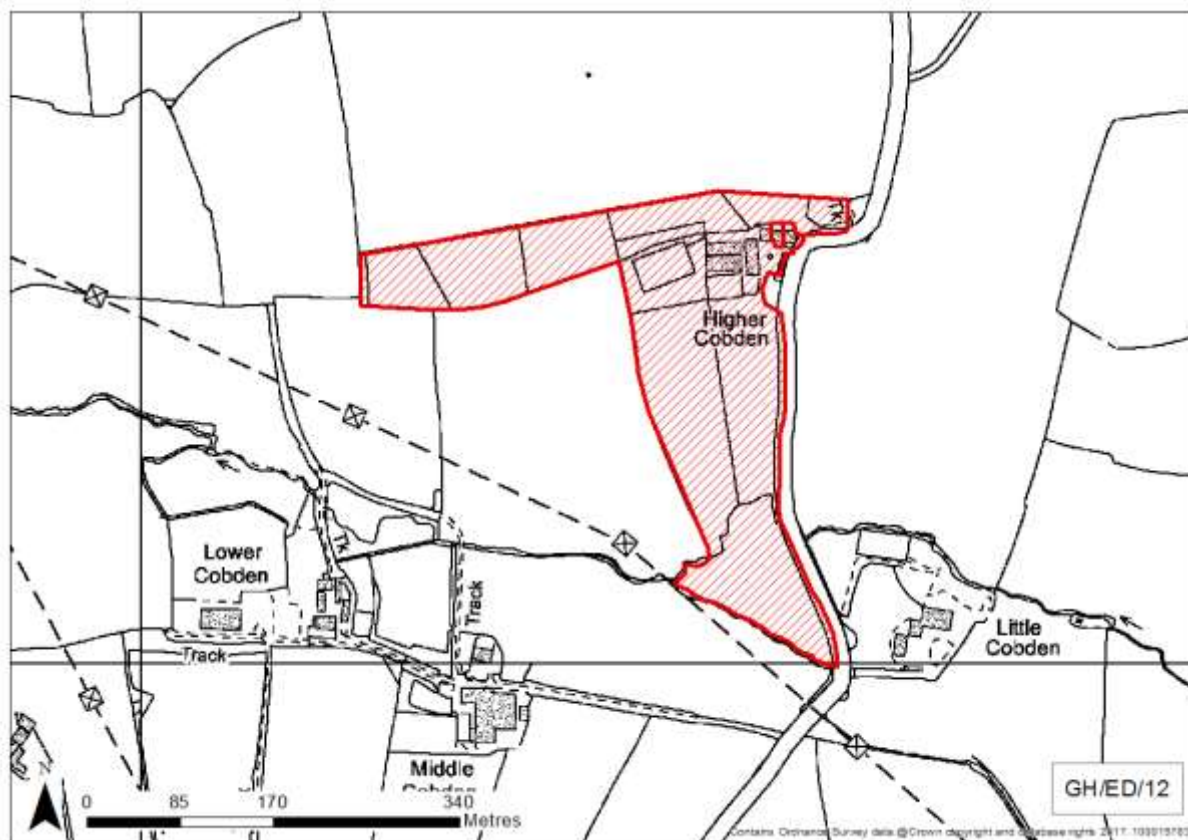
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Whimble

Reference

GH/ED/12



Site address	Land at Higher Cobden, Whimble
Outside Cranbrook Plan Area	Yes
Description	Small site comprising agricultural farmland together with Higher Cobden. The site is bounded by farmland to the north, Cobden Lane to the east and the eastern-most extent of the Cranbrook Eastern expansion area allocation to the south and west. The site is proposed to be allocated for potential SANGS in the Cranbrook Plan DPD.
Total site size (ha)	6.29
Submitter's proposed use	Housing

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.

Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approximately 1.18 ha of the site is within Flood Zone 3. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	5.11
GDA Passes Stage A – Employment (ha)	5.11
Stage A Assessment conclusion	An area of approximately 5.11 ha has passed Stage A Suitability Assessment for strategic housing and employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access achievable via Cobden Lane (no direct access onto the B3174), which may require some improvement to accommodate development unless accessed via the allocated Eastern expansion area for Cranbrook. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 3.7km from Cranbrook train station (which in due course should be more easily accessible via Cranbrook development), 1.5km from Whimble train station (although this is not easily accessible from this location) and the Axminster-Honiton-Ottery-Cranbrook-Exeter bus runs along the B3174 which is a short walk from the site. Pedestrian/cycle movement in to Cranbrook would need to be secured.
Ecology	Site is within 10km of both the Exe Estuary and Pebblebed Heaths European Sites and so appropriate mitigation would be required. It is within the Great Crested Newt Consultation Zone. Site is bounded by/includes hedgerows/trees which may be of some ecological merit. A remnant orchard exists in the north of the site which should be retained and protected.
Flood risk, water quality and drainage	Flooding: In addition to the 1.18 ha within floodzone 3, c.0.05 ha at the southern end of the site is within floodzone 2. This area has a medium probability of experiencing fluvial flooding and only has the potential to be developed for residential or economic use if the sequential and exceptions tests set out in the NPPG are adhered to. Any planning application must be accompanied by a Flood Risk Assessment. Both floodzone areas are also at risk of surface water flooding, which extends across Cobden Lane where access would be taken. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of small treatment works. It would be necessary to decide how to manage this group of sites' foul drainage. Would require confirmation that capacity exists without detriment to current situation, via either

	the sewage treatment works or via combined storm overflows on infrastructure.
Heritage and archaeology	Heritage sensitivity: Low. The site lies approximately 260m from the Exeter-Honiton Roman Road and various historical field networks and enclosures are known to be in the vicinity associated with the Medieval manor and orchard planting. Conservation sensitivity: medium. The Grade II Listed Little Cobden Farmhouse is located opposite the site. This would require careful planning and design in order to not detract from the setting of the Listed Building.
Infrastructure	If the site were to be considered alongside other sites to the South of Cranbrook as a whole, then significant infrastructure contributions would be required to all new facilities in Cranbrook. The site would also be expected to plug in to the existing District Heating network. Education: Whimble Primary School is at capacity and as such any new development would require a new primary school. Clyst Vale Community College and Cranbrook Secondary School have limited capacity for expansion. Broadband: Homes/businesses adjacent to the site only have access to standard broadband. However, superfast should be able to be rolled out to any new development relatively easily.
Landscape	Landscape sensitivity: medium-high sensitivity. The site is not located within a nationally protected landscape. However, it is partly within the locally designated Green Wedge between Cranbrook and Whimble. The site contains a local ridge with a high level of visibility across the local area. Lower slopes south of Higher Cobden are perhaps less sensitive. The site has previously contained historical landscape features such as orchards and ditches. The site is bounded and crossed by multiple hedgerows and trees, some of which may be of landscape importance. Attention should be paid to the emerging Cranbrook Plan DPD.
Safety	No known safety constraints.
Soils and contamination	Agricultural land classification: Grade 3a. Minerals and Waste sensitivity: Low. No constraints.
Other	The site is relatively steeply sloped, though not so much that it is undevelopable.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No

Achievability assessment

Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic residential/employment/mixed use development alongside HELAA sites GH/ED/02-11. The Panel has advised that sites in the western part of that group could start to come forward in Years 1-5, with sites in the eastern part likely coming forward in later periods.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Probably achievable if

Potential capacity

Site overlap description	WHOLE overlap. 2022 submission Site Whim_17 is effectively the same as 2017 GESPSite GH/ED/12. Count GH/ED/12 as NIL and count all of Whim_17

Total site size	6.29		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	5.11		
Net developable area (ha)	3.01		
1. Calculated yield dwellings (HELAA Methodology)	Min 94	Mid 108	Max 122
2. Site promoter – yield (upper)	60		
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	5.11		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 6.29 ha submitted site, around 1.18 ha is within floodzone 3. This leaves a gross site area of c.5.11 ha. Residential: Based on the gross site area, the site has the potential to deliver an average of 108 dwellings (net). However, constraints highlighted above may significantly reduce this potential. Employment: The site would not be suitable for employment primarily due to accessibility. Conclusion: The site is only suitable for residential uses as an extension to Cranbrook. However, yields are likely to be significantly below the high level HELAA projections above as a result of constraints highlighted. POST GESP HELAA: Housing: Site available, suitable, achievable, but overlapped by Whim_17 which is counted Therefore for the trajectory count GH/ED/12 as NIL dwellings. Employment: Site not available,or employment. Therefore for the trajectory count GH/ED/02 as NIL hectares		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0

Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
No	No	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

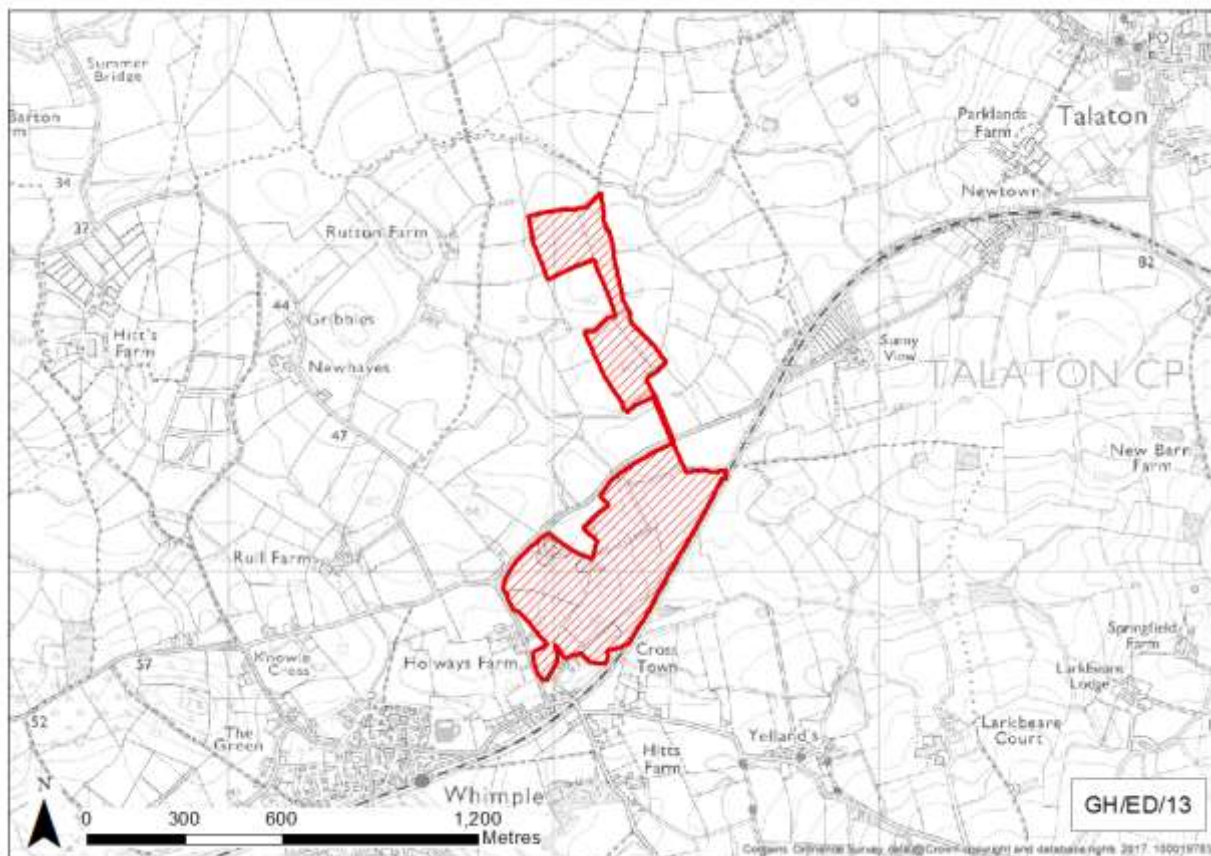
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Whimble

Reference

GH/ED/13



Site address	Perriton Barton, Whimble
Outside Cranbrook Plan Area	Yes
Description	Large site to the north-east of Whimble, consisting of multiple rolling pastoral and agricultural fields as well as Perriton Farm and a few small woods and ponds. Site is separated into two parcels lying north and south of the Whimble-Talaton road. The southern parcel is bordered by the Whimble-Talaton road to the north and west, the railway to the east and south-east and Perriton Farmhouse to the south. The northern parcel is bordered by agricultural fields and small pockets of woodland on all sides, with a narrow tree lined track leading from it's south-eastern corner down to the road.
Total site size (ha)	31.59
Submitter's proposed use	Proposed only Employment - Industrial/Warehousing development

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	No
Site available for Employment	Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approximately 0.67 ha of the site is within Flood Zone 3. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	30.92
GDA Passes Stage A – Employment (ha)	30.92
Stage A Assessment conclusion	An area of approximately 30.92 ha has passed Stage A Suitability Assessment for strategic housing and employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Site can be considered in two parcels (north and south). Southern parcel is capable of access from the local Whimble – Talaton road in multiple locations. Northern parcel is linked to the road via a narrow unmade track bordered by mature trees. Track is not wide enough to host an access road for employment or residential uses. Also, the local road network is narrow. Together with the railway bridge in Whimble, these constraints would likely require significant improvements to accommodate strategic scale development. The degree of improvements are likely be far beyond what would be viable for a development of this scale. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approx 1.1km from Whimble train station, but the site is as close as 480m at its closest point. The Sidmouth-Ottery-Whimble-Talaton-Feniton-Ottery-Sidmouth bus runs through the site, although is fairly infrequent at present. Pedestrian/cycle movement into Whimble and beyond would need to be greatly improved.
Ecology	Site is within 10km of the Pebblebed Heaths European Site and so appropriate mitigation would be required. It is within the Great Crested Newt Consultation Zone. Site is bounded by/includes hedgerows/trees which may be of ecological merit. This includes three small copses, two of which contain ponds. Part of the site contains traditional orchards associated with Perriton Farmhouse, which should be protected and enhanced. Site is also in fairly close proximity to Rutton Farm County Wildlife Site.
Flood risk, water quality and drainage	Flooding: In addition to the area within floodzone 3, a small sliver of land in the southern-most part of the site (c.0.1 ha) is within floodzone 2. This area has a medium probability of experiencing fluvial flooding and only has the potential to be developed for residential or economic use if the sequential and exceptions tests set out in the NPPG are

	adhered to. Any planning application must be accompanied by a Flood Risk Assessment. Numerous smaller areas at risk of surface water flooding cross the site and an area of c.10.2 ha in the southern half of the site is within the Whimble Critical Drainage Area. EDDC are currently working on a scheme to improve conveyance through the railway culvert which is responsible for much surface water flood risk. There is a need for surface water to be managed to a higher standard than normal, to ensure that any new development will contribute to a reduction in flood risk in line with the NPPF. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of small treatment works. It would be necessary to decide how to manage this group of site's foul drainage. Would require confirmation that capacity exists without detriment to current situation via either the sewage treatment works or via combined storm overflows on infrastructure.
Heritage and archaeology	Heritage sensitivity: Low. Contains possible historical field boundaries and is located in an area known for historic catch meadows and orchards. Requires further assessment. Conservation sensitivity: Medium. Site is in close proximity to a number of Grade II Listed buildings. These include Perky Pool Cottage, Perriton Farmhouse, Rull Manor and Rull Farmhouse amongst others. The Whimble Conservation Area which is just 500m from the southern end of the site. Requires further assessment.
Infrastructure	Significant infrastructure investment in education and SuDS in particular would be required. Whimble Primary School is at capacity and as such any new development would require a new primary school. Clyst Vale Community College has limited capacity for expansion. Homes/businesses adjacent to the site have access to superfast broadband, so it should be possible to roll this out to any new development relatively easily.
Landscape	Landscape sensitivity: Medium. Site is not within any nationally or locally protected landscapes. However, part is positioned on a local ridge, potentially increasing its visibility. The site historically contained a number of orchards. It is bounded and crossed by hedgerows and trees which may be of landscape importance. Requires further visual assessment. The three small copses within the site would not be developable and as such c.0.069 ha is excluded from the developable area.
Safety	Noise: Site is affected by railway noise constraints.
Soils and contamination	Agricultural land classification: Grade 3. Minerals and Waste sensitivity: Low. No constraints.
Other	Topography: The site consists of multiple fields of generally gently rolling small hills which are a little steeper in places but not undevelopable.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment

Panel's conclusions	The HELAA Panel has assessed the site as unachievable for strategic scale residential/mixed use development, advising that the amount of development that could be achieved would be insufficient to deliver the necessary supporting infrastructure (including highways connectivity to B3174/A30). A much smaller scale of residential development could potentially be achieved (in the 10s) without such significant infrastructure requirements, but it would not be strategic in scale. The HELAA Panel has assessed the site as unachievable for employment development at any scale.
Site Achievable for Housing	Probably unachievable unless
Site Achievable for Employment	Probably unachievable

Potential capacity			
Site overlap description	PARTIAL overlap -2021 site Whim_14 occupies a small area of GH/ED/13. Count GH/ED/13 as NIL. Count all Whim_14 (latter was assessed) .		
Total site size	31.59		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	21.69		
Net developable area (ha)	13.01		
1. Calculated yield dwellings (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	0		
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	21.69		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 31.59 ha submitted site, around 9.13 ha on the north side of the Whimple-Talaton road is considered to be detached and isolated from the rest of the site and c.0.77 ha in the southern part of the site is within floodzone 3. This means the gross site area is c.21.69ha. Residential: The gross site area has the potential to deliver an average of c.462 dwellings. However, constraints highlighted above may reduce that potential. The site would need to deliver in excess of 500 homes in order to be considered a strategic housing site for the purposes of the GESP. Employment: Up to 21.69 ha of employment land, subject to the same constraints. However, it is unlikely that the site would be suitable for employment, primarily due to accessibility. Conclusion: Site is most likely to be suitable for predominantly residential use, as either an extension to Whimple or as a new standalone settlement. POST GESP HELAA: Housing: Site not available for housing . For the trajectory count site as NIL dwellings		

	Employment: Site available but not suitable. For the trajectory count site as NIL hectares
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
No	Yes	Probably unachievable unless

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably unachievable

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

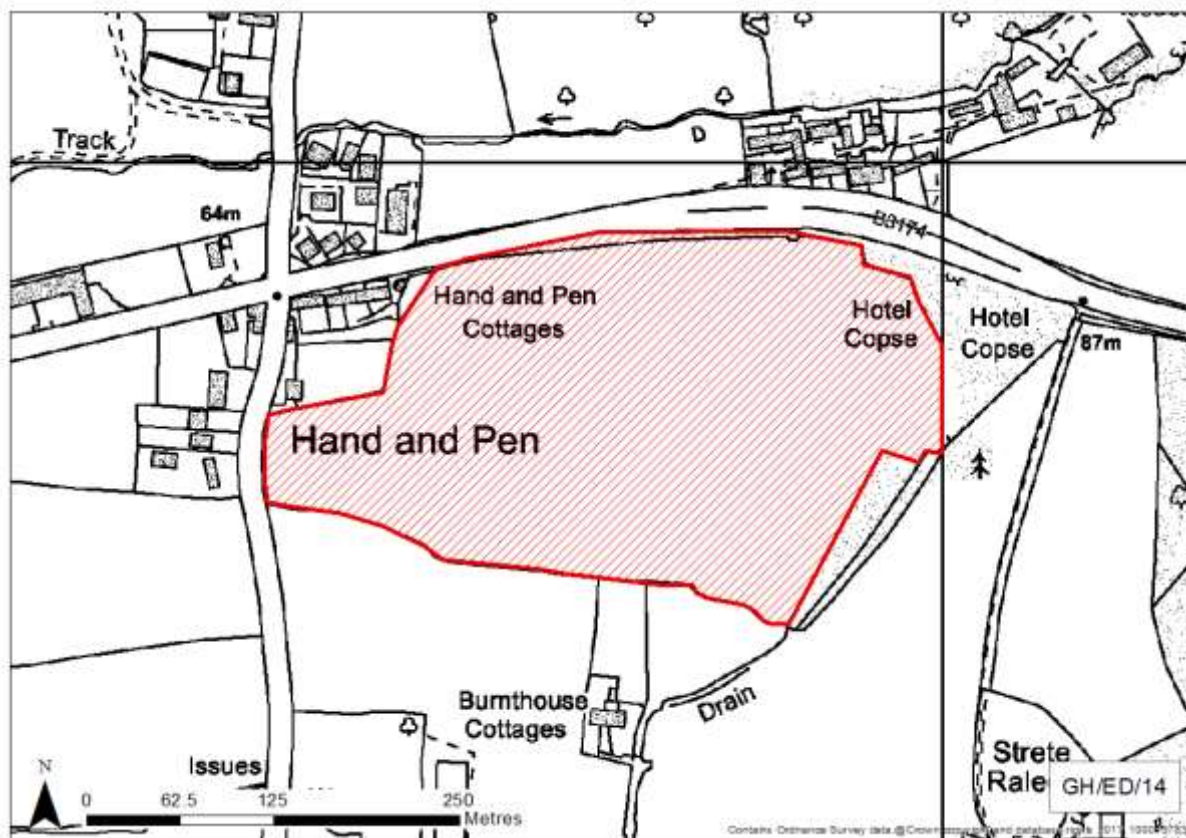
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Whimble

Reference

GH/ED/14



Site address	Land off London Road, Hand Pen, Whimble
Outside Cranbrook Plan Area	Yes
Description	Reasonably small site of gently sloping agricultural land, immediately to the east of the hamlet of Hand-and-Pen. Site is bounded by the B3174 to the north, woodland to the east, agricultural fields and the curtilage of Burnthouse Cottages (Grade II Listed) to the south and the hamlet of Hand-and-Pen to the west.
Total site size (ha)	8.23
Submitter's proposed use	proposed Mixed use (letter confirmed - site is for employment use)

Availability assessment

Site promoter's availability comments	An 11-15 year period
2022 Availability - Confirmation	NOT AVAILABLE
Site available for Housing	No
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.

Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	No part of the site is within the functional flood plain.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	8.23
Stage A Assessment conclusion	Site has passed Stage A Suitability Assessment for strategic employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access is currently via a field gate off the B3174 on the inside of a fast bend in the road. It is likely that the access point may need to be reconfigured slightly further west to address this, but this appears to be achievable. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 1.5km from Whimble train station (though not easily accessible from this location) and the main Axminster-Honiton-Ottery-Cranbrook-Exeter bus runs along the B3174 across the front of the site. Pedestrian/cycle movement to Cranbrook, West Hill and Ottery St Mary would need to be greatly improved.
Ecology	The site is within 10km of both the Exe Estuary and Pebblebed Heaths European Sites. However, there is no evidence that economic development has a detrimental recreational impact. It is within the Great Crested Newt Consultation Zone. The site is bounded by/includes hedgerows/trees which may be of some ecological merit. A buffer with woodland (also an unconfirmed wildlife site) to the south-east of the site would be required. The restoration of historic parkland associated with Strete Raleigh House should be supported.
Flood risk, water quality and drainage	Flooding: The site is entirely within floodzone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application for residential or economic development will need to include a Flood Risk Assessment, in accordance with advice in the NPPG. Areas at risk of surface water flooding run along the road from which access would be taken. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of small treatment works. It would be necessary to decide how to manage this group of sites' foul drainage. Would require confirmation that capacity exists without detriment to current situation via either the sewage treatment works or via combined storm overflows on infrastructure.
Heritage and archaeology	Heritage sensitivity: Low. The site is immediately adjacent to the Exeter-Honiton Roman Road and in close proximity (c.1.3km) to a known Neolithic-Roman settlement at Straightgate Farm. The site also contains a former quarry pit and there are historic field networks known throughout this area. Requires further assessment. Conservation sensitivity: Medium. The Grade II Listed Burnthouse

	Cottages are located just 95m south of the site and there is clear intervisibility between them. There are a small number of other Grade II Listed Buildings within a few hundred metres of the site, including Strete Raleigh House and Strete Raleigh Farmhouse. However, these are unlikely to be so significantly impacted upon due to topography and vegetation which screens the site. Requires further assessment.
Infrastructure	Broadband: Homes/businesses adjacent to the site have access to superfast broadband. It should be possible to roll this out to any new development relatively easily.
Landscape	Landscape sensitivity: Medium. The site is not located within any nationally or locally protected landscapes and intervisibility with the East Devon AONB is likely to be low or none existant. There may be some visual prominence in the wider landscape, including with the historic parkland and Listed Buildings in the area. The site is bounded by hedgerows and trees which may be of landscape importance. Requires further visual assessment.
Safety	Noise: The site is affected by A30 noise constraints.
Soils and contamination	Agricultural land classification: Grade 3. Minerals and Waste sensitivity: Low. No constraints.
Other	The site slopes gently down to the north-west.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment	
Panel's conclusions	The HELAA Panel has advised that the site is achievable for strategic employment development, either in years 1-5 (subject to confirmation of earlier availability by the landowner) or in later periods.
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably achievable

Potential capacity			
Site overlap description	No overlap		
Total site size	8.23		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	8.23		
Net developable area (ha)	4.94		
1. Calculated yield dwellings (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	8.23		

Employment land – potential yield (Ha)	0.00
SITE POTENTIAL	Of the 8.23ha submitted site, there are no areas that should be discounted from the gross site area. Residential: The site has not been assessed for residential uses as it would not be capable of yielding 500+ dwellings on its own or in combination with other sites. Employment: Up to 8.23 ha of employment use, although constraints highlighted above may significantly reduce this potential. Conclusion: The site is only suitable for employment uses as part of a new standalone site. However, yields are likely to be significantly below the high level HELAA projections above as a result of the constraints highlighted. POST GESP HELAA: In 2022 site was confirmed as Not Available. Therefore count as NIL dwellings and NIL hectares of employment land,
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	Yes	Probably achievable

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Whimble

Reference

GH/ED/15



Site address	Land to south of London Road, Street Raleigh
Outside Cranbrook Plan Area	Yes
Description	Small site accommodating the East Devon Crematorium, bounded by the B3174 to the north, an open agricultural field to the east and woodland to the south and west.
Total site size (ha)	3.11
Submitter's proposed use	Proposes only Employment - Industrial/Warehousing development

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	No
Site available for Employment	Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes

Flood Risk text	No part of the site is within the functional flood plain.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	3.11
Stage A Assessment conclusion	Site has passed Stage A Suitability Assessment for strategic employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Decent access already in place off the B3174 for the Crematorium on site. Development has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 1.8km from Whimble train station (though not easily accessible from this location) and the main Axminster-Honiton-Ottery-Cranbrook-Exeter bus runs along the B3174 across the front of the site. Pedestrian/cycle movement to Cranbrook, West Hill and Ottery St Mary would need to be greatly improved.
Ecology	The site is within 10km of both the Exe Estuary and Pebblebed Heaths European Sites. However, there is no evidence that economic development has a detrimental recreational impact. It is within the Great Crested Newt Consultation Zone. Site is bounded by/includes hedgerows/trees which may be of some ecological merit. A buffer with woodland (also an unconfirmed wildlife site) to the south and west of the site would be required.
Flood risk, water quality and drainage	Flooding: The site is entirely within floodzone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application for residential or economic development will need to include a Flood Risk Assessment, in accordance with advice in the NPPG. Areas at risk of surface water flooding run along the road from which access would be taken. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of small treatment works. It would be necessary to decide how to manage this group of sites' foul drainage. Would require confirmation that capacity exists without detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure.
Heritage and archaeology	Heritage sensitivity: Low. The site was subject to an archaeological trench evaluation in May 2009 in support of the planning application for the Crematorium. This identified the ditch and bank field boundary crossing the site most likely to be post-medieval or later, but otherwise results were largely negative. The site is in close proximity (c.910m) to a known Neolithic-Roman settlement at Straightgate Farm and 200m from the Exeter-Honiton Roman Road. Most significantly though the site is the Crematorium. Conservation sensitivity: Low. There are a small number of Grade II Listed Buildings within a few hundred metres of the site, but these are unlikely to be impacted upon due to topography and vegetation which screens the site.

Infrastructure	Broadband: Homes/businesses adjacent to the site only have access to standard broadband, but it should be possible to roll out superfast to any new development relatively easily. Other: The site currently hosts the East Devon Crematorium which was only built in 2010/11. If the site were to be used for strategic employment purposes then this key element of the district's infrastructure would need to be relocated. This would not be easy and may not be possible, due to the emotional connection people will have with the memorial gardens and the fact that ashes are sprinkled and in some cases buried on site.
Landscape	Landscape sensitivity: medium. The site is not located within any nationally or locally protected landscapes and intervisibility with the East Devon AONB is likely to be low or non-existent. The site sits in a large clearing surrounded by mixed plantation woodland, presumably associated with Strete Raleigh. It contains planting associated with the East Devon Crematorium, which screens the site from significant intervisibility. The site is bounded and crossed by hedgerows and trees and bounded by woodland which may be of landscape importance. Requires further visual assessment.
Safety	Noise: The site is affected by A30 noise constraints.
Soils and contamination	Agricultural land classification: Grade 3. Minerals and Waste sensitivity: Low. No constraints.
Other	The site contains the East Devon Crematorium and as such it would be unsuitable for housing. As an existing (and recently constructed) land use it would also be particularly difficult to re-locate. This essentially also makes the site unsuitable for emplo
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	No

Achievability assessment	
Panel's conclusions	The HELAA Panel has advised that the site is unachievable for strategic residential/employment/mixed use development, due to its existing use as a crematorium.
Site Achievable for Housing	Probably unachievable
Site Achievable for Employment	Probably unachievable

Potential capacity			
Site overlap description	WHOLE OVERLAP. EXISTING USE - East Devon Crematorium is on this site. No evidence that this use will cease. Count GH/ED/15 as NIL.		
Total site size	3.11		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	0.00		
Net developable area (ha)	0.00		
1. Calculated yield dwellings (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed)	0		

<i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	
EMPLOYMENT CAPACITY	
Gross development area – Passes Stage B Employment (Ha)	0.00
Employment land – potential yield (Ha)	0.00
SITE POTENTIAL	
Residential: The site has not been assessed for residential use as it would not be capable of yielding 500+ dwellings on it's own or in combination with other sites. Employment: The site would not be suitable for employment use as it is currently a crematorium. Conclusion: The site is not suitable for residential or employment redevelopment due to it's current use as a crematorium. As it has failed the Stage B Suitability Assessment, assessments of Availability and Achievability are not required. The site adjoins other land submitted to the HELAA (GH/ED/16). POST GESP HELAA: No change.	
GENERAL COMMENT FOR ALL SITES	
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
No	No	Probably unachievable

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	No	Probably unachievable

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00

Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

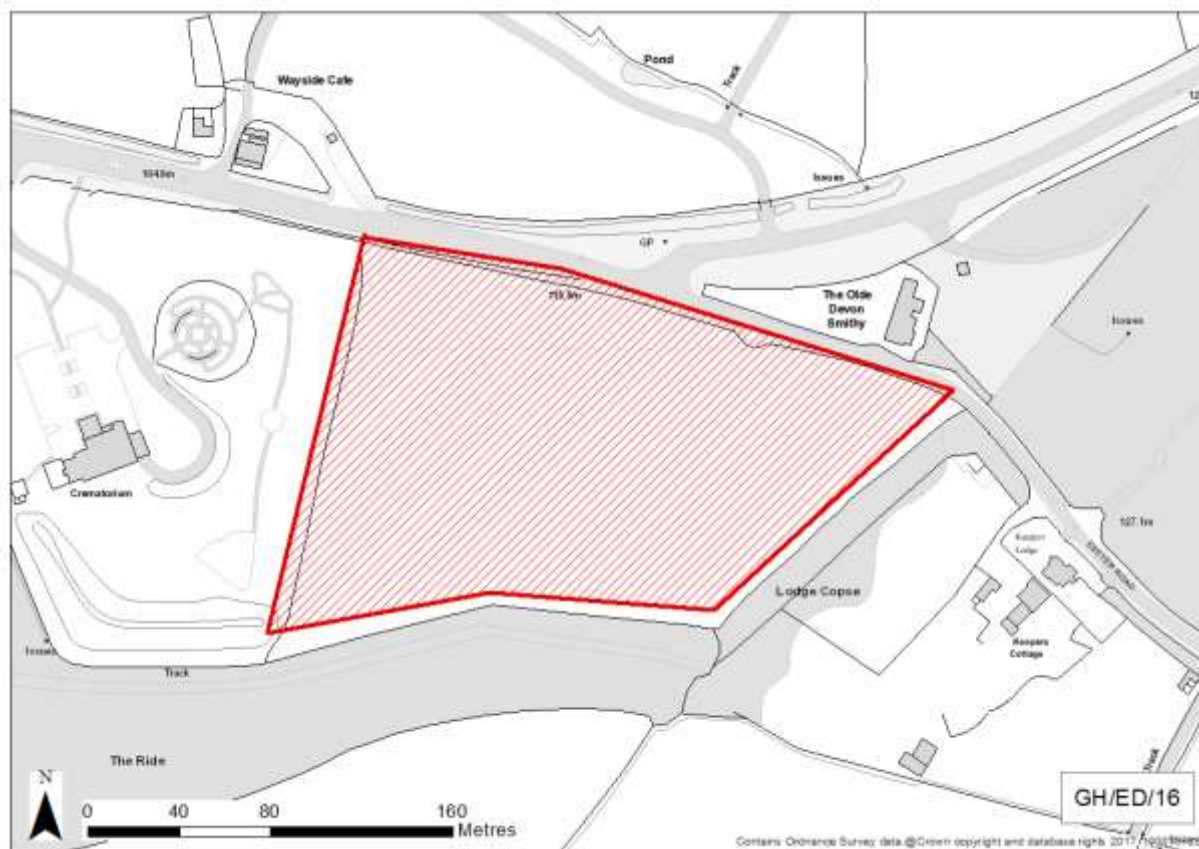
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Whimble

Reference

GH/ED/16



Site address	Land west of Street Raleigh Farm, Whimble
Outside Cranbrook Plan Area	Yes
Description	Small, gently sloping agricultural field between the Daisymount junction on the A30 and the hamlet of Hand and Pen. The site is bounded by the B3174 to the north, woodlands of Lodge Copse and The Ride to the east and south and the East Devon Crematorium to the west.
Total site size (ha)	3.25
Submitter's proposed use	Only proposed for employment - industrial/warehousing

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	No
Site available for Employment	Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.

Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	No part of the site is within the functional flood plain.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	3.25
Stage A Assessment conclusion	Site has passed Stage A Suitability Assessment for strategic employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access is currently achieved off the B3174 relatively close to a fast corner and staggered slightly from the junction with the Straightway Head road. It is likely that the access point may need to be reconfigured slightly further west to address this, but this appears to be achievable. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 1.8km from Whimble train station (though not easily accessible from this location) and the main Axminster-Honiton-Ottery-Cranbrook-Exeter bus runs along the B3174 across the front of the site. Pedestrian/cycle movement to Cranbrook, West Hill and Ottery St Mary would need to be greatly improved.
Ecology	The site is within 10km of both the Exe Estuary and Pebblebed Heaths European Sites. However, there is no evidence that economic development has a detrimental recreational impact. It is within the Great Crested Newt Consultation Zone. The site is bounded by/includes hedgerows/trees which may be of some ecological merit. A buffer with woodland (also an unconfirmed wildlife site) to the south of the site would be required.
Flood risk, water quality and drainage	Flooding: The site is entirely within floodzone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application for residential or economic development will need to include a Flood Risk Assessment, in accordance with advice in the NPPG. Areas at risk of surface water flooding run along the road from which access would be taken. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of small treatment works. It would be necessary to decide how to manage this group of sites' foul drainage. Would require confirmation that capacity exists without detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure.
Heritage and archaeology	Heritage sensitivity: low. The site is in close proximity (c.650m) from a known Neolithic-Roman settlement at Straightgate Farm and 300m from the Exeter-Honiton Roman Road. Conservation sensitivity: Medium. Curtilage elements of Strete Raleigh House are in close proximity to the site and there may be some impact. Requires further assessment.

Infrastructure	Broadband: Homes/businesses adjacent to the site only have access to standard broadband. However, it should be possible to roll out superfast to any new development relatively easily.
Landscape	Landscape sensitivity: medium. The site is not located within any nationally or locally protected landscapes and intervisibility with the East Devon AONB is likely to be low or non-existent. The site sits in a large clearing surrounded by mixed plantation woodland presumably associated with Strete Raleigh, which screens the site from significant intervisibility. The site is bounded and crossed by hedgerows and trees and bounded by woodland which may be of landscape importance. Requires further visual assessment.
Safety	Noise: The site is affected by A30 noise constraints.
Soils and contamination	Agricultural land classification: Grade 3. Minerals and Waste sensitivity: Low. No constraints.
Other	The site is adjacent to the East Devon Crematorium and as such would be unsuitable for housing. The site slopes gently down to the west.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic employment development alongside HELAA sites GH/ED/17-20. The Panel has advised that delivery of the group of sites could commence in years 1-5.
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably achievable if

Potential capacity			
Site overlap description	No overlap		
Total site size	3.25		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	3.25		
Net developable area (ha)	1.95		
1. Calculated yield dwellings (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	3.25		
Employment land – potential yield (Ha)	3.25		
SITE POTENTIAL	Of the 3.25 ha submitted site, there are no areas that should be discounted from the gross site area.		

	Residential: The site has not been assessed for residential uses as it would not be capable of yielding 500+ dwellings on its own or in combination with other sites. Employment: Up to 3.25 ha of employment use. However, constraints highlighted above may significantly reduce the site's potential. Conclusion: The site is only suitable for employment uses as part of a new standalone site, but is too small on its own to be considered a strategic employment site for the purposes of the GESP. The site adjoins other land submitted to the HELAA (GH/ED/15). POST GESP HELAA: No change.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	1.60
Developable 1/4/2032 to 31/3/2037	1.65
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Whimble

Reference

GH/ED/17



Site address	Land adjoining Lily Cottage, Street Raleigh, Whimble
Outside Cranbrook Plan Area	Yes
Description	Small flat site of semi-natural grassland, possibly previously used as a compound during construction of the A30 trunk road. The site is bounded to the north, east and west by plantation woodland, the the south-east by the A30 and to the south-west by Lily Cottage and the B3174.
Total site size (ha)	2.12
Submitter's proposed use	Only proposed employment - industrial/warehousing development

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	No
Site available for Employment	Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.

Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	No part of the site is within the functional flood plain.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.12
Stage A Assessment conclusion	Site has passed Stage A Suitability Assessment for strategic employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Site as submitted does not adjoin the public highway. However, the land between it and the highway is understood to be in the same ownership, meaning that access should be achievable. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 2.2km from Whimple train station (though not easily accessible from this location) and the main Axminster-Honiton-Ottery-Cranbrook-Exeter bus runs along the B3174 across the front of the site. Pedestrian/cycle movement to Cranbrook, West Hill and Ottery St Mary would need to be greatly improved.
Ecology	The site is within 10km of both the Exe Estuary and Pebblebed Heaths European Sites. However, there is no evidence that economic development has a detrimental recreational impact. It is within the Great Crested Newt Consultation Zone. The site is bounded by/includes hedgerows/trees which may be of some ecological merit. The site adjoins broadleaved woodland priority habitat which is an unconfirmed wildlife site. The site itself may have ecological value.
Flood risk, water quality and drainage	Flooding: The site is entirely within floodzone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application for residential or economic development will need to include a Flood Risk Assessment, in accordance with advice in the NPPG. The site is crossed by areas of surface water flood risk. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of small treatment works. It would be necessary to decide how to manage this group of sites' foul drainage. Would require confirmation that capacity exists without detriment to current situation via either the sewage treatment works or via combined storm overflows on infrastructure.
Heritage and archaeology	Heritage sensitivity: Low. The site is in close proximity (c.220m) from a known Neolithic-Roman settlement at Straightgate Farm and 530m from the Exeter-Honiton Roman Road. Conservation sensitivity: Low. There are a small number of Grade II Listed Buildings within a few hundred metres of the site, but these are unlikely to be impacted upon due to topography and vegetation which screen the site.

Infrastructure	Broadband: Homes/businesses adjacent to the site only have access to standard broadband. However, it should be possible to roll out superfast to any new development relatively easily.
Landscape	Landscape sensitivity: Medium-High. The site is not located within any nationally or locally protected landscapes and intervisibility with the East Devon AONB is likely to be low or non-existent. The site is not highly representative of the LCT characteristics and would be seen in the context of the adjacent A30. The site is bounded by hedgerows and trees which may be of landscape importance. Requires further visual assessment.
Safety	Noise: The site is affected by A30 noise constraints. There may also be noise constraints associated with traffic movements for the proposed new quarry at Straightgate Farm.
Soils and contamination	Agricultural land classification: Grade 3 and 4. Minerals and Waste: The land is partly within a Mineral Consultation Area for the sand and gravel resource, but is unlikely to constrain future extraction and there is no mineral objection. No waste manage
Other	The site is flat.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic employment development alongside HELAA sites GH/ED/16 and GH/ED/18-20. The Panel has advised that delivery of the group of sites could commence in years 1-5.
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably achievable if

Potential capacity			
Site overlap description	No overlap		
Total site size	2.12		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	2.12		
Net developable area (ha)	1.27		
1. Calculated yield dwellings (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	2.12		
Employment land – potential yield (Ha)	2.12		

SITE POTENTIAL	Of the 2.12ha submitted site, there are no areas that should be discounted from the gross site area. Residential: The site has not been assessed for residential uses as it would not be capable of yielding 500+ dwellings on it's own or in combination with other sites. Employment: Up to 2.12 ha of employment uses. However, constraints highlighted above may significantly reduce the site's potential. Conclusion: The site is only suitable for employment uses as part of a new standalone site, assuming that access could be achieved across land in the same ownership but that was not submitted. The site is opposite other land submitted to the HELAA (GH/ED/18). POST GESP HELAA: No change.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	1.00
Developable 1/4/2032 to 31/3/2037	1.12
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

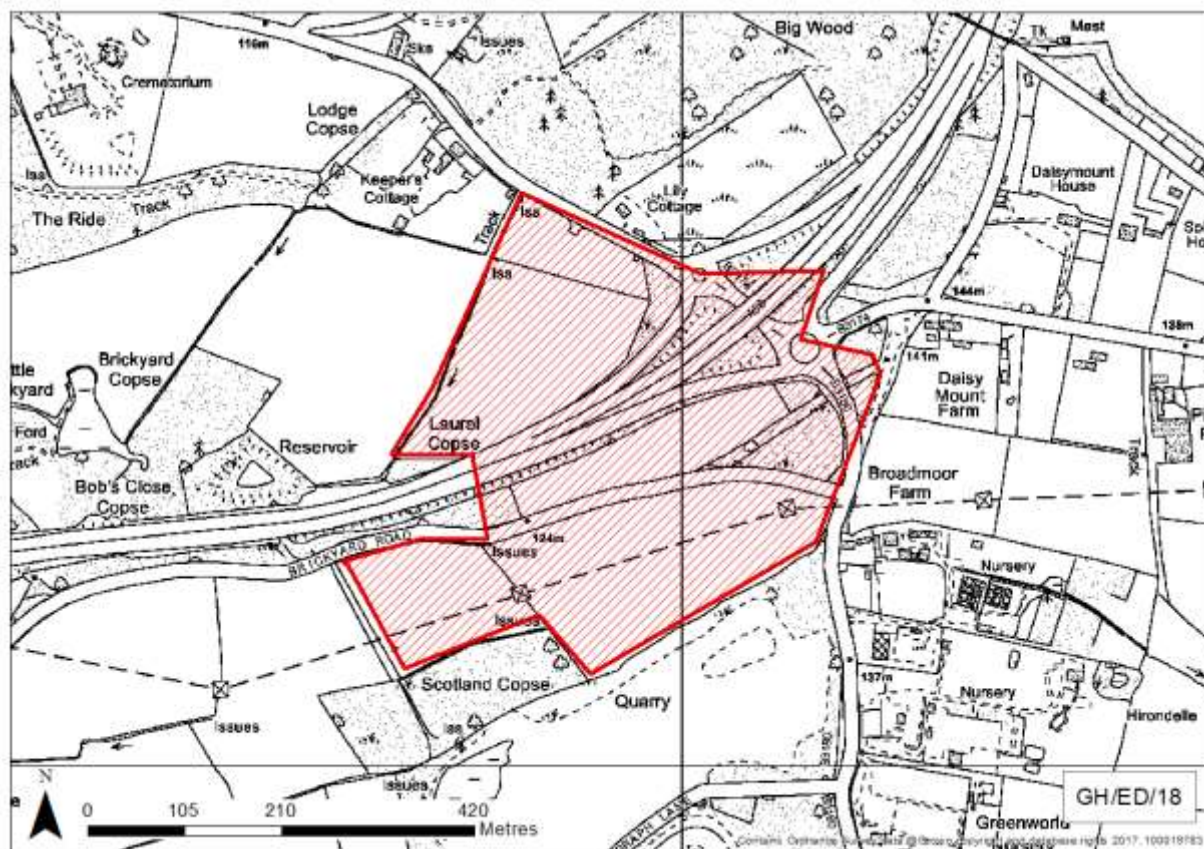
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Whimble

Reference

GH/ED/18



Site address	Land west of West Hill, Ottery St Mary
Outside Cranbrook Plan Area	Yes
Description	Large site comprising of a number of gently sloping agricultural fields, woodland and existing employment development surrounding the A30/B3174 Daisymount junction which lies within the site. The fields on the north side of the A30 have planning consent for roadside service facilities. The land immediately to the south of the A30 and north of Brickyard Road contains Halse's Agricultural Machinery and woodland. The land south of Brickyard Road is agricultural and crossed by high voltage powerlines.
Total site size (ha)	17.79
Submitter's proposed use	Only proposed for employment - industrial/warehousing

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	No
Site available for Employment	Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.

Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	No part of the site is within the functional flood plain.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	17.79
Stage A Assessment conclusion	Site has passed Stage A Suitability Assessment for strategic employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access to the northern portion of the site (that with consent) is already constructed off the B3174, as is access to the area of the southern portion north of Brickyard Road. Access to the area of the southern portion south of Brickyard Road would be easily achievable from this lane. The site is easily accessible off the Daisymount A30 junction, which is in fact included within the submitted site though clearly not suggested for development. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 2.4km from Whimple train station (though not easily accessible from this location) and the main Axminster-Honiton-Ottery-Cranbrook-Exeter bus runs along the B3174 through the centre of the site. Pedestrian/cycle movement to Cranbrook, West Hill and Ottery St Mary would need to be greatly improved.
Ecology	The site is within 10km of both the Exe Estuary and Pebblebed Heaths European Sites. However, there is no evidence that economic development has a detrimental recreational impact. It is within the Great Crested Newt Consultation Zone. The site is bounded by/includes hedgerows/trees which may be of some ecological merit. Part of the site consists of an unconfirmed wildlife site.
Flood risk, water quality and drainage	Flooding: Site is entirely within floodzone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application for residential or economic development will need to include a Flood Risk Assessment, in accordance with advice in the NPPG. The site is crossed by areas of surface water flood risk. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of small treatment works. It would be necessary to decide how to manage this group of sites' foul drainage. Would require confirmation that capacity exists without detriment to current situation via either the sewage treatment works or via combined storm overflows on infrastructure.
Heritage and archaeology	Heritage sensitivity: Low. The site contains a number of artefact discovery points and is in close proximity (approximately 380m) to a known Neolithic-Roman settlement at Straightgate Farm and 600m

	from the Exeter-Honiton Roman Road. It also contains castle field names. Requires further assessment. Conservation sensitivity: Medium. There are a small number of Grade II Listed Buildings within a few hundred metres of the site, including the curtilage elements of the Grade II Listed Strete Raleigh House. The Grade 1 Listed Rockbeare Manor associated Grade II Listed Buildings and Registered Park and Garden are approximately 2.4km south-west of the site. There may be a small chance of intervisibility, but due to the distance, topography and vegetation surrounding the site impacts are likely to be minimal if at all. Requires further assessment.
Infrastructure	Broadband: Homes/businesses adjacent to the site only have access to standard broadband. It should be possible to roll out superfast to any new development relatively easily. Other: The southern portion of the site is crossed by high voltage power lines which may need to be undergrounded or relocated in order to deliver a strategic scale employment site. The northern portion of the site has an extant planning permission to deliver roadside services for the A30.
Landscape	Landscape sensitivity: Medium. The site is not located within any nationally or locally protected landscapes and intervisibility with the East Devon AONB is likely to be low or non-existent. There may be some visual prominence in the wider landscape, including with the historic parkland in the area. However, the site would to an extent be seen in the context of the A30 which dissects it. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. Requires further visual assessment.
Safety	Noise: The site is affected by A30 noise constraints. There may also be noise constraints associated with traffic movements for the proposed new quarry at Straightgate Farm. Other: The southern portion of the site is crossed by high voltage powerlines which are integral to the site.
Soils and contamination	Agricultural land classification: Grades 4 and 3. Minerals and Waste: The land is partly within a Mineral Consultation Area associated with Rockbeare Hill Quarry. However, mineral extraction has ceased and there is no mineral objection to development. N
Other	The site is dissected by the A30 and the Daisymount junction (which amount to approximately 4.19ha of the site). The field to the north of the A30 is flat and has an extant permission for roadside services for the A30 (although whilst the access has been
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic employment development alongside HELAA sites GH/ED/16-17 and GH/ED/19-20. The Panel has advised that delivery of the group of sites could commence in years 1-5.
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably achievable if

Potential capacity

Site overlap description	PARTIAL overlap- Land occupied by A30, Daisymount junction, B3174, B3180, land with consent for roadside services & land built out for employment uses. Net 6.5 Ha to be counted for site GH/ED/18.		
Total site size	17.79		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	6.50		
Net developable area (ha)	3.90		
1. Calculated yield dwellings (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	6.50		
Employment land – potential yield (Ha)	6.50		
SITE POTENTIAL	Of the 17.79 ha submitted site, only c.6.5 ha on the south side of Brickyard Road is not taken up by the A30, Daisymount junction, the B3174, B3180, land with consent for roadside services and land already built out for employment uses. This means the gross site area is 6.5 ha. Residential: The site has not been assessed for residential uses as it would not be capable of yielding 500+ dwellings on it's own or in combination with other sites. Employment: Up to 6.5 ha of employment land subject to constraints highlighted above, which may significantly reduce the site's potential. Conclusion: The site is only suitable for employment uses as part of a new a standalone site. The site adjoins other land submitted to the HELAA (GH/E/17, 19 and 20). POST GESP HELAA: No change.		
GENERAL COMMENT FOR ALL SITES	Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.		

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0

Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	3.20
Developable 1/4/2032 to 31/3/2037	3.30
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

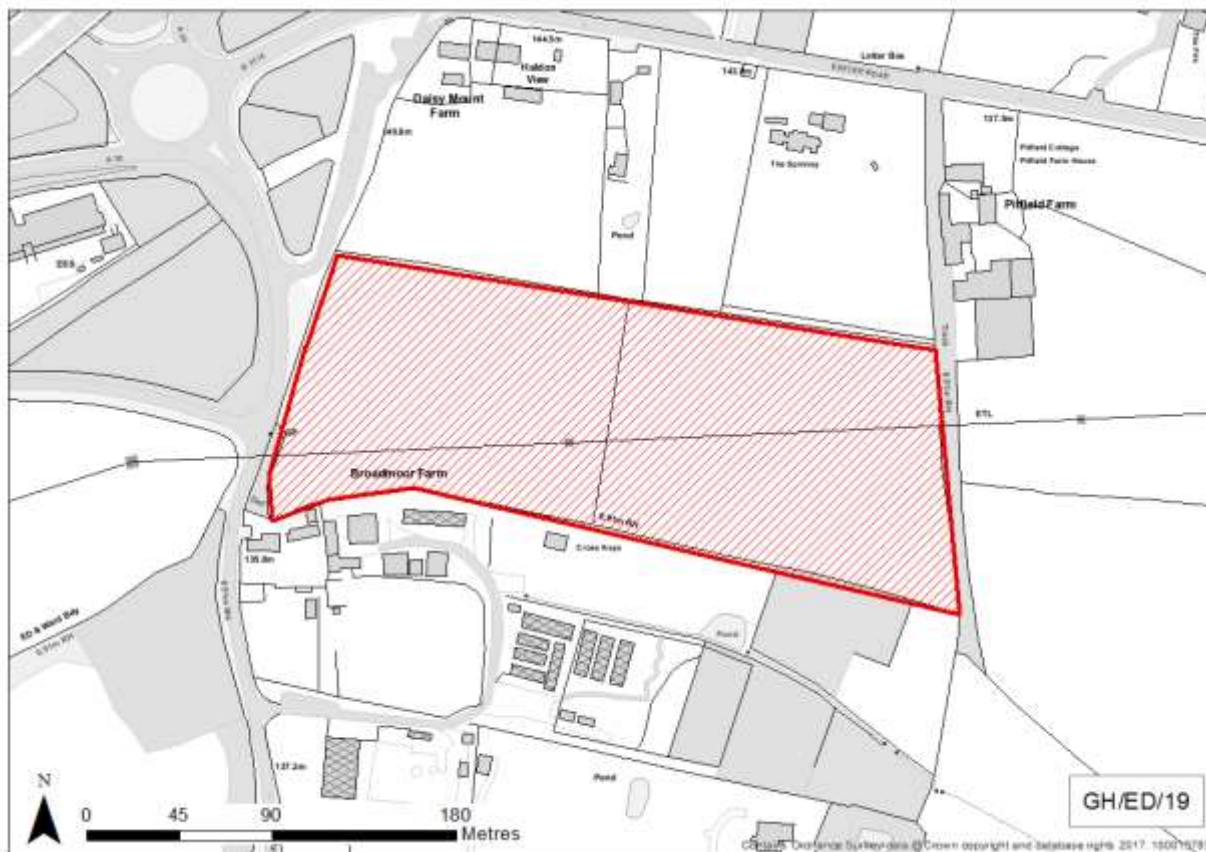
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Whimble

Reference

GH/ED/19



Site address	Broadmoor Farmhouse 1, West Hill
Outside Cranbrook Plan Area	Yes
Description	Small site of gently sloping agricultural farmland near the A30/B3174 Daisymount junction. The site is bounded to the north and east by agricultural fields, the West Hill Nurseries to the south and Exmouth Road (B3180) to the west.
Total site size (ha)	3.69
Submitter's proposed use	Development Potential = NO The proposed site has the potential to provide open space for the public, and public growing areas

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	No
Site available for Employment	Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.

Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	No part of the site is within the functional flood plain.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	3.69
Stage A Assessment conclusion	Site has passed Stage A Suitability Assessment for strategic employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access is currently via the old road which now forms a layby on the B3180 at the Daisymount junction of the A30. A new access might be possible, however this would be dependent on achieving adequate 40mph visibility splays. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 2.7km from Whimple train station (though not easily accessible from this location) and the main Axminster-Honiton-Ottery-Cranbrook-Exeter bus runs along the B3174 around 100m north of the site. A variant of this service runs along the B3180 across the front of the site. Pedestrian/cycle movement to Cranbrook, West Hill and Ottery St Mary would need to be greatly improved.
Ecology	The site is within 10km of both the Exe Estuary and Pebblebed Heaths European Sites, however there is no evidence that economic development has a detrimental recreational impact. It is within the Great Crested Newt Consultation Zone. The site is bounded by/includes hedgerows/trees which may be of some ecological merit.
Flood risk, water quality and drainage	Flooding: Site is entirely within floodzone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application for residential or economic development will need to include a Flood Risk Assessment, in accordance with advice in the NPPG. Areas at risk of surface water flooding run along the road from which access would be taken. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of small treatment works. It would be necessary to decide how to manage this group of site's foul drainage. Would require confirmation that capacity exists without detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure.
Heritage and archaeology	Heritage sensitivity: Low. The site is in close proximity (c.300m) to a known Neolithic-Roman settlement at Straightgate Farm and 910m from the Exeter-Honiton Roman Road and includes the historic parish boundary.

	Conservation sensitivity: Low. There are a small number of Grade II Listed Buildings within a few hundred metres of the site. However, these are unlikely to be impacted upon due to topography and vegetation which screen the site.
Infrastructure	Broadband: Homes/businesses adjacent to the site only have access to standard broadband. It should be possible to roll out superfast to any new development relatively easily. Other: The site is crossed by high voltage power lines which may need to be undergrounded or relocated in order to deliver a strategic scale employment site.
Landscape	Landscape sensitivity: High. The site is not located within any nationally or locally protected landscapes. However, there may be intervisibility with the East Devon AONB as the site is located on a prominent ridge on the opposite side of the Otter Valley. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. A PRoW runs along its eastern boundary. Requires further visual assessment.
Safety	Noise: Site is affected by A30 noise constraints. Other: Crossed by high voltage powerlines which are integral to the site.
Soils and contamination	Agricultural land classification: Grade 4. Minerals and Waste: The land is partly within a Mineral Consultation Area for the sand and gravel resource, but is unlikely to constrain future extraction and there is no mineral objection. No waste management co
Other	The site slopes gently away from the road to the east.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic employment development alongside HELAA sites GH/ED/16-18 and GH/ED/20. The Panel has advised that delivery of the group of sites could commence in years 1-5.
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably achievable if

Potential capacity			
Site overlap description	No overlap		
Total site size	3.69		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	3.69		
Net developable area (ha)	2.20		
1. Calculated yield dwellings (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory	0		

EMPLOYMENT CAPACITY	
Gross development area – Passes Stage B Employment (Ha)	3.69
Employment land – potential yield (Ha)	3.69
SITE POTENTIAL	Of the 3.69 ha submitted site, there are no areas that should be discounted from the gross site area. Residential: The site has not been assessed for residential uses as it would not be capable of yielding 500+ dwellings on it's own or in combination with other sites. Employment: Up to 3.69 ha of employment uses, subject to constraints highlighted above which may significantly reduce this potential. Conclusion: The site is only suitable for employment uses as part of a new a standalone site. However, yields are likely to be significantly below the high level HELAA projections above as a result of the constraints highlighted. The site adjoins other land submitted to the HELAA (GH/EX/18 and 20). POST GESP HELAA: No change.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	1.80
Developable 1/4/2032 to 31/3/2037	1.89

Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

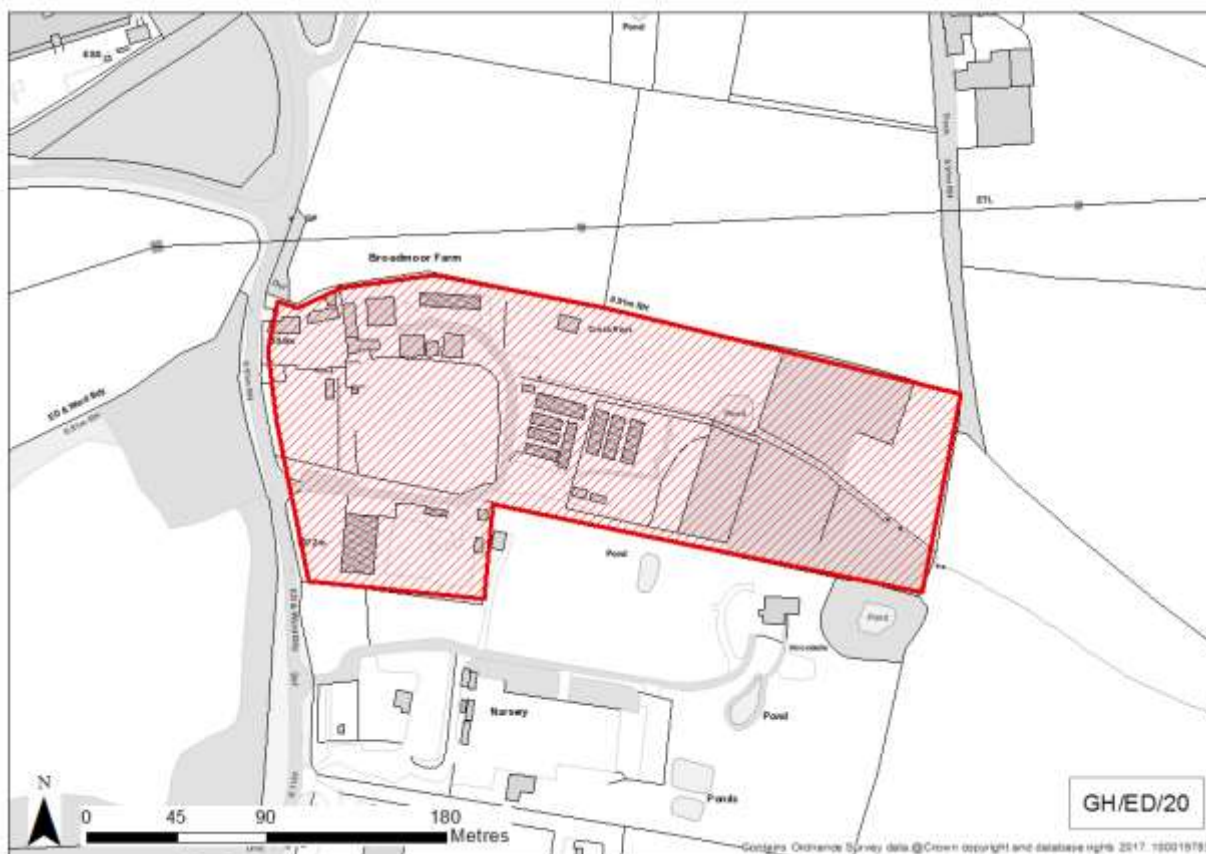
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

West Hill

Reference

GH/ED/20



Site address	Broadmoor Farmhouse 2, West Hill
Outside Cranbrook Plan Area	Yes
Description	Small gently sloping site comprising Broadmoor Farmhouse and part of West Hill Nurseries. The site is bounded to the north and east by agricultural farmland, more nursery development to the south and Exmouth Road (B3180) to the west.
Total site size (ha)	4.00
Submitter's proposed use	Development Potential = NO Opportunities for open space areas for public and growing areas

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	No
Site available for Employment	Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.

Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	No part of the site is within the functional flood plain.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	4.00
Stage A Assessment conclusion	Site has passed Stage A Suitability Assessment for strategic employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access is currently via the B3180 on the inside of a reasonably fast bend near to the Daisymount junction of the A30. A new access might be possible, however this would be dependent on achieving adequate 40mph visibility splays. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 2.7km from Whimble train station (though not easily accessible from this location) and the main Axminster-Honiton-Ottery-Cranbrook-Exeter bus runs along the B3174 around 100m north of the site. A variant of this service runs along the B3180 across the front of the site. Pedestrian/cycle movement to Cranbrook, West Hill and Ottery St Mary would need to be greatly improved.
Ecology	The site is within 10km of both the Exe Estuary and Pebblebed Heaths European Sites. However, there is no evidence that economic development has a detrimental recreational impact. It is within the Great Crested Newt Consultation Zone. The site is bounded by/includes hedgerows/trees which may be of some ecological merit.
Flood risk, water quality and drainage	Flooding: The site is entirely within floodzone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application for residential or economic development will need to include a Flood Risk Assessment, in accordance with advice in the NPPG. There is a small drain and pond located within the site which has an associated surface water flood risk. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of small treatment works. It would be necessary to decide how to manage this group of sites' foul drainage. Would require confirmation that capacity exists without detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure.
Heritage and archaeology	Heritage sensitivity: Low. The site is in close proximity (c.375m) to a known Neolithic-Roman settlement at Straightgate Farm and 1.1km from the Exeter-Honiton Roman Road. It includes the historic parish boundary. Conservation sensitivity: Low. There are a small number of Grade II Listed Buildings within a few hundred metres of the site. However,

	these are unlikely to be impacted upon due to topography and vegetation which screen the site.
Infrastructure	Broadband: Homes/businesses adjacent to the site only have access to standard broadband. However, it should be possible to roll out superfast to any new development relatively easily.
Landscape	Landscape sensitivity: High. The site is not located within any nationally or locally protected landscapes. However, there may be intervisibility with the East Devon AONB as the site is located on a prominent ridge on the opposite side of the Otter Valley. The site is bounded and crossed by hedgerows and trees which may be of landscape importance and a PRow runs along its eastern boundary. Requires further visual assessment.
Safety	Noise: The site is affected by A30 noise constraints.
Soils and contamination	Agricultural land classification: Grade 4. Minerals and Waste: The land is partly within a Mineral Consultation Area for the sand and gravel resource, but is unlikely to constrain future extraction and there is no mineral objection. No waste management co
Other	The site is currently populated with various structures, including 3 dwellings and West Hill Nursery (plants).
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic employment development alongside HELAA sites GH/ED/16-19. The Panel has advised that delivery of the group of sites could commence in years 1-5.
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably achievable if

Potential capacity			
Site overlap description	No overlap		
Total site size	4.00		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	4.00		
Net developable area (ha)	2.40		
1. Calculated yield dwellings (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	4.00		
Employment land – potential yield (Ha)	4.00		

SITE POTENTIAL	Of the 4 ha submitted site, there are no areas that should be discounted from the gross site area. Residential: The site has not been assessed for residential uses as it would not be capable of yielding 500+ dwellings on its own or in combination with other sites. Employment: Up to 4 ha of employment uses. However, constraints above may significantly reduce this potential. Conclusion: The site is only suitable for employment use as part of a new standalone site. However, yields are likely to be significantly below the high level HELAA projections above as a result of the constraints highlighted. The site adjoins other land submitted to the HELAA (GH/EX/18 and 19). POST GESP HELAA: No change.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	2.00
Developable 1/4/2032 to 31/3/2037	2.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

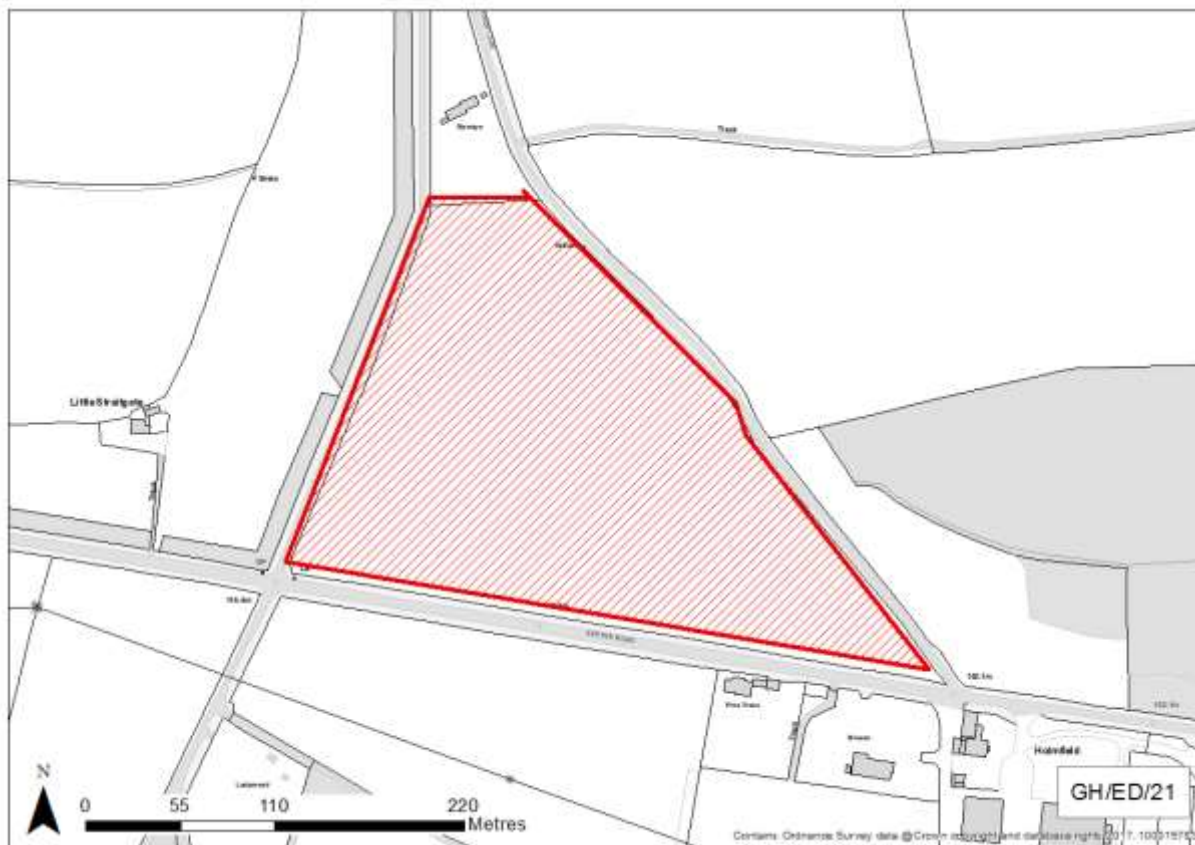
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Ottery St Mary

Reference

GH/ED/21



Site address	Land at Toadpit Lane, West Hill, Ottery St Mary
Outside Cranbrook Plan Area	Yes
Description	Small gently sloping agricultural field on the north side of the main road leading from Ottery St Mary to the Daisymount junction of the A30. The site is bounded by Birdcage Lane, agricultural fields and Cadhay Bog to the north-east, the B3174 to the south, and a country lane and agricultural fields to the west. The fields to the west are the site of the proposed Straightgate Farm quarry.
Total site size (ha)	5.24
Submitter's proposed use	Housing

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.

Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	No part of the site is within the functional flood plain.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	5.24
GDA Passes Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	Site has passed Stage A Suitability Assessment for strategic housing development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Current access is via a field gate at the junction of a small country lane and the B3174 Exeter Road. However, this is a national speed limit road and as such either large visibility splays would be necessary (and not necessarily possible) or the speed limit would need to be reduced which might not accord with policy. Development has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approx 3.4km from Whimble train station (though not easily accessible from this location). The main Axminster-Honiton-Ottery-Cranbrook-Exeter bus runs along the B3174 across the front of the site. Pedestrian/cycle movement into Ottery St Mary would need to be greatly improved. At present access would entail a long and dangerous walk/cycle along a busy and fast main road.
Ecology	The site is within 10km of the Pebblebed Heaths European Site so appropriate mitigation would be required. It is within the Great Crested Newt Consultation Zone. The site lies almost adjacent to Cadhay Bog CWS (approx. 40m) and is in close proximity to Cadhay Wood CWS (c.275m). Development would likely create increased recreational pressures on these sites, which are recognised as being rich in biodiversity and contain registered ancient woodland. The site is bounded by/includes hedgerows/trees which may be of some ecological merit.
Flood risk, water quality and drainage	Flooding: The site is entirely within floodzone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application for residential or economic development will need to include a Flood Risk Assessment, in accordance with advice in the NPPG. There is a small area of surface water flood risk associated with the beginning of the watercourse which runs through the Cadhay Bog to the west of the site. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of sewerage catchments. Would require confirmation that capacity exists without detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure.

Heritage and archaeology	Heritage sensitivity: Low. A number of potential archaeological features have been identified on the adjacent Straitgate Farm site, including a known Neolithic-Roman settlement. Requires further evaluation. Conservation sensitivity: Medium. The Grade II Listed Straitgate Farmhouse is in reasonably close proximity to the site. However, potential impacts may be limited due to topography and vegetation. The site is approximately 1.8km west of the western-most boundary of the Ottery St Mary Conservation Area, which contains numerous Listed Buildings including the Grade I Listed Church of St Mary, Grade II* Listed Chanter's House and others. It is also approximately 1.6km south-west of the Grade I Cadhay Barton. In both cases strategic-scale development may impact on the wider settings of these heritage assets. Requires further evaluation.
Infrastructure	Health: Primary healthcare infrastructure is likely to need improvement. Education: Assuming relocation of Tipton St John Primary School to Ottery St Mary, there will be additional capacity for up to 500-800 new dwellings. Secondary provision at Kings School, Ottery St Mary is at capacity and further expansion may be difficult. Broadband: Homes/businesses adjacent to the site only have access to standard broadband. However, it should be possible to roll out superfast to any new development relatively easily.
Landscape	Landscape sensitivity: High. The site is located outside but reasonably near (approximately 4.3km) to the East Devon AONB. There would be significant intervisibility with the East Hill Strips within the AONB, due to the site's location on the slopes of a prominent ridge on the opposite side of the valley. The site may also be visible from Belbury Castle hillfort. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various PRow's in the wider landscape context, which may offer views of the site. Requires further visual assessment.
Safety	No known safety constraints.
Soils and contamination	Agricultural land classification: Grade 3. Minerals and Waste: The site is wholly within a Mineral Safeguarding Area for the sand and gravel resource. Development would be opposed unless it can be demonstrated, through submission of a Mineral Resource A
Other	The site gently slopes to the north-east.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic residential development alongside HELAA sites GH/ED/22-28. The Panel has advised that development of the group of sites could commence with GH/ED/26 and GH/ED/28 in years 1-5, with more westerly sites likely to come forward in later phases to avoid piecemeal development and to enable the provision of highways/access to services.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity			
Site overlap description	No overlap		
Total site size	5.24		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	5.24		
Net developable area (ha)	3.14		
1. Calculated yield dwellings (HELAA Methodology)	Min 63	Mid 79	Max 94
2. Site promoter – yield (upper)	15		
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	79		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	5.24		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 5.24 ha submitted site, there are no areas that should be discounted from the gross site area. Residential: Based upon the gross site area, the site has the potential to deliver and average of 79 dwellings. However, constraints highlighted above, may significantly reduce this potential. Employment: The site would not be suitable for employment primarily due to accessibility. Conclusion: The site is only suitable for residential uses as part of a larger extension to Ottery St Mary, extension to West Hill or as part of a standalone new settlement between the two. However, yields are likely to be significantly below the high level HELAA projections above as a result of the constraints highlighted. The site is adjacent or opposite other land submitted to the HELAA (GH/ED/22, 23 and 24). POST GESP HELAA: No change.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	79
Developable 1/4/2032 to 31/3/2037	0

Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Ottery St Mary

Reference

GH/ED/22



Site address	Wood Cottage, Birdcage Lane, Ottery St Mary
Outside Cranbrook Plan Area	Yes
Description	Small sloping agricultural field on the north side of the main road leading from Ottery St Mary to the Daisymount junction of the A30. The site is bounded by Cadhay Bog CWS to the north and east, the B3174 to the south and Birdcage Lane to the west.
Total site size (ha)	1.23
Submitter's proposed use	Housing

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.

Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	No part of the site is within the functional flood plain.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.23
GDA Passes Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	Site has passed Stage A Suitability Assessment for strateic housing and employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Current access is via a field gate on Birdcage Lane near its junction with the B3174 Exeter Road. However, this is a national speed limit road and as such either large visibility splays would be necessary (and not necessarily possible) or the speed limit would need to be reduced, which might not accord with policy. If access remained on Birdcage Lane then it would likely require improvements. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 3.7km from Whimple train station (though not easily accessible from this location). The main Axminster-Honiton-Ottery-Cranbrook-Exeter bus runs along the B3174 across the front of the site. Pedestrian/cycle movement into Ottery St Mary would need to be greatly improved. At present, access would comprise a long and dangerous walk/cycle along a busy and fast main road.
Ecology	The site is within 10km of the Pebblebed Heaths European Site, so appropriate mitigation would be required. It is within the Great Crested Newt Consultation Zone. The site adjoins Cadhay Bog CWS, a non-designated tract of ancient woodland, species-rich wet woodland, dry woodland and mixed and coniferous woodland. Development in such close proximity would likely increase informal recreation within the CWS, with potential to destroy habitat. The site is also in fairly close proximity to Cadhay Wood CWS (c.330m) and would likely create increased recreational pressure on a site which is also recognised as being rich in biodiversity and contains registered ancient woodland. The site is bounded by/includes hedgerows/trees which may be of some ecological merit.
Flood risk, water quality and drainage	Flooding: The site is entirely within floodzone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application for residential or economic development will need to include a Flood Risk Assessment, in accordance with advice in the NPPG. There is a small area of surface water flood risk associated with the early stages of the watercourse which runs through the Cadhay Bog to the west of the site. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of sewerage catchments. Would require confirmation that capacity exists without

	detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure.
Heritage and archaeology	Heritage sensitivity: Low. A number of potential archaeological features have been identified on the adjacent Straitgate Farm site, including a known Neolithic-Roman settlement. Requires further evaluation. Conservation sensitivity: Medium. The Grade II Listed Straitgate Farmhouse is in reasonably close proximity to the site. However, potential impacts may be limited due to topography and vegetation. The site is approximately 1.7km west of the western-most boundary of the Ottery St Mary Conservation Area, which contains numerous Listed Buildings including the Grade I Listed Church of St Mary, Grade II* Listed Chanter's House and others. It is also approximately 1.5km south-west of the Grade I Cadhay Barton. In both cases strategic-scale development of the site may impact on the wider settings of these heritage assets. Requires further evaluation.
Infrastructure	Health: Primary healthcare infrastructure is likely to need improvement. Education: Assuming relocation of Tipton St John Primary School to Ottery St Mary, there will be additional capacity for up to 500-800 new dwellings. Secondary provision at Kings School, Ottery St Mary is at capacity and further expansion may be difficult. Broadband: Homes/businesses adjacent to the site only have access to standard broadband. It should be possible to roll out superfast to any new development relatively easily.
Landscape	Landscape sensitivity: High. The site is located outside but reasonably near (c.4.2km) to the East Devon AONB. There would be significant intervisibility with the East Hill Strips within the AONB, due to the site's location on the slopes of a prominent ridge on the opposite side of the valley. The site may also be visible from Belbury Castle hillfort. Vegetation within Cadhay Bog may reduce visibility of parts of the site to an extent. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various PROWs in the wider landscape context, which may offer views of the site. Requires further visual assessment.
Safety	No known constraints.
Soils and contamination	Agricultural land classification: Grade 3. Minerals and Waste: The site is partly within a Mineral Safeguarding Area for the sand and gravel resource and adjoins other land with this resource. Any proposals should include a Mineral Resource Assessment to
Other	The site slopes fairly significantly to the north towards Cadhay Bog.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic residential development alongside HELAA sites GH/ED/21 and GH/ED/23-28. The Panel has advised that development of the group of sites could commence with GH/ED/26 and GH/ED/28 in years 1-5, with more westerly sites likely to come forward in later phases to avoid piecemeal development and to enable the provision of highways/access to services.
Site Achievable for Housing	Probably achievable if

Site Achievable for Employment	Use unassessed

Potential capacity			
Site overlap description	No overlap		
Total site size	1.23		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	1.23		
Net developable area (ha)	0.98		
1. Calculated yield dwellings (HELAA Methodology)	Min 20	Mid 25	Max 30
2. Site promoter – yield (upper)	5		
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	25		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	1.23		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 1.23 ha submitted site, there are no areas that should be discounted from the gross site area. Residential: Based upon the gross site area, the site has potential to deliver and average of 25 dwellings. However, constraints highlighted above, may significantly reduce this potential. Employment: The site would not be suitable for employment primarily due to accessibility. Conclusion: The site is only suitable for residential uses as part of a larger extension to Ottery St Mary, extension to West Hill or as part of a standalone new settlement between the two.. However, yields are likely to be significantly below the high level HELAA projections above as a result of constraints highlighted. The site is opposite other land submitted to the HELAA (GH/EX/21). POST GESP HELAA: No change.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0

Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	25
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

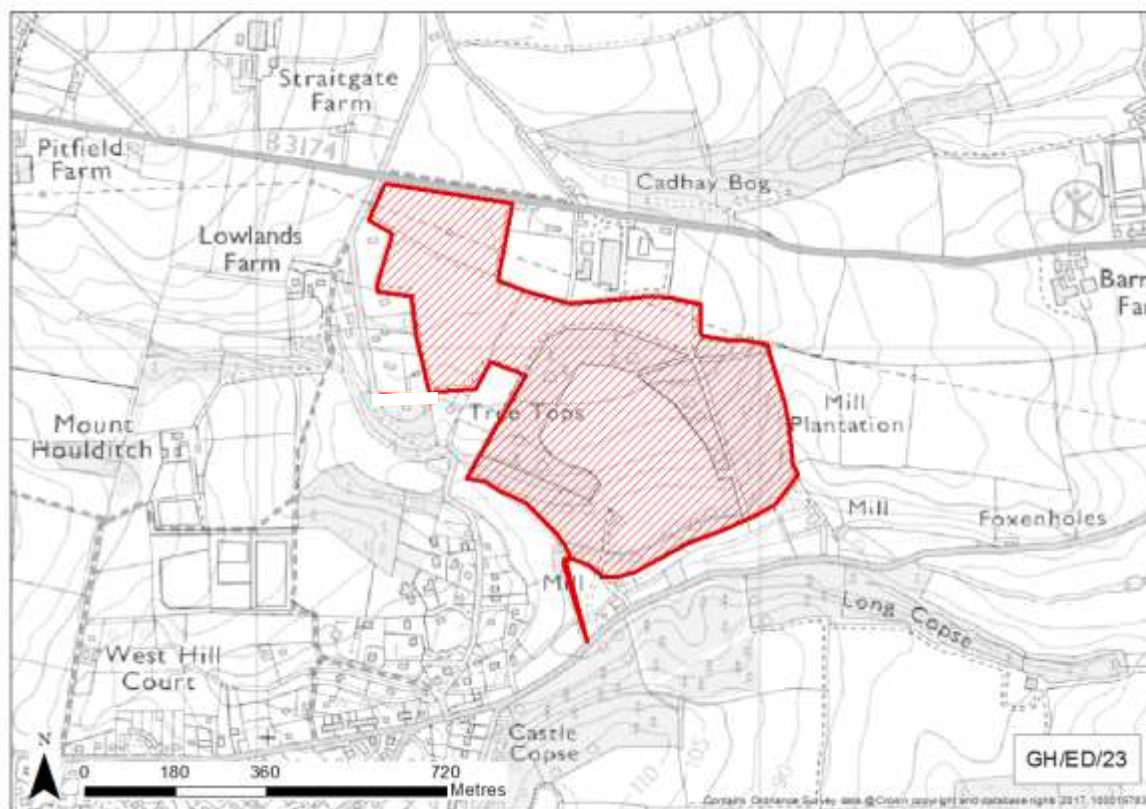
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

West Hill

Reference

GH/ED/23



Site address	Land to the south of Holyfield, Ottery St Mary
Outside Cranbrook Plan Area	Yes
Description	Large site north-east of West Hill. Comprises elevated, sloping agricultural land and a former gravel extraction quarry surrounded by plantation woodland between the village and the B3174. The site is bounded by the B3174 and Taylor's Catering to the north, agricultural fields to the south sloping down towards Ottery and the river, woodlands and West Hill Road to the south and Toadpit Lane and development to the west.
Total site size (ha)	33.91
Submitter's proposed use	Available for housing

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.

Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	No part of the site is within the functional flood plain.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	33.91
GDA Passes Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	Site has passed Stage A Suitability Assessment for strategic housing development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	The site is currently accessible from the B3174 Exeter Road. However, this is a national speed limit road and as such either large visibility splays would be necessary (and not necessarily possible) or the speed limit would need to be reduced, which might not accord with policy. Access is also available from Toadpit Lane, which is a small country lane connecting the village of West Hill and the B3174, and West Hill Road. Toadpit Lane would not be suitable to accommodate strategic scale development in this location, unless it were significantly improved. Please note the owner of the track to the north of Fernwood has advised that access should not be taken along this route. It may not be possible to access the entire site from West Hill Road due to changes in levels associated with the former quarry which this access serves. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 3.8km from Whimple train station (though not easily accessible from this location). The main Axminster-Honiton-Ottery-Cranbrook-Exeter bus runs along the B3174 across the front of the site and a variant runs along West Hill Road. Pedestrian/cycle movement into Ottery St Mary would need to be greatly improved. At present, access would comprise a long and dangerous walk/cycle along a busy and fast main road.
Ecology	The site is within 10km of the Pebblebed Heaths European Site, so appropriate mitigation would be required. It is within the Great Crested Newt Consultation Zone. The site is in close proximity to Cadhay Bog CWS (approx. 130m) and Cadhay Wood CWS (c.470m). Despite being on the opposite side of the road, development would likely create increased recreational pressures on these sites which are recognised as being rich in biodiversity and contain registered ancient woodland. The site is bounded by/includes hedgerows/trees which may be of some ecological merit. A significant proportion of the site being covered by mixed woodland plantations originally planted as part of the original quarry development.
Flood risk, water quality and drainage	Flooding: The site is entirely within floodzone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application for residential or economic development will need to include a Flood Risk Assessment, in accordance with advice in the NPPG. There is a small area of surface water flood risk within the former quarry area

	and areas of surface water floodrisk surround the site on the west and south sides. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of sewerage catchments. Would require confirmation that capacity exists without detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure.
Heritage and archaeology	Heritage sensitivity: Low. The southern portion of the site was previously used as a quarry in the 20th century (Foxenhole Quarry). There is a small earthwork mound in the southern-most part of the site. The site is also in close proximity to two former mills and a mill leat, as well as various enclosures and a known Neolithic-Roman settlement at Straightgate Farm. Requires further evaluation. Conservation sensitivity: Medium. There are two Grade II Listed buildings in reasonably close proximity to the site (Straightgate Farm and Foxenhole Mills). However, potential impacts may be limited due to topography and vegetation. The site is approximately 1.4km west of the western-most boundary of the Ottery St Mary Conservation Area, which contains numerous Listed Buildings including the Grade I Listed Church of St Mary, Grade II* Listed Chanter's House and others. It is also approximately 1.6km south-west of the Grade I Cadhay Barton. In both cases strategic-scale development of the site may impact on the wider settings of these heritage assets. Requires further evaluation.
Infrastructure	Health: Primary healthcare infrastructure is likely to need improvement. Education: Assuming relocation of Tipton St John Primary School to Ottery St Mary, there will be additional capacity for up to 500-800 new dwellings. Secondary provision at Kings School, Ottery St Mary is at capacity and further expansion may be difficult. Broadband: Homes/businesses adjacent to the site have access to superfast broadband, so it should be possible to roll this out to any new development relatively easily.
Landscape	Landscape sensitivity: High. The site is located outside but reasonably near (c.3.7km) to the East Devon AONB. There would be significant intervisibility with the East Hill Strips within the AONB, due to the site's location on the slopes of a prominent ridge on the opposite side of the valley. The site may also be visible from Belbury Castle hillfort. Vegetation surrounding the former quarry itself may reduce visibility of parts of the site. However, a significant proportion of the site is on an open hillside making it particularly sensitive in the landscape. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various PROWs in the wider landscape context which may offer views of the site. Requires further visual assessment.
Safety	High voltage powerlines cross the northern part of the site.
Soils and contamination	Agricultural Land Classification: Grade 3. Minerals and Waste: The site includes a former gravel extraction quarry but there are no associated constraints evident. Most of the site is within a Mineral Safeguarding Area for the sand and gravel resource, wi
Other	The site is essentially divided into two parts, a gently sloping higher part in the north-west and the former quarry which consists of a

	relatively flat open area surrounded by steep plantation-wooded slopes. The difficult topography, wooded nature of par
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic residential development alongside HELAA site GH/ED/21, GH/ED/22 and GH/ED/24-28. The Panel has advised that development of the group of sites could commence with GH/ED/26 and GH/ED/28 in years 1-5, with more westerly sites likely to come forward in later phases to avoid piecemeal development and to enable the provision of highways/access to services.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity			
Site overlap description	No overlap		
Total site size	33.91		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	18.31		
Net developable area (ha)	10.99		
1. Calculated yield dwellings (HELAA Methodology)	Min 220	Mid 275	Max 330
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	275		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	18.31		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 33.91 ha site, approximately 15.6 ha comprises wooded slopes, plantation woodland or is land underneath high voltage powerlines on the edge of the site. Therefore the gross site area is approximatly 18.31ha. Residential: Based upon the gross site area, the site has potential to deliver an average of 275 dwellings. However, constraints highlighted above, may significantly reduce this potential. Employment: The site would not be suitable for employment primarily due to accessibility. Conclusion: The site is only suitable for residential uses as part of a larger extension to Ottery St Mary, extension to West Hill or as part of a standalone new settlement between the two. However, yields are likely to be significantly below the high level HELAA projections above		

	as a result of constraints highlighted. The site is adjacent or opposite other land submitted to the HELAA (GH/EX/21, 24, 25 and 26). POST GESP HELAA: No change.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	225
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

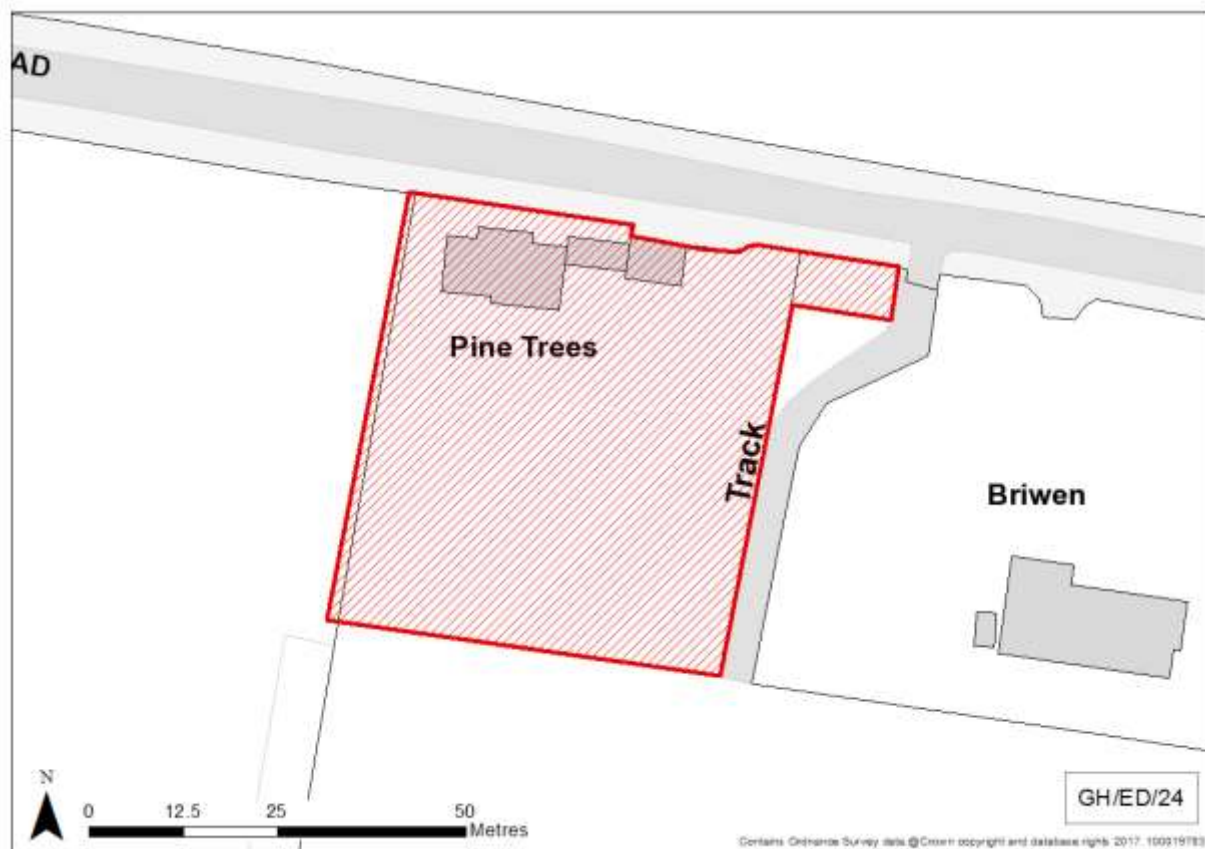
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Ottery St Mary

Reference

GH/ED/24



Site address	Pine Trees, Exeter Road, Ottery St Mary
Outside Cranbrook Plan Area	Yes
Description	Small site comprising the residential dwelling "Pine Trees" and its garden. Lies on the south side of the main road leading from Ottery St Mary to the Daisymount junction of the A30. The site is bounded by the B3174 to the north, "Briwen" to the east and agricultural fields to the south and west.
Total site size (ha)	0.31
Submitter's proposed use	Housing

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.

Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	No part of the site is within the functional flood plain.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.31
GDA Passes Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	Site has passed Stage A Suitability Assessment for strategic housing development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Current access is via the private driveway to "Pine Trees" on the B3174 Exeter Road. However, this is a national speed limit road and as such either large visibility splays would be necessary (and not necessarily possible) or the speed limit would need to be reduced, which might not accord with policy. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 3.6km from Whimble train station (though not easily accessible from this location). The main Axminster-Honiton-Ottery-Cranbrook-Exeter bus runs along the B3174 across the front of the site. Pedestrian/cycle movement into Ottery St Mary would need to be greatly improved. At present, access would comprise a long and dangerous walk/cycle along a busy and fast main road.
Ecology	The site is within 10km of the Pebblebed Heaths European Site, so appropriate mitigation would be required. It is within the Great Crested Newt Consultation Zone. The site is located in close proximity to Cadhay Bog CWS and Ancient Woodland site (c.100m), a tract of ancient woodland, dry woodland and mixed and coniferous woodland. Development in such close proximity would likely increase informal recreation within it, with potential to destroy habitat. The site is also in fairly close proximity to Cadhay Wood CWS (c.470m) and would likely create increased recreational pressure on a site which is also recognised as being rich in biodiversity and contains registered ancient woodland. The site is bounded by/includes hedgerows/trees which may be of some ecological merit.
Flood risk, water quality and drainage	Flooding: The site is entirely within floodzone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application for residential or economic development will need to include a Flood Risk Assessment, in accordance with advice in the NPPG. Development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of sewerage catchments. Would require confirmation that capacity exists without detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure.
Heritage and archaeology	Heritage sensitivity: Low. A number of potential archaeological features have been identified on the adjacent Straightgate Farm site,

	including a known Neolithic-Roman settlement. Requires further evaluation. Conservation sensitivity: Medium. The Grade II Listed Straightgate Farmhouse is in reasonably close proximity to the site. However, potential impacts may be limited due to topography and vegetation. The site is approximately 1.8km west of the western-most boundary of the Ottery St Mary Conservation Area, which contains numerous Listed Buildings including the Grade I Listed Church of St Mary, Grade II* Listed Chanter's House and others. It is also approximately 1.7km south-west of the Grade I Cadhay Barton. In both cases strategic-scale development of the site may impact on the wider settings of these heritage assets. Requires further evaluation.
Infrastructure	Health: Primary healthcare infrastructure is likely to need improvement. Education: Assuming relocation of Tipton St John Primary School to Ottery St Mary, there will be additional capacity for up to 500-800 new dwellings. Secondary provision at Kings School, Ottery St Mary is at capacity and further expansion may be difficult. Broadband: Homes/businesses adjacent to the site only have access to standard broadband. It should be possible to roll out superfast to any new development relatively easily.
Landscape	Landscape sensitivity: High. The site is located outside but reasonably near (approximately 4.3km) to the East Devon AONB. There would be significant intervisibility with the East Hill Strips within the AONB, due to the site's location on the slopes of a prominent ridge on the opposite side of the valley. The site may also be visible from Belbury Castle hillfort. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various PROWs in the wider landscape context, which may offer views of the site. Requires further visual assessment.
Safety	No known safety constraints.
Soils and contamination	Agricultural Land Classification: Grade 3. Minerals and Waste: The site is within a Mineral Safeguarding Area for the sand and gravel resource and adjoins other land with this resource. Any proposals should include a Mineral Resource Assessment to meet
Other	The site gently slopes to the north-east. It also contains an existing dwelling, with the majority of the site being the existing garden.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic residential development alongside HELAA sites GH/ED/21-23 and GH/ED/25-28. The Panel has advised that development of the group of sites could commence with GH/ED/26 and GH/ED/28 in years 1-5, with more westerly sites likely to come forward in later phases to avoid piecemeal development and to enable the provision of highways/access to services.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity

Site overlap description	No overlap		
Total site size	0.31		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	0.31		
Net developable area (ha)	0.25		
1. Calculated yield dwellings (HELAA Methodology)	Min 5	Mid 7	Max 8
2. Site promoter – yield (upper)	5		
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	7		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	0.31		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.31ha submitted site, there are no areas that should be discounted from the gross site area. Residential: Based upon the gross site area, the site has the potential to deliver an average of 7 dwellings (net). However, constraints highlighted above, may significantly reduce this potential. Employment: The site would not be suitable for employment primarily due to accessibility. Conclusion: The site is only suitable for residential uses as part of a larger extension to Ottery St Mary, extension to West Hill or as part of a standalone new settlement between the two. However, yields are likely to be significantly below the high level HELAA projections above, as a result of constraints highlighted. The site is adjacent or opposite other land submitted to the HELAA (GH/EX/21 and 23). POST GESP HELAA: No change.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	7
Developable 1/4/2032 to 31/3/2037	50

Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Ottery St Mary

Reference

GH/ED/25



Site address	Land west of Oakland, Ottery St Mary
Outside Cranbrook Plan Area	Yes
Description	Small site comprising two sloping agricultural fields, on the south side of the main road leading from Ottery St Mary to the Daisymount junction of the A30. The site is bounded by the B3174 to the north, agricultural fields to the east and south and Taylor's Catering business to the west
Total site size (ha)	1.53
Submitter's proposed use	Available for Dwellings

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.

Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	No part of the site is within the functional flood plain.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.53
GDA Passes Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	Site has passed Stage A Suitability Assessment for strategic housing development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Current access is via a field gate on the B3174 Exeter Road, or through the private drive of the adjacent Taylor's Catering business. Whilst the Exeter Road is reduced to 40mph limit in this location, it is unlikely that sufficient visibility splays could be provided. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 3.9km from Whimble train station (though not easily accessible from this location). The main Axminster-Honiton-Ottery-Cranbrook-Exeter bus runs along the B3174 across the front of the site. Pedestrian/cycle movement into Ottery St Mary would need to be greatly improved. At present, access would comprise a long and dangerous walk/cycle along a busy and fast main road.
Ecology	The site is within 10km of the Pebblebed Heaths European Site, so appropriate mitigation would be required. It is within the Great Crested Newt Consultation Zone. The site is located opposite Cadhay Bog CWS and Ancient Woodland site, a tract of ancient woodland, species-rich wet woodland, dry woodland and mixed and coniferous woodland. Development in such close proximity would likely increase informal recreation within it, with potential to destroy habitat. Site is also in fairly close proximity to Cadhay Wood CWS (c.540m) and would likely increase recreational pressure on a site which is also recognised as being rich in biodiversity and contains registered ancient woodland. The site is bounded by/includes hedgerows/trees which may be of some ecological merit.
Flood risk, water quality and drainage	Flooding: The site is entirely within floodzone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application for residential or economic development will need to include a Flood Risk Assessment, in accordance with advice in the NPPG. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of sewerage catchments. Would require confirmation that capacity exists without detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure.
Heritage and archaeology	Heritage sensitivity: Low. A number of potential archaeological features have been identified on the adjacent Straightgate Farm site,

	including a known Neolithic-Roman settlement. Requires further evaluation. Conservation sensitivity: Low. The site is approximately 1.5km west of the western-most boundary of the Ottery St Mary Conservation Area, which contains numerous Listed Buildings including the Grade I Listed Church of St Mary, Grade II* Listed Chanter's House and others. It is also approximately 1.4km south-west of the Grade I Cadhay Barton. In both cases strategic-scale development of the site may impact on the wider settings of these heritage assets.
Infrastructure	Health: Primary healthcare infrastructure is likely to need improvement. Education: Assuming relocation of Tipton St John Primary School to Ottery St Mary, there will be additional capacity for up to 500-800 new dwellings. Secondary provision at Kings School, Ottery St Mary is at capacity and further expansion may be difficult. Broadband: Homes/businesses adjacent to the site only have access to standard broadband. It should be possible to roll out superfast to any new development relatively easily.
Landscape	Landscape sensitivity: High. The site is located outside but reasonably near (approximately 4.3km) to the East Devon AONB. There would be significant intervisibility with the East Hill Strips within the AONB, due to the site's location on the slopes of a prominent ridge on the opposite side of the valley. The site may also be visible from Belbury Castle hillfort. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various PRowS in the wider landscape context, which may offer views of the site. Requires further visual assessment.
Safety	No known safety constraints.
Soils and contamination	Agricultural land classification: Grade 3. Minerals and Waste: Part of site is in a Mineral Safeguarding Area for sand and gravel resource, with the whole site being within the associated Mineral Consultation Area. However, the small size of the site and
Other	The site gently slopes to the north-east.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic residential development alongside HELAA sites GH/ED/21-24 and GH/ED/26-28. The Panel has advised that development of the group of sites could commence with GH/ED/26 and GH/ED/28 in years 1-5, with more westerly sites likely to come forward in later phases to avoid piecemeal development and to enable the provision of highways/access to services.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity	
Site overlap description	No overlap
Total site size	1.53
HOUSING CAPACITY	

Gross development area – Passes Stage B Housing	1.53		
Net developable area (ha)	1.22		
1. Calculated yield dwellings (HELAA Methodology)	Min 24	Mid 31	Max 37
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	31		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	1.53		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 1.53ha submitted site, there are no areas that should be discounted from the gross site area. Residential: Based on the gross site area, the site has potential to deliver an average of 31 dwellings. However, constraints highlighted above, may significantly reduce this potential. Employment: The site would not be suitable for employment primarily due to accessibility. Conclusion: The site is only suitable for housing as part of a larger extension to Ottery St Mary, extension to West Hill or as part of a standalone new settlement between the two. However, yields are likely to be significantly below the high level HELAA projections due to constraints highlighted. The site is opposite other land submitted to the HELAA (GH/EX/23). POST GESP HELAA: No change.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	31
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

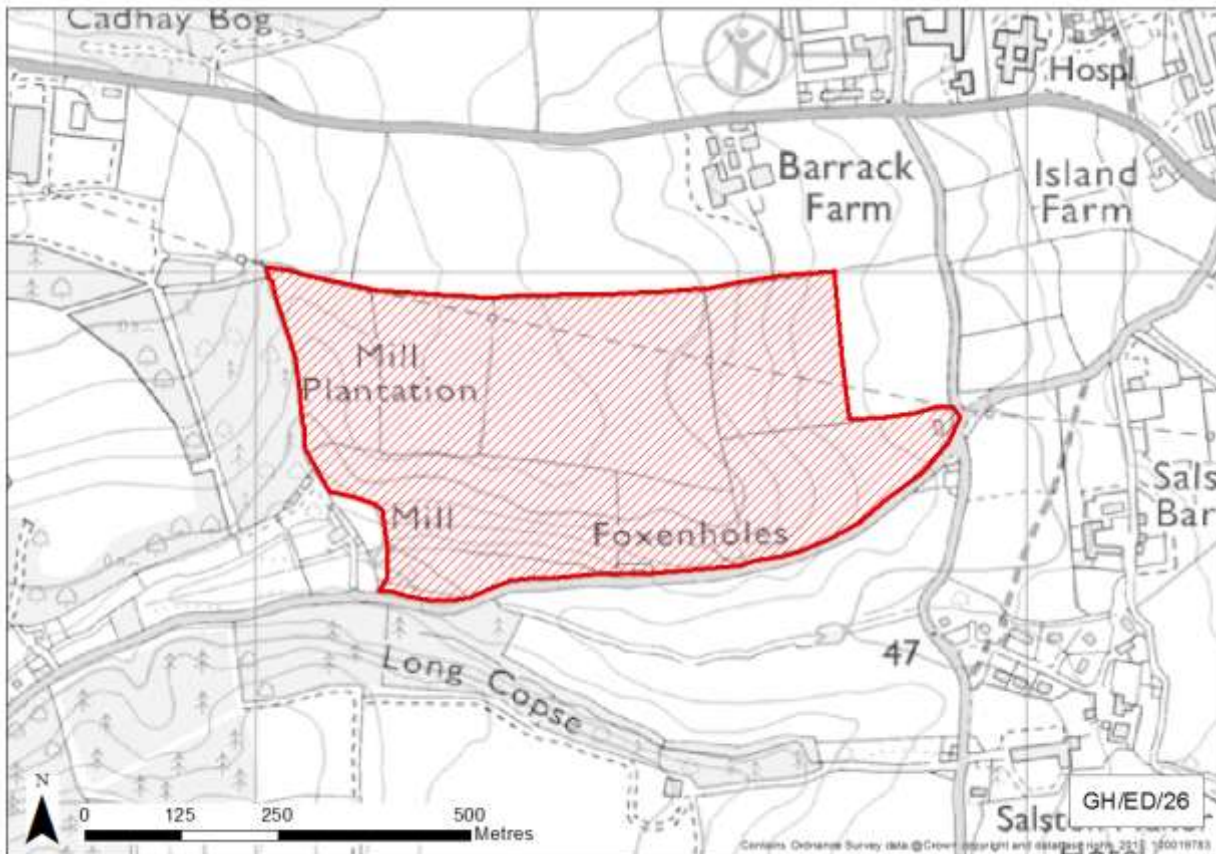
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Ottery St Mary

Reference

GH/ED/26



Site address

Land west of Cadhay Lane, Ottery St Mary

Outside Cranbrook Plan Area

Yes

Description

Large sloping site comprising multiple agricultural fields stretching between Ottery St Mary and West Hill. The site is bounded by agricultural fields to the north, the Kings School playing fields to the east, West Hill Road to the south and plantation woodlands and the curtilage of the Grade II Listed Foxenhole Mills to the west.

Total site size (ha)

26.53

Submitter's proposed use

Housing, Mixed use

Availability assessment

Site promoter's availability comments

The next 5 years

2022 Availability - Confirmation

Available

Site available for Housing

Yes

Site available for Employment

No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?

Yes

Does the site meet the minimum size threshold for employment?

Yes

Is the site in a strategically appropriate location

N/A. See paragraph 6.3 of the main HELAA Report.

Does the site avoid the major biodiversity designations?

No issues that would rule out site at Stage A.

Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approximately 0.24ha of the site is within Flood Zone 3. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	26.29
GDA Passes Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	26.29 Ha on the site has passed Stage A Suitability Assessment for strategic housing development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Current access is via a number of field gates on West Hill Road, a C-class road heading from Ottery St Mary towards West Hill. However, in most cases, the site is elevated a number of metres above the level of the road and as such considerable engineering works would likely be required to achieve a suitable access. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 4.6km from Whimple train station (though not easily accessible from this location). The main Axminster-Honiton-Ottery-Cranbrook-Exeter bus runs along the B3174 across the front of the site. Pedestrian/cycle movement into Ottery St Mary would need to be greatly improved. There are no existing footpaths along West Hill/Strawberry Lane linking the site in to town. However, it might be possible to link in to new footpaths being developed within the Bovis housing development directly to the east of the site.
Ecology	The site is within 10km of the Pebblebed Heaths European Site, so appropriate mitigation would be required. It is within the Great Crested Newt Consultation Zone. The site is located approximately 200m from Cadhay Bog CWS and Ancient Woodland site. The site is bounded by/includes hedgerows/trees which may be of some ecological merit.
Flood risk, water quality and drainage	Flooding: In addition to the area within floodzone 3, a small area in the south-west corner of the site (0.06 ha) is within floodzone 2. Land in floodzone 2 has a medium probability of experiencing fluvial flooding and only has the potential to be developed for residential or economic use if the sequential and exceptions tests set out in the NPPG are adhered to. Any planning application must be accompanied by a Flood Risk Assessment. An area of surface water flood risk runs along part of West Hill Road and on Cadhay Lane at the principle site entrance. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of sewerage catchments. Would require confirmation that capacity exists

	without detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure.
Heritage and archaeology	Heritage: A number of prehistoric enclosures and ditches exist in the vicinity of this site. Archaeological surveys at the nearby Island Farm housing site uncovered numerous finds and historic land uses in the vicinity. However this is not expected to be a significant constraint. Conservation sensitivity: High. The site is approximately 710m south-west of the Ottery St Mary Conservation Area which contains numerous Listed Buildings, including the Grade I Listed Church of St Mary, Grade II* Listed Chanter's House and others. There would be significant intervisibility as the site rises up from the valley floor and the site would generally act as a gateway to the historic town. As such the site would need to be designed to a high quality and likely limited to lower slopes to avoid detrimental impact. The site is also approximately 50m north-east of the Grade II Listed Foxenhole Mills, 380m north of the Grade II Listed Salston Manor Hotel, 170m north-east of the Grade II Listed Salston Lodge and 440m north of another Grade II Listed Lodge at the entrance to the hotel, with which there would likely be fairly significant intervisibility impacting upon the setting and significance of these assets
Infrastructure	Health: Primary healthcare infrastructure is likely to need improvement. Education: Assuming relocation of Tipton St John Primary School to Ottery St Mary, there will be additional capacity for up to 500-800 new dwellings. Secondary provision at Kings School, Ottery St Mary is at capacity and further expansion may be difficult. Broadband: Homes/businesses adjacent to the site have access to superfast broadband, so it should be possible to roll this out to any new development relatively easily.
Landscape	Landscape sensitivity: high. The site is located outside but reasonably near (approximately 2.9km) to the East Devon AONB. There would be significant intervisibility with the East Hill Strips within the AONB, due to the site's location on the slopes of a prominent ridge on the opposite side of the valley. The site may also be visible from Belbury Castle hillfort. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various PROWs in the wider landscape context, which may offer views of the site. Requires further visual assessment.
Safety	No known safety constraints.
Soils and contamination	Agricultural land classification: Grade 3. Minerals and waste: The western part of the site is within a Mineral Consultation Area associated with the sand and gravel resource. However, the nearby resource at Foxenhole Quarry has been worked out and there
Other	The site slopes to the east and to the south and is fairly steep in places. This is particularly so in the southern portion of the site, where c.6.34ha would not be suitable for development on the grounds of being too steep or detached from the remainder
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No

Achievability assessment

Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic residential development alongside sites GH/ED/21-25 and GH/ED/27-

	28. The Panel has advised that development of the group of sites could commence with GH/ED/26 and GH/ED/28 in years 1-5, with more westerly sites likely to come forward in later phases to avoid piecemeal development and to enable the provision of highways/access to services.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity			
Site overlap description	No overlap		
Total site size	26.53		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	19.17		
Net developable area (ha)	19.78		
1. Calculated yield dwellings (HELAA Methodology)	Min 230	Mid 288	Max 345
2. Site promoter – yield (upper)	400		
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	288		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	26.53		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 26.53ha submitted site, c.0.24ha in the southern part of the site is within floodzone 3, a further 6.34ha consists of steeply sloped land or land otherwise detached from the remainder of the developable area and 0.78ha of land is crossed by high voltage powerlines and is not integral to the site. This means the gross site area is approximately 19.17ha. Residential: Based on the gross site area, the site has potential to deliver an average of 288 dwellings. However, the constraints highlighted above may reduce this potential. Employment: The site would not be suitable for employment primarily due to accessibility. Conclusion: The site is only suitable for residential uses as part of an extension to Ottery St Mary. However, yields are likely to be significantly below the high level HELAA projections above as a result of constraints highlighted. The site is adjacent or opposite other land submitted to the HELAA (GH/EX/23 and 27). POST GESP HELAA: No change.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory**Number of Dwellings**

2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	225
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Employment Trajectory**Hectares**

2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

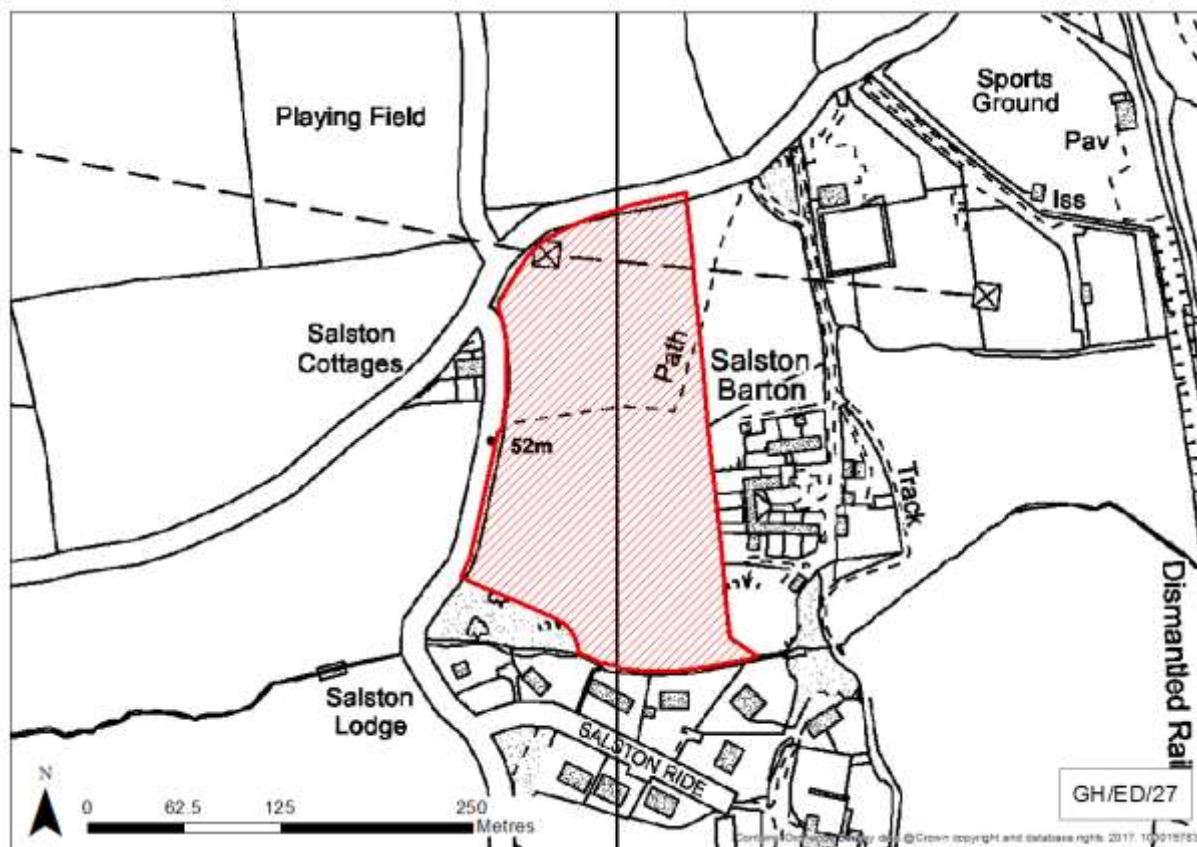
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Ottery St Mary

Reference

GH/ED/27



Site address	Land south of Strawberry Lane, Ottery St Mary
Outside Cranbrook Plan Area	Yes
Description	Small, gently sloping agricultural field to the south-west of Ottery St Mary. The site is bounded to the north by Strawberry Lane and the new “Island Farm” housing development, residential properties at Salston Barton to the east, residential properties on Salston Ride to the south, and the Ottery-Fluxton road to the west.
Total site size (ha)	3.87
Submitter’s proposed use	Available for housing

Availability assessment

Site promoter’s availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.

Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approximately 0.53ha of the site is within Flood Zone 3. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	3.34
GDA Passes Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 3.34 Ha has passed Stage A Suitability Assessment for strategic housing development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Current access is via a field gate on a minor C-class road heading from Ottery St Mary towards Fluxton and the Salston Manor Hotel. It may also be possible to achieve an access from Strawberry Lane on the north side of the site. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 5.1km from Whimple train station (though not easily accessible from this location). The main Axminster-Honiton-Ottery-Cranbrook-Exeter bus runs along the B3174 across the front of the site. Pedestrian/cycle movement into Ottery St Mary would need to be greatly improved. There are no existing footpaths along Strawberry Lane linking the site in to town. However, it might be possible to link in to new footpaths being developed within the Bovis housing development directly to the north of the site. A public right of way crosses the site.
Ecology	The site is within 10km of the Pebblebed Heaths European Site, so appropriate mitigation would be required. It is within the Great Crested Newt Consultation Zone. The site is located approximately 825m from Cadhay Bog CWS and Ancient Woodland site. The site is bounded by/includes hedgerows/trees which may be of some ecological merit.
Flood risk, water quality and drainage	Flooding: In addition to the area within floodzone 3, around 0.02ha at the southern end of the site is within floodzone 2. Land within floodzone 2 has a medium probability of experiencing fluvial flooding and only has the potential to be developed for residential or economic use if the sequential and exceptions tests set out in the NPPG are adhered to. Any planning application must be accompanied by a Flood Risk Assessment. The areas within floodzones 2 and 3 are also at risk of surface water flooding. An additional area of surface water flood risk exists to the north of the site on Strawberry Lane, from which access would be taken. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of sewerage catchments. Would require confirmation that capacity exists without detriment to current

	situation, via either the sewage treatment works or via combined storm overflows on infrastructure.
Heritage and archaeology	Heritage: A number of prehistoric enclosures and ditches exist in the vicinity of this site. Archaeological surveys at the nearby Island Farm housing site uncovered numerous finds and historic land uses in the vicinity. However this is not expected to be a significant constraint. Conservation: The historic (though not Listed and now converted) Salston Barton lies immediately to the east of the site, on a lower level of land. Strategic scale development of this site would likely detract from the character of this complex of buildings and be a little overbearing. The site is approximately 585m south-west of the Ottery St Mary Conservation Area, which contains numerous Listed Buildings including the Grade I Listed Church of St Mary, Grade II* Listed Chanter's House and others. There is some limited intervisibility, mainly from the higher points of the site and the site would generally act as a gateway to the historic town. As such the site would need to be designed to a high quality to avoid detrimental impact. The site is also approximately 160m north of the Grade II Listed Salston Manor Hotel, 50m north-east of the Grade II Listed Salston Lodge and 195m north of another Grade II Listed Lodge at the entrance to the hotel. Intervisibility is limited due to existing development and woodland, but development of the site may impact upon the setting and significance of these assets.
Infrastructure	Health: Primary healthcare infrastructure is likely to need improvement. Education: Assuming relocation of Tipton St John Primary School to Ottery St Mary, there will be additional capacity for up to 500-800 new dwellings. Secondary provision at Kings School, Ottery St Mary is at capacity and further expansion may be difficult. Broadband: Homes/businesses adjacent to the site have access to superfast broadband. It should be possible to roll this out to any new development relatively easily.
Landscape	Landscape sensitivity: high. The site is located outside but reasonably near (approximately 2.7km) to the East Devon AONB. There would be significant intervisibility with the East Hill Strips within the AONB, due to the site's location on the slopes of a prominent ridge on the opposite side of the valley. The site may also be visible from Belbury Castle hillfort. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various PROWs in the wider landscape context, which may offer views of the site. Requires further visual assessment.
Safety	No known safety constraints.
Soils and contamination	Agricultural land classification: Grade 3. Minerals and Waste: No constraints.
Other	The site generally slopes east, but parts of the site are south-east facing.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No

Achievability assessment

Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic residential development alongside HELAA sites GH/ED/21-26 and GH/ED/28. The Panel has advised that development of the group of

	sites could commence with GH/ED/26 and GH/ED/28 in years 1-5, with more westerly sites likely to come forward in later phases to avoid piecemeal development and to enable the provision of highways/access to services.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity			
Site overlap description	No overlap		
Total site size	3.87		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	3.34		
Net developable area (ha)	2.00		
1. Calculated yield dwellings (HELAA Methodology)	Min 40	Mid 50	Max 60
2. Site promoter – yield (upper)	70		
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	50		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	3.34		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 3.87ha submitted site, approximately 0.53ha is within floodzone 3. This means the gross site area is approximately 3.34ha. Residential: Based upon the gross site area, the site has the potential to deliver an average of 50 dwellings. However, constraints highlighted above may significantly reduce this potential. Employment: The site would not be suitable for employment primarily due to accessibility. Conclusion: The site is only suitable for residential uses as part of an extension to Ottery St Mary. However, yields are likely to be significantly below the high level HELAA projections above as a result of constraints highlighted. The site is opposite other land submitted to the HELAA (GH/EX/26). POST GESP HELAA: No change.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

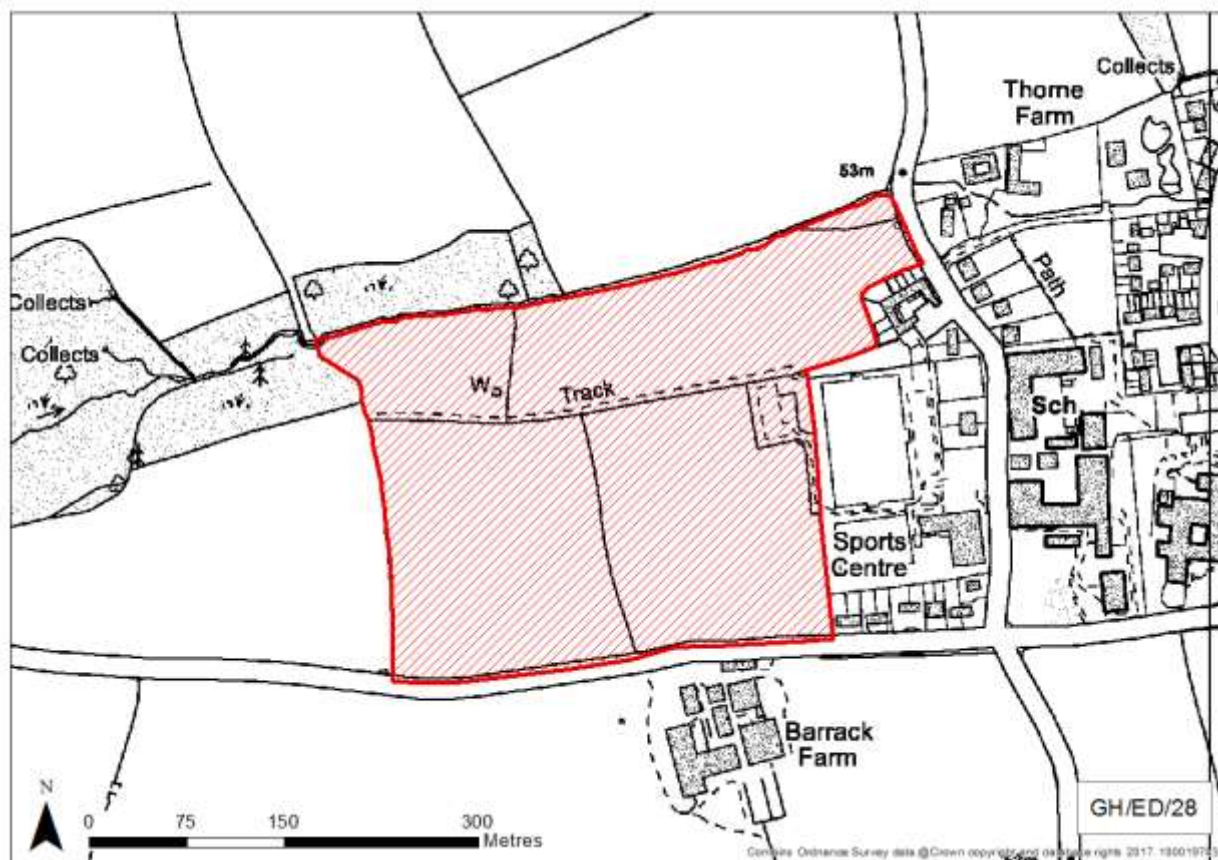
Housing Trajectory		Number of Dwellings
2020-22 Completions		0
Phasing of future housing development		
Deliverable 1/4/2022 to 31/3/2027		0
Developable 1/4/2027 to 31/3/2032		50
Developable 1/4/2032 to 31/3/2037		63
Developable 1/4/2037 to 31/3/2040		0
Post plan period		0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Employment Trajectory		Hectares
2020-22 Completions		0
Phasing of future housing development		
Deliverable 1/4/2022 to 31/3/2027		0.00
Developable 1/4/2027 to 31/3/2032		0.00
Developable 1/4/2032 to 31/3/2037		0.00
Developable 1/4/2037 to 31/3/2040		0.00
Post plan period		0.00

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Ottery St Mary	Reference	GH/ED/28



Site address	Land to east of Ottery Leisure Centre, Ottery St Mary
Outside Cranbrook Plan Area	Yes
Description	Reasonably large sloping site comprising four agricultural fields and the Ottery St Mary Skate Park, immediately to the west of the Kings School and sports centre. The site is bound by Cadhay Bog CWS, a small stream and agricultural fields to the north, the Kings School/sports centre to the east, the B3174 to the south and agricultural fields to the west. An area of 3.16 ha in the eastern part of the site is allocated by the East Devon Local Plan for Community and Education Use. This is excluded from the gross site area
Total site size (ha)	10.60
Submitter's proposed use	Housing

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.

Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approximately 0.74ha of the site is within Flood Zone 3. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	9.86
GDA Passes Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 6.7 ha has passed Stage A Suitability Assessment for strategic housing development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Current access is via a field gate opposite the entrance to Barrack Farm on the B3174 Exeter Road. Whilst the Exeter Road is reduced to 40mph limit in this location, it is unlikely that sufficient visibility splays could be provided. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 4.4km from Whimple train station (though not easily accessible from this location). The main Axminster-Honiton-Ottery-Cranbrook-Exeter bus runs along the B3174 across the front of the site. Pedestrian/cycle movement into Ottery St Mary would need to be greatly improved. Existing footpaths along Exeter Road stop at the junction to Cadhay Road, c.130m east of the site. It would be difficult to deliver a new footpath along the road to meet the edge of the site, due to driveways of existing properties on one side and hedgerows on the other. It may otherwise be possible to link footpaths through the grounds of the Kings School.
Ecology	The site is within 10km of the Pebblebed Heaths European Site so appropriate mitigation would be required. It is within the Great Crested Newt Consultation Zone. The site is adjacent to Cadhay Bog CWS and Ancient Woodland site, a tract of ancient woodland, species-rich wet woodland, dry woodland and mixed and coniferous woodland. Development in such close proximity would likely increase informal recreation within it, with potential to destroy habitat. The site is also in fairly close proximity to Cadhay Wood CWS (c.520m) and would likely increase recreational pressure on a site which is also recognised as being rich in biodiversity and contains registered ancient woodland. Site is bounded by/includes hedgerows/trees which may be of ecological merit.
Flood risk, water quality and drainage	Flooding: In addition to the area within floodzone 3, a small area in the northern extremity of the site (0.01ha) is within floodzone 2. Land within floodzone 2 has a medium probability of experiencing fluvial flooding and only has the potential to be developed for residential or economic use if the sequential and exceptions tests set out in the NPPG are adhered to. Any planning application must be accompanied by a Flood Risk Assessment. The areas within floodzones 2 and 3 are at

	risk of surface water flooding and an area of surface water flood risk also runs along Exeter Road, from which access would be taken. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of sewerage catchments. Would require confirmation that capacity exists without detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure.
Heritage and archaeology	Heritage: A number of prehistoric enclosures and ditches exist in the vicinity of this site. Archaeological surveys at the nearby Island Farm housing site uncovered numerous finds and historic land uses in the vicinity. However this is not expected to be a significant constraint. Conservation: The site is approximately 640m west of the Ottery St Mary Conservation Area, which contains numerous Listed Buildings including the Grade I Listed Church of St Mary, Grade II* Listed Chanter's House and others. There is some limited intervisibility, mainly from the higher points of the site and the site would generally act as a gateway to the historic town. As such, any development would need to be designed to a high quality to avoid detrimental impact. The site is also approximately 710m south-west of the Grade I Listed Cadhay House and registered parks and gardens, with some intervisibility from the northern part of the site which may be unacceptable.
Infrastructure	Health: Primary healthcare infrastructure is likely to need improvement. Education: Assuming relocation of Tipton St John Primary School to Ottery St Mary, there will be additional capacity for up to 500-800 new dwellings. Secondary provision at Kings School, Ottery St Mary is at capacity and further expansion may be difficult. The site is adjacent The Kings School and includes land that would likely need to be used for any future expansion. Broadband: Homes/businesses adjacent to the site have access to superfast broadband. It should be possible to roll this out to any new development relatively easily.
Landscape	Landscape sensitivity: high. The site is located outside but reasonably near (approx. 3.3km) to the East Devon AONB. There would be significant intervisibility with the East Hill Strips within the AONB, due to the site's location on the slopes of a prominent ridge on the opposite side of the valley. The site may also be visible from Belbury Castle hillfort. The site is bound and crossed by hedgerows and trees which may be of landscape importance. There are various PROWs in the wider landscape context, which may offer views of the site. Requires further visual assessment.
Safety	No known safety constraints.
Soils and contamination	Agricultural land classification: Grade 3. Minerals and Waste: The western part of the site is within a Mineral Consultation Area associated with the sand and gravel resource. While there is no objection in principle to housing, it may be necessary to li
Other	The site generally slopes east, but parts of the site face south-east and the northern part of the site slopes fairly steeply to the north towards the stream running out of Cadhay Bog. The site also includes the Ottery St Mary Skate Park (0.29ha) which wo

Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No

Achievability assessment

Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic residential development alongside HELAA sites GH/ED/21-27. The Panel has advised that development of the group of sites could commence with GH/ED/26 and GH/ED/28 in years 1-5, with more westerly sites likely to come forward in later phases to avoid piecemeal development and to enable the provision of highways/access to services.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity

Site overlap description	WHOLE overlap. GH/ED/28 & 2021 site Otry_09 are nearly identical. Part of site in MCA but no objection from MPA to application 20/1504/MOUT for 150 dws which provided a Mineral Resource Assessment. Count GH/ED/28 as NIL. Count all assessed Site Otry_09.		
Total site size	10.60		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	6.70		
Net developable area (ha)	4.02		
1. Calculated yield dwellings (HELAA Methodology)	Min 80	Mid 101	Max 121
2. Site promoter – yield (upper)	150		
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	6.70		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL			
Of the 10.60ha submitted site, approximately 0.74ha is within floodzone 3 and 3.16 is allocated for community uses. This leaves a gross site area of approximately 6.7 ha. Residential: Based upon the gross site area, the site has the potential to deliver an average of 101 dwellings. However, the constraints highlighted above may significantly reduce this potential. Employment: The site would not be suitable for employment primarily due to accessibility. Conclusion: The site is only suitable for residential uses as part of an extension to Ottery St Mary. However, yields are likely to be significantly below the high level HELAA projections above as a result of the constraints highlighted.			

	POST GESP HELAA: Housing : Wholly overlapped by Otry_09 which is counted. Therefore for the trajectory count GH/ED/28 as NIL dwellings. Employment: Land not available for employment.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

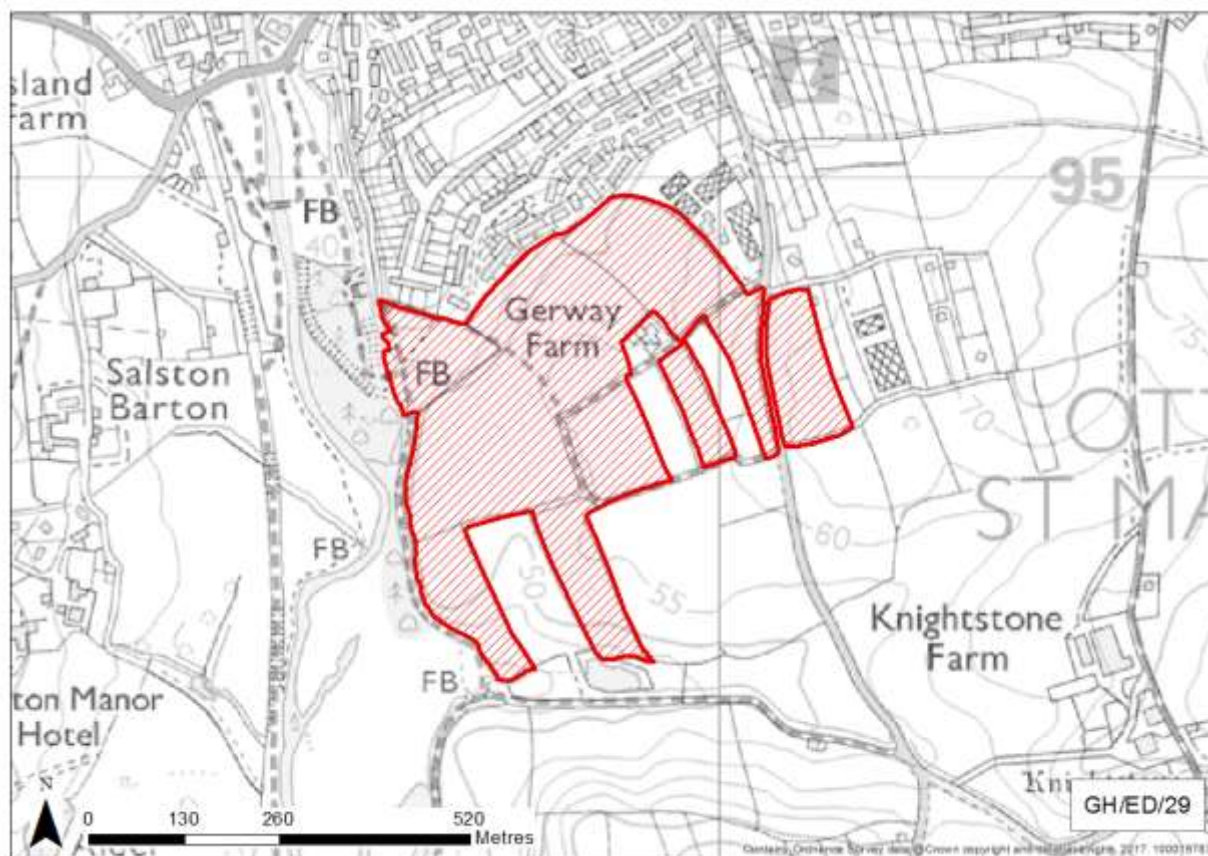
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Ottery St Mary

Reference

GH/ED/29



Site address	Gerway Farm, Ottery St Mary
Outside Cranbrook Plan Area	Yes
Description	Large flat site comprising multiple agricultural fields on the south side of Ottery St Mary. The majority of the site lies to the west of Sidmouth Road, between it and the River Otter, and surrounds Gerway Farm. The remaining area comprises a single parcel to the east of Sidmouth Road, immediately south of Gerway Lane. The site is bounded by Ottery St Mary and the new Gerway Nurseries housing development to the north, Sidmouth Road and residential development along Gerway Lane to the east, agricultural fields to the south and the River Otter floodplain to the west.
Total site size (ha)	19.32
Submitter's proposed use	Housing

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes

Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approximately 0.71ha of the site is within Flood Zone 3. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	18.16
GDA Passes Stage A – Employment (ha)	18.16
Stage A Assessment conclusion	An area of approximately 18.61ha has passed Stage A Suitability Assessment for strategic housing development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Current access is via Sidmouth Road. The site could potentially also be accessed via Claremount Field to the north subject to construction of a short bridge. Sidmouth Road at this point is a reasonably wide C-class road, potentially capable of accommodating additional development and associated movements in itself. However, the road narrows significantly towards Sidmouth to the south and access into and through Ottery is constrained by narrow roads and a single route through the town centre. Further investigation may be required to determine if more significant highways improvements (bypass/distributor road) might be necessary. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 4.6km from Feniton train station (though not easily accessible from this location). The site itself is served by a once-weekly bus service linking Sidmouth-Ottery-Feniton-Honiton-Taunton. Ottery St Mary is well connected by bus. Regular services run to Axminster, Honiton, Sidmouth, Cranbrook, Exeter Airport and Exeter amongst other places, with buses stopping in the town centre (approx. 640m from the centre of the site). Pedestrian/cycle movement into Ottery St Mary would need to be greatly improved.
Ecology	The site is within 10km of the Pebblebed Heaths European Site, so appropriate mitigation would be required. It is within the Great Crested Newt Consultation Zone. The site is bounded by/includes hedgerows/trees which may be of some ecological merit. The site is adjacent to the River Otter and associated semi-natural land forming it's floodplain, which is likely to be of ecological importance. Existing footpaths cross the site, linking it in to this area and beyond.
Flood risk, water quality and drainage	Flooding: In addition to the area within floodzone 3, around 1.12 ha of the site (a relatively small corridor towards the north, west and south edges) is within floodzone 2 or divided from the rest of the site by effective floodplain. A small area of surface water flood risk also crosses the site. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the

	site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of sewerage catchments. Would require confirmation that capacity exists without detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure.
Heritage and archaeology	Heritage sensitivity: high. A number of neolithic and Roman pits have been identified within the site, as well as medieval and post-medieval artefact finds. In addition to this, the site is within a large area to the south of Ottery St Mary known to contain historic field systems. Requires further evaluation. Conservation sensitivity: low. The site is a reasonable distance from any Listed Buildings, but is located around 330m from the southern-most extent of the Ottery St Mary Conservation Area which contains numerous Listed Buildings including the Grade I Listed Church of St Mary, Grade II* Listed Chanter's House and others. The Grade II Listed Salston Hotel and associated buildings are approximately 550m west of the site, however there is very limited intervisibility.
Infrastructure	Health: Primary healthcare infrastructure is likely to need improvement. Education: Assuming relocation of Tipton St John Primary School to Ottery St Mary, there will be additional capacity for up to 500-800 new dwellings. Secondary provision at Kings School, Ottery St Mary is at capacity and further expansion may be difficult. Broadband: Homes/businesses adjacent to the site have access to superfast broadband. It should be possible to roll this out to any new development relatively easily.
Landscape	Landscape sensitivity: high. The site is located outside but reasonably near (approx. 1.6km) to the East Devon AONB. There would be significant intervisibility with the AONB, Conservation Area and also Belbury Castle hillfort on the opposite side of the valley. As the site is located on the valley floor it would be visible from prominent ridges on each side of the valley. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various PROWs crossing the site and in the wider landscape area, which may offer views of the site. Requires further visual assessment.
Safety	The HSE major hazard high pressure gas pipeline runs through the southern edge of the site and the consultation zone extends to cover approximately 4.2ha of the site (approx. 0.35ha of which is also floodplain). Discount 3.85 Ha from the Gross site area. (2022 Update)
Soils and contamination	Agricultural land classification: Grades 2 and 3. Minerals and Waste: No constraints.
Other	Site slopes off to the south-west and is crossed by small pylons which would need diverting or undergrounding.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No

Achievability assessment

Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic residential development alongside HELAA sites GH/ED/30-35. The Panel has advised that development could not commence until years

	6-10 due to the need to design and deliver the necessary strategic highways infrastructure.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity			
Site overlap description	PARTIAL overlap with 2021 resubmission site Otry_11. Site GH/ED/29 subsequently confirmed as available. NO change in ownership. Count Otry_11 as NIL. Discount overlap of 35 dws on Otry_21 Count all of GH/ED/29.		
Total site size	19.32		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	14.31		
Net developable area (ha)	8.59		
1. Calculated yield dwellings (HELAA Methodology)	Min 172	Mid 215	Max 258
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	180		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	14.31		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL			
Of the 19.32ha submitted site, approximately 0.71ha is within floodzone 3. Discounting the Gas pipeline and easements This leaves a gross site area of c.14.31ha. Residential: The gross site area has the potential to deliver an average of 215 dwellings (amended). However, the constraints highlighted above may significantly reduce this potential. Employment: The site would not be suitable for employment primarily due to accessibility. Conclusion: The site is only suitable for residential uses as an extension to Ottery St Mary. However, yields are likely to be significantly below the high level HELAA projections above as a result of constraints highlighted. The site is opposite other land submitted to the HELAA (GH/ED/30). POST GESP HELAA: Housing discount overlap of 35 dwellings on Otry_21. Therefore for the trajectory count 180 dwellings Employment : Not available for employment. Count as NIL hectares.			
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	180
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

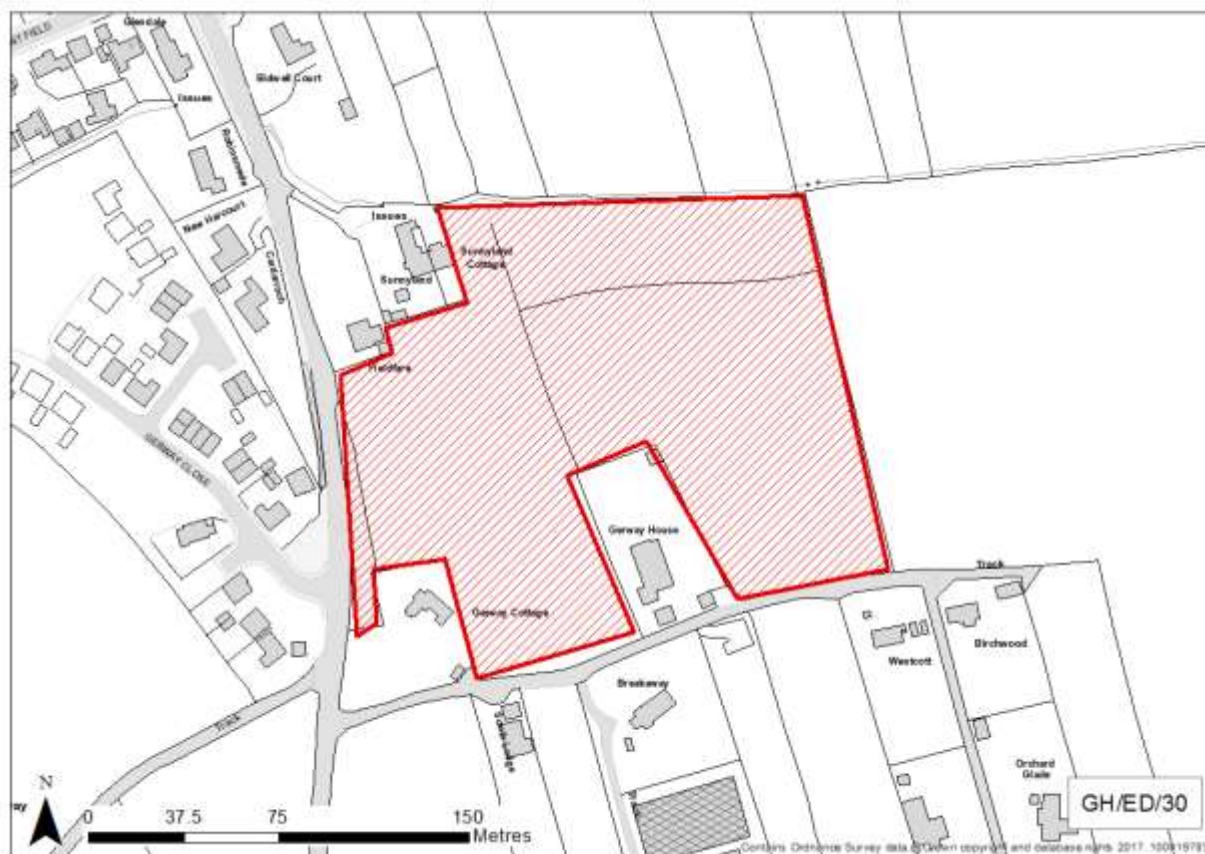
Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Ottery St Mary	Reference	GH/ED/30



Site address	Sidmouth Road J/W Gerway Lane, Ottery St Mary
Outside Cranbrook Plan Area	Yes
Description	Small, gently sloping site comprising three agricultural fields on the south side of Ottery St Mary. The site is bound by a stream and the long gardens of residential properties fronting Longdogs Lane to the north, agricultural fields to the east, residential properties and Gerway Lane to the south and Sidmouth Road to the west.
Total site size (ha)	2.72
Submitter's proposed use	Housing

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.

Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approximately 0.13ha of the site is within Flood Zone 3. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.59
GDA Passes Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.59ha has passed Stage A Suitability Assessment for strategic housing development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Current access is via Gerway Lane which is not much more than a track serving nine houses off Sidmouth Road. Gerway Lane would not be suitable as it currently stands and would require improvements to visibility splays at the junction with Sidmouth Road, as well as potentially requiring widening. Alternatively, access could be secured directly off Sidmouth Road. However, this would likely require considerable highway engineering to widen Sidmouth Road and address the difference in height with the site, which is elevated from the road. Sidmouth Road at this point is a reasonably wide C-class road potentially capable of accommodating additional development and associated movements in itself. However, the road narrows significantly towards Sidmouth to the south and access into and through Ottery is constrained by narrow roads and a single route through the town centre. Further investigation may be required as to whether more significant highways improvements (bypass/distributor road) are necessary. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 4.4km from Feniton train station (though not easily accessible from this location). The site itself is served by a once-weekly service linking Sidmouth-Ottery-Feniton-Honiton-Taunton, but Ottery St Mary as a town is well connected by regular routes linking to Axminster, Honiton, Sidmouth, Cranbrook, Exeter Airport and Exeter amongst other places. All of these locations are accessible from buses stopping in the town centre (approx. 490m from the centre of the site). Pedestrian/cycle movement into Ottery St Mary would need to be greatly improved.
Ecology	The site is within 10km of the Pebblebed Heaths European Site and so appropriate mitigation would be required. It is within the Great Crested Newt Consultation Zone. The site is bounded by/includes hedgerows/trees which may be of some ecological merit.
Flood risk, water quality and drainage	Flooding: In addition to the area within floodzone 3, a small area in the north-east of the site totalling approximately 0.03ha is within floodzone 2. Land in floodzone 2 has a medium probability of experiencing fluvial flooding and only has the potential to be developed for residential or economic uses if the sequential and exceptions tests set out in the NPPG are adhered to. Any planning

	applicaiton would need to be accompanied by a Flood Risk Assessment. The area of the site within floodzones 2 and 3 is also at risk of surface water flooding. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of sewerage catchments. Would require confirmation that capacity exists without detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure.
Heritage and archaeology	Heritage sensitivity: high. A number of neolithic and Roman pits have been identified in the vicinity, as well as medieval and post-medieval artefact finds. In addition to this, the site is within a large area to the south of Ottery St Mary known to contain historic field systems. Requires further evaluation. Conservation sensitivity: low. The site is a reasonable distance from any Listed Buildings, but is located around 300m from the southern-most extent of the Ottery St Mary Conservation Area which contains numerous Listed Buildings including the Grade I Listed Church of St Mary, Grade II* Listed Chanter's House and others.
Infrastructure	Health: Primary healthcare infrastructure is likely to need improvement. Education: Assuming relocation of Tipton St John Primary School to Ottery St Mary, there will be additional capacity for up to 500-800 new dwellings. Secondary provision at Kings School, Ottery St Mary is at capacity and further expansion may be difficult. Broadband: Homes/businesses adjacent to the site have access to superfast broadband. It should be possible to roll this out to any new development relatively easily.
Landscape	Landscape sensitivity: medium-high. The site is located outside but reasonably near (approx. 1.6km) to the East Devon AONB. There would be intervisibility with the AONB. However, the site may be seen in the context of the town and, due to its westerly slope away from the AONB and intervening vegetation, visibility may be more limited than sites on the opposite side of the valley. The site may also be visible from Belbury Castle hillfort on the opposite side of the valley. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various PRoWs in the wider landscape context, which may offer views of the site. Requires further visual assessment.
Safety	The HSE major hazard pipeline runs approximately 180m to the south-west of the site and the site is just outside of the consultation zone.
Soils and contamination	Agricultural land classification: Grade 2. Minerals and Waste: No constraints.
Other	Site slopes off to the north and is crossed by small pylons, which would need diverting or undergrounding.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No

Achievability assessment

Panel's conclusions

The HELAA Panel has assessed the site as achievable for strategic residential development alongside HELAA sites GH/ED/29 and

	GH/ED/31-35. The Panel has advised that development could not commence until years 6-10 due to the need to design and deliver the necessary strategic highways infrastructure.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity			
Site overlap description	WHOLE overlap.2022 site Otry_18 , GH/ED/30 and 2021 site (Object ID 11601) are the same site. Count GH/ED/30 as NIL. Count 2021 site 11601 as NIL. Count all of Otry_18		
Total site size	2.72		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	2.59		
Net developable area (ha)	1.56		
1. Calculated yield dwellings (HELAA Methodology)	Min 31	Mid 39	Max 47
2. Site promoter – yield (upper)	53		
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	2.59		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL			
Of the 2.72ha submitted site, approximately 0.13ha is within floodzone 3. This means the gross site area is approximately 2.59ha. Residential: Based upon the gross site area, the site has potential to deliver an average of 39 dwellings. However, constraints highlighted may significantly reduce this potential. Employment: The site would not be suitable for employment primarily due to accessibility. Conclusion: The site is only suitable for residential uses as an extension to Ottery St Mary. However, yields are likely to be significantly below the high level HELAA projections above as a result of constraints highlighted. The site is opposite other land submitted to the HELAA (GH/ED/29). POST GESP HELAA: Housing - site wholly overlapped by of Otry_18 which is counted. Therefore for the trajectory count GH/ED/30 as NIL dwellings Employment : Not available for employment. Count as NIL hectares.			
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory**Number of Dwellings**

2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Employment Trajectory**Hectares**

2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

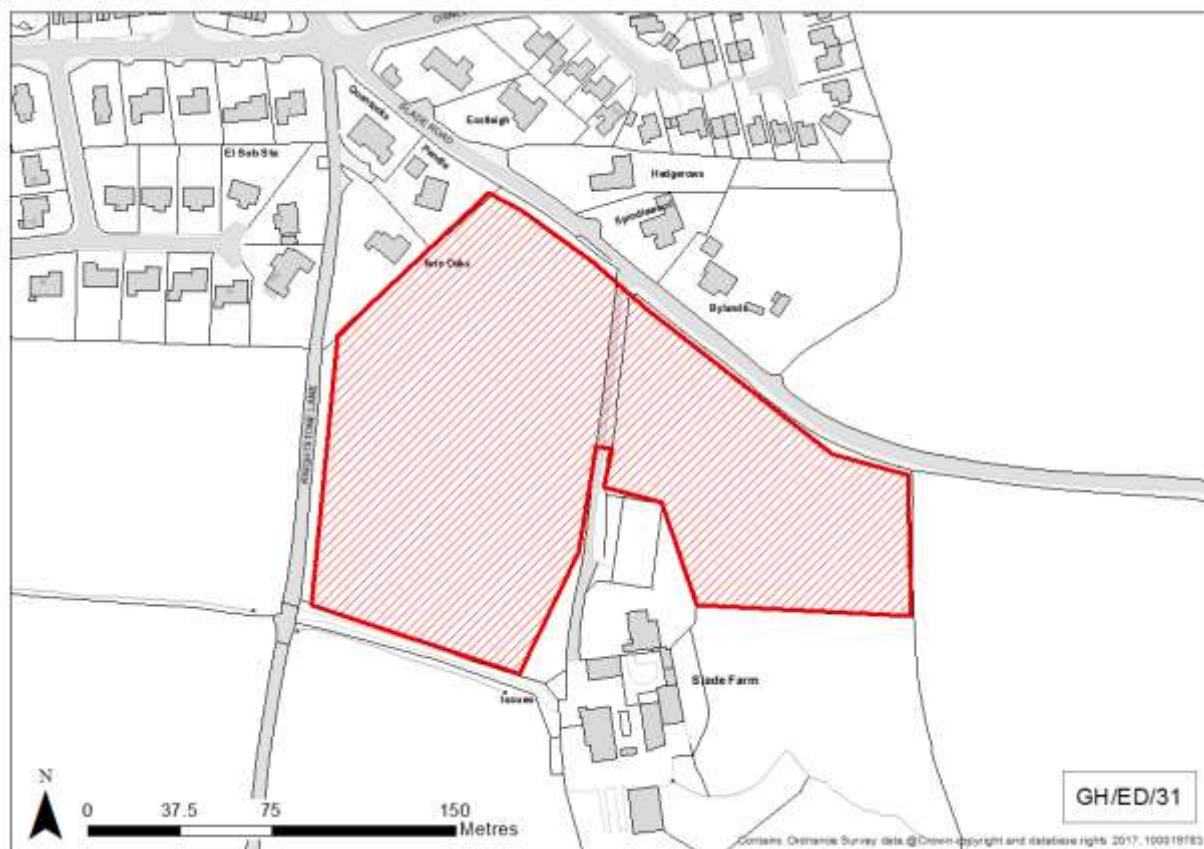
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Ottery St Mary

Reference

GH/ED/31



Site address Slade Farm, Ottery St Mary

Outside Cranbrook Plan Area Yes

Description Small sloping site comprising two agricultural fields straddling the driveway to Slade Farm, immediately to the south-east of Ottery St Mary. The site is bounded by Slade Road and residential properties to the north, agricultural fields and Slade Farm to the east and south, and Knightstone Lane to the west. The south-eastern edge of Ottery St Mary lies immediately to the north-west.

Total site size (ha) 2.70

Submitter's proposed use Housing

Availability assessment

Site promoter's availability comments The next 5 years

2022 Availability - Confirmation Available

Site available for Housing Yes

Site available for Employment No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing? Yes

Does the site meet the minimum size threshold for employment? Yes

Is the site in a strategically appropriate location N/A. See paragraph 6.3 of the main HELAA Report.

Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approximately 0.01ha of the site is within Flood Zone 3. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.69
GDA Passes Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.69ha has passed Stage A Suitability Assessment for strategic housing development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Current access is via Slade Road which is a narrow lane not suitable for accommodating additional development and associated movements. In addition to this, access into and through the town is constrained by narrow roads and a single route through the town centre. Further investigation may be required as to whether more significant highways improvements (bypass/distributor road) are necessary. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 4.4km from Feniton train station (though not easily accessible from this location). The site itself is not currently served by any bus routes, but Ottery St Mary is well connected with regular routes to Axminster, Honiton, Sidmouth, Cranbrook, Exeter Airport and Exeter amongst other places. The majority of these locations are accessible from buses stopping on North Street (approx. 860m from the centre of the site). Pedestrian/cycle movement into Ottery St Mary from this location is poor and would need to be greatly improved. However, the width of roads on this side of town would make it very difficult to achieve safe pedestrian access.
Ecology	The site is within 10km of the Pebblebed Heaths European Site and so appropriate mitigation would be required. It is within the Great Crested Newt Consultation Zone. The site is bounded by/includes hedgerows/trees which may be of some ecological merit.
Flood risk, water quality and drainage	Flooding: In addition to the area within floodzone 3, a very small area of the south-western corner of the site (0.01ha) is within floodzone 2. Land within Flood Zone 2. Land in floodzone 2 has a medium probability of experiencing fluvial flooding and only has the potential to be developed for residential or economic use if the sequential and exceptions tests set out in the NPPG are adhered to. Any planning application must be accompanied by a Flood Risk Assessment. The site is close to areas of surface water flood risk which run along Slade Road. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this

	site would have a mains connection and be served by a number of sewerage catchments. Would require confirmation that capacity exists without detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure
Heritage and archaeology	Heritage sensitivity: high. Archaeological surveys carried out for the nearby Butts Road site identified pits associated with activity dating back to the Neolithic period, tree throws, linear ditch field boundaries and medieval and post-medieval artefacts. It is likely that surveys of this site would return similar finds. The site is adjacent to a large area to the south of Ottery St Mary known to contain historic field systems, though this site is not thought to have been part of this. Conservation sensitivity: low. The site is a reasonable distance from any Listed Buildings but is located around 420m from the eastern-most extent of the Ottery St Mary Conservation Area which contains numerous Listed Buildings including the Grade I Listed Church of St Mary, Grade II* Listed Chanter's House and others.
Infrastructure	Health: Primary healthcare infrastructure is likely to need improvement. Education: Assuming relocation of Tipton St John Primary School to Ottery St Mary, there will be additional capacity for up to 500-800 new dwellings. Secondary provision at Kings School, Ottery St Mary is at capacity and further expansion may be difficult. Broadband: Homes/businesses adjacent to the site have access to superfast broadband. It should be possible to roll this out to any new development relatively easily.
Landscape	Landscape sensitivity: high. The site is located outside but reasonably near (approx. 1.1km) to the East Devon AONB. There would be significant intervisibility with the AONB, Conservation Area and also Belbury Castle hillfort on the opposite side of the valley. The site is bound by multiple hedgerows and trees, some of which may be of landscape importance. There is some potential for the site to be seen in the context of the town and due to its westerly slope away from the AONB and intervening vegetation. There are various PROWs in the wider landscape, which may offer views of the site. Requires further visual assessment.
Safety	The HSE major hazard pipeline runs approx. 270m to the south-west of the site and the site is just outside the consultation zone.
Soils and contamination	Agricultural land classification: Grades 2 and 3. Minerals and Waste: No constraints.
Other	Site slopes to the south-west and is crossed by small pylons which would need diverting or undergrounding.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic residential development alongside HELAA sites GH/ED/29-30 and GH/ED/32-35. The Panel has advised that development could not commence until years 6-10 due to the need to design and deliver the necessary strategic highways infrastructure.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity			
Site overlap description	PARTIAL - Previous submission GH/ED/31 as for 52 dws. All of Otry_19 lies within GH/ED/31 but Otry_19 is smaller. The eastern part of GH/ED/31 lies outside site Otry_19. Count all of Otry_19, and residue (15 dws) of GH/ED/31		
Total site size	2.70		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	2.69		
Net developable area (ha)	1.61		
1. Calculated yield dwellings (HELAA Methodology)	Min 32	Mid 40	Max 48
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	15		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	2.69		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 2.70ha submitted site, approximately 0.01ha is within floodzone 3. This leaves a gross site area of c.2.69ha. Residential: Based upon the gross site area, the site has the potential to deliver an average of 40 dwellings. However, constraints highlighted above may significantly reduce this potential. Employment: The site would not be suitable for employment primarily due to accessibility. Conclusion: The site is only suitable for residential uses as an extension to Ottery St Mary. However, yields are likely to be significantly below the high level HELAA projections above as a result of constraints highlighted. The site is opposite other land submitted to the HELAA (GH/EX/32). POST GESP HELAA: Housing - site partly overlapped by Otry_19 which is counted. Therefore for the trajectory count GH/ED/30 as 15 dwellings Employment : Not available for employment. Count as NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory		Number of Dwellings
2020-22 Completions		0
Phasing of future housing development		
Deliverable 1/4/2022 to 31/3/2027		0
Developable 1/4/2027 to 31/3/2032		15
Developable 1/4/2032 to 31/3/2037		0
Developable 1/4/2037 to 31/3/2040		0
Post plan period		0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Employment Trajectory		Hectares
2020-22 Completions		0
Phasing of future housing development		
Deliverable 1/4/2022 to 31/3/2027		0.00
Developable 1/4/2027 to 31/3/2032		0.00
Developable 1/4/2032 to 31/3/2037		0.00
Developable 1/4/2037 to 31/3/2040		0.00
Post plan period		0.00

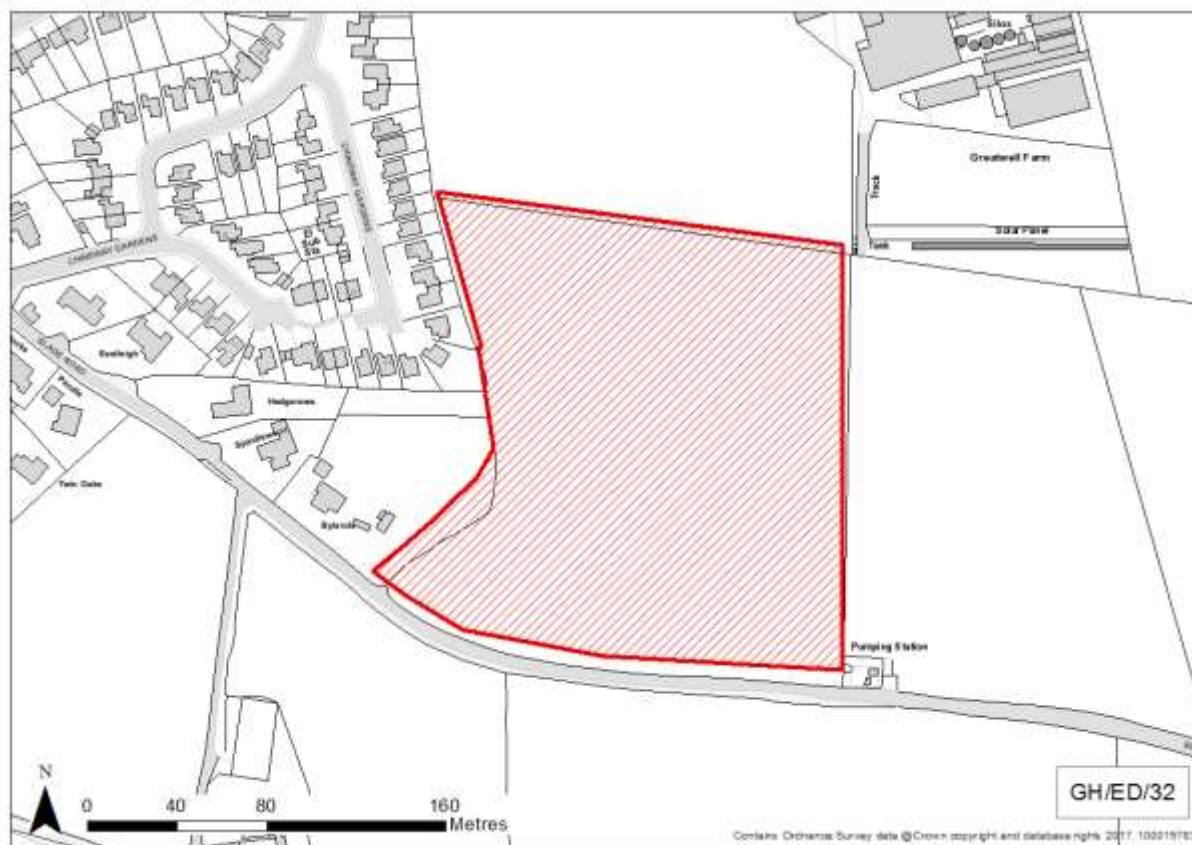
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Ottery St Mary

Reference

GH/ED/32



Site address	Church Path Field, land east of Chineway Gardens, Ottery St Mary
Outside Cranbrook Plan Area	Yes
Description	Small sloping site comprising a single agricultural field immediately to the east of Ottery St Mary. The site is bound by an agricultural field to the north and east, Slade Road to the south and the eastern edge of Ottery St Mary to the west.
Total site size (ha)	3.38
Submitter's proposed use	Housing

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.

Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	No part of the site is within the functional flood plain.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	3.38
GDA Passes Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	Site has passed Stage A Suitability Assessment for strategic housing development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Current access is via Slade Road which is a narrow lane not suitable for accommodating additional development and associated movements. In addition to this, access into and through the town is constrained by narrow roads and a single route through the town centre. Further investigation may be required as to whether more significant highways improvements (bypass/distributor road) are necessary. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 4.3km from Feniton train station (though not easily accessible from this location). The site itself is not currently served by any bus routes, but Ottery St Mary is well connected by regular services to Axminster, Honiton, Sidmouth, Cranbrook, Exeter Airport and Exeter amongst other places. The majority of these locations are accessible from buses stopping on North Street (approximately 1km from the centre of the site). Pedestrian/cycle movement into Ottery St Mary from this location is poor and would need to be greatly improved. However, the width of roads on this side of the town would make it very difficult to achieve safe pedestrian access.
Ecology	The site is within 10km of the Pebblebed Heaths European Site and so appropriate mitigation would be required. It is within the Great Crested Newt Consultation Zone. The site is bound by/includes hedgerows/trees which may be of some ecological merit.
Flood risk, water quality and drainage	Flooding: The site is entirely within floodzone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application for residential or economic development will need to include a Flood Risk Assessment, in accordance with advice in the NPPG. An area of surface water flood risk runs along the road from which access would be taken. The site is also within the Furze Brook catchment area which is being considered for Natural Flood Management. Development would require measures to slow down surface water run-off. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of sewerage catchments. Would require confirmation that capacity exists without detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure.

Heritage and archaeology	Heritage sensitivity: high. Archaeological surveys carried out for the nearby Butts Road site identified pits associated with activity dating back to the Neolithic period, tree throws, linear ditch field boundaries and medieval and post-medieval artefacts. It is likely that surveys of this site would return similar finds. Conservation sensitivity: low. The site is a reasonable distance from any Listed Buildings, but is located around 520m from the eastern-most extent of the Ottery St Mary Conservation Area which contains numerous Listed Buildings including the Grade I Listed Church of St Mary, Grade II* Listed Chanter's House and others.
Infrastructure	Health: Primary healthcare infrastructure is likely to need improvement. Education: Assuming relocation of Tipton St John Primary School to Ottery St Mary, there will be additional capacity for up to 500-800 new dwellings. Secondary provision at Kings School, Ottery St Mary is at capacity and further expansion may be difficult. Broadband: Homes/businesses adjacent to the site have access to superfast broadband. It should be possible to roll this out to any new development relatively easily.
Landscape	Landscape sensitivity: high. The site is located outside but reasonably near (approximately 1.0km) to the East Devon AONB. There would be significant intervisibility with the AONB, Conservation Area and also Belbury Castle hillfort on the opposite side of the valley. The site is bounded by multiple hedgerows and trees, some of which may be of landscape importance. There is some potential for the site to be seen in the context of the town and due to its westerly slope away from the AONB and intervening vegetation. There are various PRoWs in the wider area, which may offer views of the site. Requires further visual assessment.
Safety	The HSE major hazard pipeline runs approximately 195m to the south-west of the site and the consultation zone clips the very south-eastern edge of the site.
Soils and contamination	Agricultural land classification: Grades 2 and 3. Minerals and Waste: No constraints.
Other	Site generally slopes off gradually down to the west.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic residential development alongside HELAA sites GH/ED/29-31 and GH/ED/33-35. The Panel has advised that development could not commence until years 6-10 due to the need to design and deliver the necessary strategic highways infrastructure.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity	
Site overlap description	WHOLE overlap. GH/ED/32 and resubmission 2021 site (Object ID 15202) are the same site. Assessed as GH/ED/32. Site 15202 not reassessed on resubmission . Count all GH/ED/32. Count 2021 site 15202 as NIL

Total site size	3.38		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	3.38		
Net developable area (ha)	2.03		
1. Calculated yield dwellings (HELAA Methodology)	Min 41	Mid 51	Max 61
2. Site promoter – yield (upper)	70		
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	51		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	3.38		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 3.38ha submitted site, there are no areas that should be discounted from the gross site area. Residential:Based upon the gross site area, the site has potential to deliver an average of 51 dwellings. However, constraints highlighted above may significantly reduce this potential. Employment: The site would not be suitable for employment primarily due to accessibility. Conclusion: The site is only suitable for residential uses as an extension to Ottery St Mary. However, yields are likely to be significantly below the high level HELAA projections above as a result of constraints highlighted. The site is adjacent or opposite other land submitted to the HELAA (GH/EX/31 and 33). POST GESP HELAA: No change		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	51
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

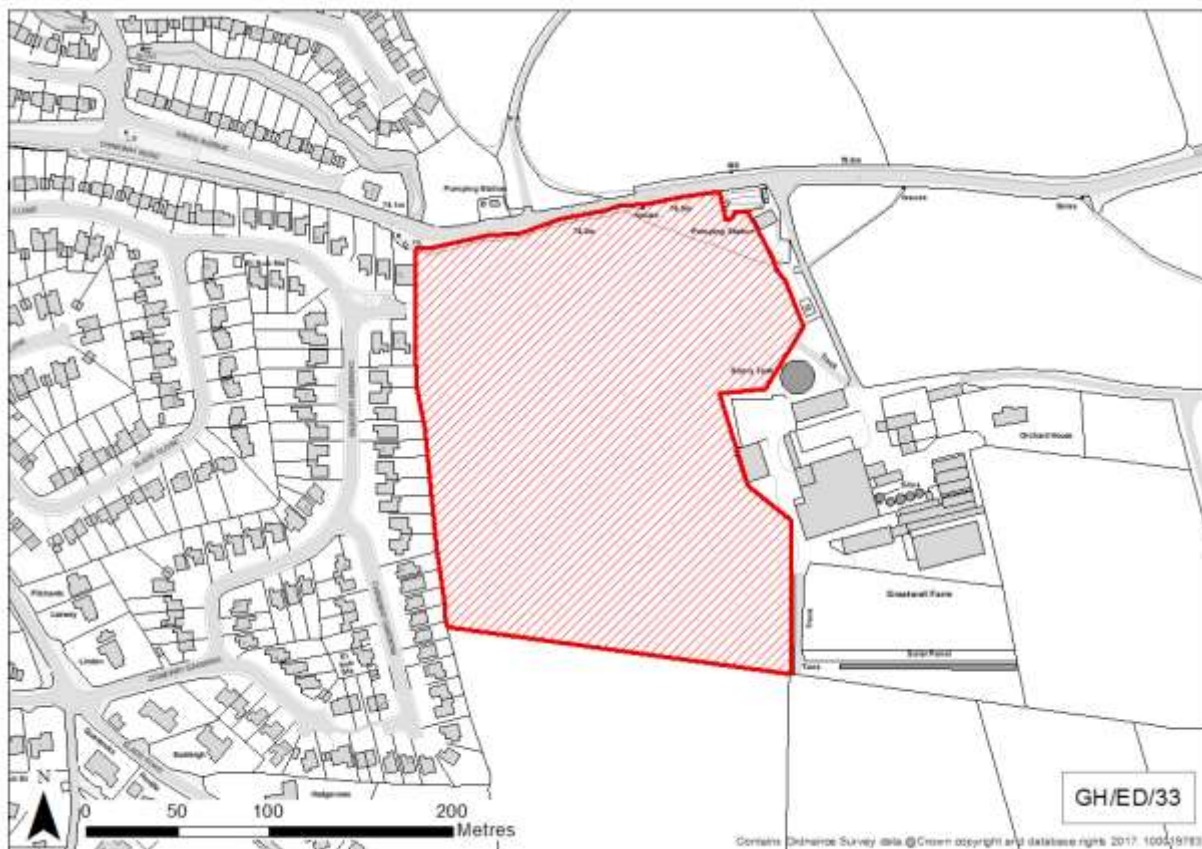
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Ottery St Mary

Reference

GH/ED/33



Site address	Land adjacent Great Well Farm, Ottery St Mary
Outside Cranbrook Plan Area	Yes
Description	Small sloping site comprising a single agricultural field immediately to the east of Ottery St Mary. The site is bounded by Chineway Road to the north, Great Well Farm to the east, an agricultural field to the south and the eastern edge of Ottery St Mary to the west.
Total site size (ha)	4.43
Submitter's proposed use	Concept illustrative Masterplan - layout for 130 dws

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.

Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	No part of the site is within the functional flood plain.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	4.43
GDA Passes Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	Site has passed Stage A Suitability Assessment for strategic housing development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Current access is via Chineway Road, which is relatively narrow for the traffic already using it and not suitable for accommodating strategic levels of development and associated movements. In addition to this, access into and through the town is constrained by narrow roads and a single route through the town centre. Further investigation may be required as to whether more significant highways improvements (bypass/distributor road) are necessary. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 4.1km from Feniton train station (though not easily accessible from this location). The site itself is not currently served by any bus routes, but Ottery St Mary is well connected with regular services to Axminster, Honiton, Sidmouth, Cranbrook, Exeter Airport and Exeter amongst other places. The majority of these locations are accessible from buses stopping on North Street (c.1km from the centre of the site). Pedestrian/cycle movement into Ottery St Mary from this location is poor and would need to be greatly improved. However, the width of roads on this side of the town would make it very difficult to achieve safe pedestrian access.
Ecology	The site is within 10km of the Pebblebed Heaths European Site and so appropriate mitigation would be required. It is within the Great Crested Newt Consultation Zone. The site is bound by/includes hedgerows/trees which may be of some ecological merit.
Flood risk, water quality and drainage	Flooding: The site is entirely within floodzone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application for residential or economic development will need to include a Flood Risk Assessment, in accordance with advice in the NPPG. A small area of surface water flood risk crosses the northern part of the site along Chineway Road. The site is also within the Furze Brook catchment area which is being considered for Natural Flood Management, which would require measures to slow down surface water run-off. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of sewerage catchments. Would require confirmation that capacity exists without detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure

Heritage and archaeology	Heritage sensitivity: high. Archaeological surveys carried out for the nearby Butts Road site identified pits associated with activity dating back to the Neolithic period, tree throws, linear ditch field boundaries and medieval and post-medieval artefacts. It is likely that surveys of this site would return similar finds. Conservation sensitivity: Low. The site is a reasonable distance from any Listed Buildings, but is located around 500m from the eastern-most extent of the Ottery St Mary Conservation Area which contains numerous Listed Buildings including the Grade I Listed Church of St Mary, Grade II* Listed Chanter's House and others.
Infrastructure	Health: Primary healthcare infrastructure is likely to need improvement. Education: Assuming relocation of Tipton St John Primary School to Ottery St Mary, there will be additional capacity for up to 500-800 new dwellings. Secondary provision at Kings School, Ottery St Mary is at capacity and further expansion may be difficult. Broadband: Homes/businesses adjacent to the site have access to superfast broadband. It should be possible to roll this out to any new development relatively easily.
Landscape	Landscape sensitivity: high. The site is located outside but reasonably near (approximately 1.1km) to the East Devon AONB. There would be significant intervisibility with the AONB, Conservation Area and also Belbury Castle hillfort on the opposite side of the valley. The site is bound by multiple hedgerows and trees, some of which may be of landscape importance. There is some potential for the site to be seen in the context of the town and due to its westerly slope away from the AONB and intervening vegetation. There are various PRoWs in the wider area which may offer views of the site. Requires further visual assessment.
Safety	The HSE major hazard pipeline runs approximately 370m to the south-west of the site, but the site is outside of the consultation zones.
Soils and contamination	Agricultural land classification: Grade 2. Minerals and Waste: No constraints.
Other	Site generally slopes off gradually to the north-west.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic residential development alongside HELAA sites GH/ED/29-32 and GH/ED/34-35. The Panel has advised that development could not commence until years 6-10 due to the need to design and deliver the necessary strategic highways infrastructure.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity	
Site overlap description	No overlap
Total site size	4.43
HOUSING CAPACITY	
Gross development area – Passes Stage B Housing	4.43

Net developable area (ha)	2.66		
1. Calculated yield dwellings (HELAA Methodology)	Min 53	Mid 67	Max 80
2. Site promoter – yield (upper)	130		
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	67		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	4.43		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 4.43ha submitted site, there are no areas that should be discounted from the gross site area. Residential: Based upon the gross site area, the site has potential to deliver an average of 67 dwellings. However, constraints highlighted above may significantly reduce this potential. Employment: The site would not be suitable for employment primarily due to accessibility. Conclusion: The site is only suitable for residential uses as an extension to Ottery St Mary. However, yields are likely to be significantly below the high level HELAA projections above as a result of constraints highlighted. The site is adjacent or opposite other land submitted to the HELAA (GH/ED/32 and 34). POST GESP HELAA: No change.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	67
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)

No	No	Use unassessed

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

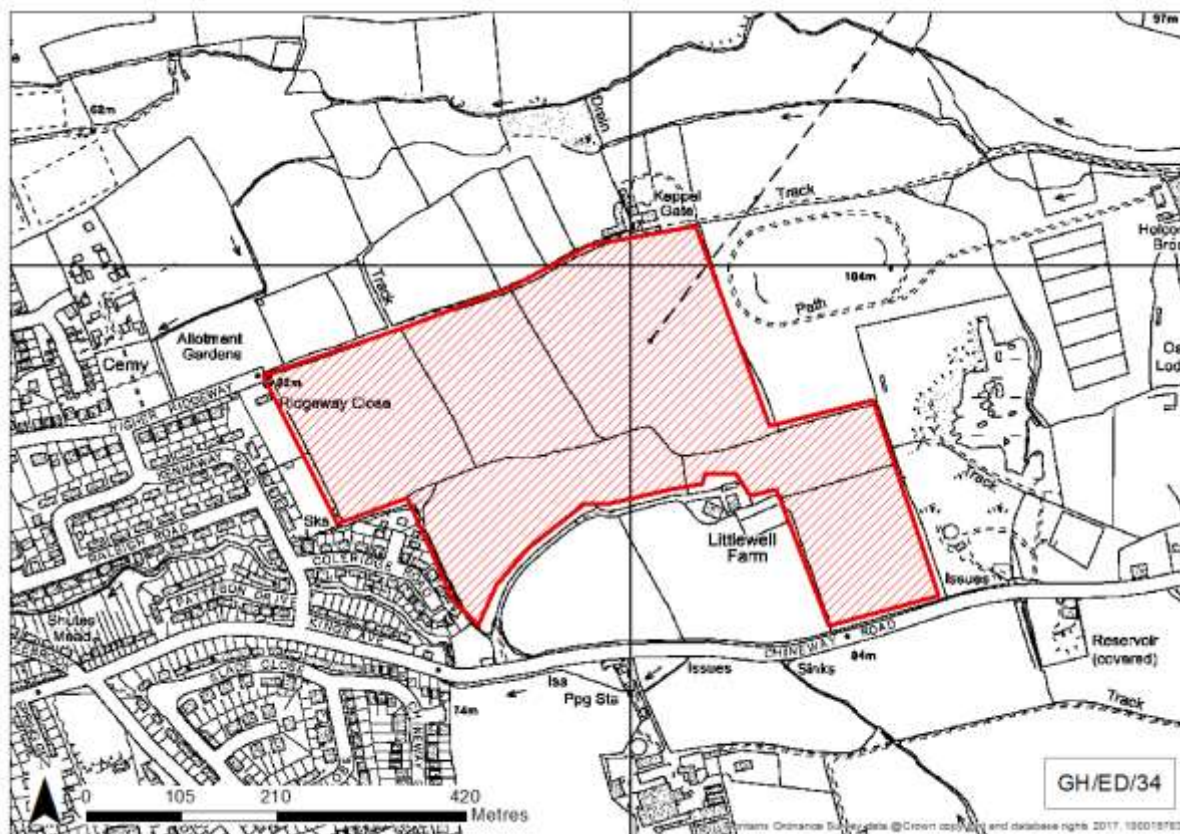
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Ottery St Mary

Reference

GH/ED/34



Site address	Land at Littlewell, Ottery St Mary
Outside Cranbrook Plan Area	Yes
Description	Large sloping site comprising multiple agricultural fields to the east of Ottery St Mary. The site is bounded by agricultural fields to the north and south, Holcombe Brook stables and gallops to the east and Ottery St Mary to the west.
Total site size (ha)	16.04
Submitter's proposed use	Housing

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.

Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	No part of the site is within the functional flood plain.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	16.04
GDA Passes Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	Site has passed Stage A Suitability Assessment for strategic housing development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Current access is via an unsuitable dirt track extending beyond the surfaced road of Higher Ridgeway. The site could only be developed if the road were extended and widened along this track (which is unlikely to be possible), or if access were taken via Chineway Road to the south of the site. However, access onto Chineway Road would require removal of a species-rich hedgebank and mature trees. In either case, access into and through the town is constrained by narrow roads and a single route through the town centre. Further investigation may be required as to whether more significant highways improvements (bypass/distributor road) might be necessary. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 3.8km from Feniton train station (though not easily accessible from this location). The site is not currently served by any bus routes, but Ottery St Mary as a town is well connected by regular services to Axminster, Honiton, Sidmouth, Cranbrook, Exeter Airport and Exeter amongst other places. The majority of these locations are accessible from buses stopping on North Street (approximately 915m from the centre of the site). Pedestrian/cycle movement into Ottery St Mary is poor and particularly constrained and would need to be greatly improved.
Ecology	The site is within 10km of the Pebblebed Heaths European Site and so appropriate mitigation would be required. It is within the Great Crested Newt Consultation Zone. The site is bounded by/includes hedgerows/trees which may be of some ecological merit.
Flood risk, water quality and drainage	Flooding: The site is entirely within floodzone 1 and is therefore at low risk experiencing fluvial flooding. Any planning application for residential or economic development will need to include a Flood Risk Assessment, in accordance with advice in the NPPG. A small area of surface water flood risk crosses the centre of the site. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of sewerage catchments. Would require confirmation that capacity exists without detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure.

Heritage and archaeology	Heritage sensitivity: Low. Archaeological surveys carried out for the nearby Butts Road site identified pits associated with activity dating back to the Neolithic period, tree throws, linear ditch field boundaries and medieval and post-medieval artefacts. Some potential for surveys of this site to return similar finds. Requires further evaluation. Conservation sensitivity: Low. The site is a reasonable distance from any Listed Buildings, but is located around 450m from the eastern-most extent of the Ottery St Mary Conservation Area which contains numerous Listed Buildings including the Grade I Listed Church of St Mary, Grade II* Listed Chanter's House others. The Grade I Listed Cadhay House is approximately 1.7km west of the site on the opposite side of the Otter Valley. There may be some limited intervisibility with this asset needing consideration of its setting.
Infrastructure	Health: Primary healthcare infrastructure is likely to need improvement. Education: Assuming relocation of Tipton St John Primary School to Ottery St Mary, there will be additional capacity for up to 500-800 new dwellings. Secondary provision at Kings School, Ottery St Mary is at capacity and further expansion may be difficult. Broadband: Homes/businesses adjacent to the site have access to superfast broadband, so it should be possible to roll this out to any new development relatively easily.
Landscape	Landscape sensitivity: High. Site is outside but reasonably near (c.920m) to the East Devon AONB. There would be significant intervisibility with the AONB. The site would also likely be visible from Belbury Castle hillfort on the opposite side of the valley. Development of the land closer to the edge of Ottery St Mary would have Medium-High sensitivity, as it may be seen in the context of the town and, due to its westerly slope away from the AONB and intervening vegetation, visibility may be more limited than the higher eastern slopes or sites on the opposite side of the valley. Site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various PROWs in the wider landscape context which may offer views of the site. Requires further visual assessment.
Safety	Contains a row of overhead utility lines running through the site from the south to the north.
Soils and contamination	Agricultural land classification: Grades 2 and 3. Minerals and Waste: No constraints. The site is adjacent to a former landfill site.
Other	Site generally slopes off gradually down to the south-west.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic residential development alongside HELAA sites GH/ED/29-33 and GH/ED/35. The Panel has advised that development could not commence until years 6-10 due to the need to design and deliver the necessary strategic highways infrastructure.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity

Site overlap description	WHOLE overlap. GH/ED/34 and resubmission 2021 site (Object ID 12003) are the same site. Assessed as GH/ED/34. Site 12003 not reassessed on resubmission. Count all GH/ED/34. Count 2021 site 12303 as NIL		
Total site size	16.04		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	16.04		
Net developable area (ha)	9.62		
1. Calculated yield dwellings (HELAA Methodology)	Min 192	Mid 241	Max 289
2. Site promoter – yield (upper)	100		
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	241		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	16.04		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 16.04ha submitted site, there are no areas that should be discounted from the gross site area. Residential: Based upon the gross site area, the site has the potential to deliver an average 241 dwellings. However, constraints highlighted above may significantly reduce this potential. Employment: Not suitable for employment primarily due to accessibility. Conclusion: The site is only suitable for residential uses as an extension to Ottery St Mary. However, yields are likely to be significantly below the high level HELAA projections above as a result of constraints. The site is opposite other land submitted to the HEELA (GH/EX/33 and 35). POST GESP HELAA: No change.		
GENERAL COMMENT FOR ALL SITES	Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.		

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	225

Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

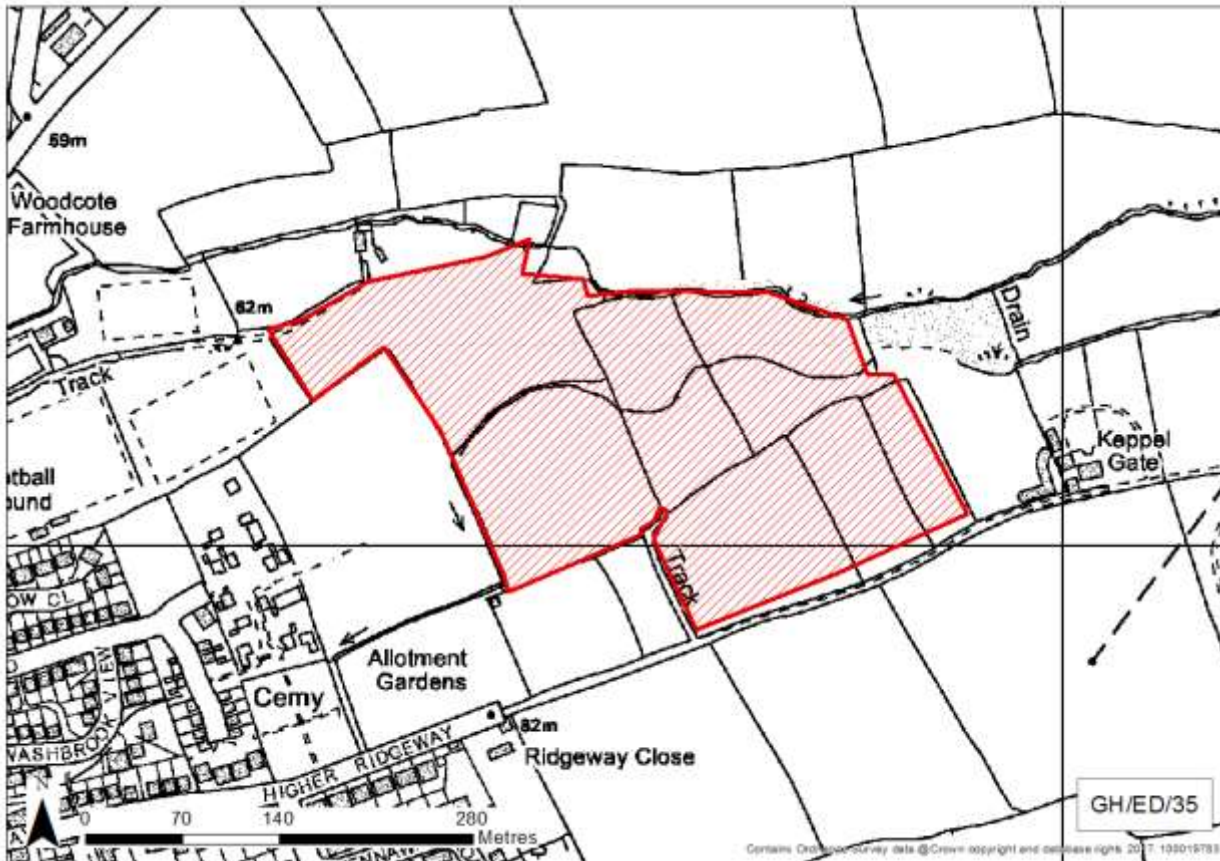
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Ottery St Mary

Reference

GH/ED/35



Site address

Land at Ridgeway, Ottery St Mary

Outside Cranbrook Plan Area

Yes

Description

Reasonably small sloping site comprising multiple agricultural fields immediately to the north-east of Ottery St Mary. The site is bounded by agricultural fields to the north and south (over Ridgeway), Keppel Gate (a modern Cob house) to the east and the new Butts Road housing development, allotments and football club to the west.

Total site size (ha)

7.56

Submitter's proposed use

Housing

Availability assessment

Site promoter's availability comments

The next 5 years

2022 Availability - Confirmation

Available

Site available for Housing

Yes

Site available for Employment

No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?

Yes

Does the site meet the minimum size threshold for employment?

Yes

Is the site in a strategically appropriate location

N/A. See paragraph 6.3 of the main HELAA Report.

Does the site avoid the major biodiversity designations?

No issues that would rule out site at Stage A.

Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approximately 0.30ha of the site is within Flood Zone 3. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	7.26
GDA Passes Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 7.26ha has passed Stage A Suitability Assessment for strategic housing development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Current access is via an unsuitable dirt track extending beyond the surfaced road of Higher Ridgeway. The site could only be developed if the road were extended and widened along this track (which is unlikely to be possible), or if access were taken via the "Butts Road" development which adjoins the site to the west. However, in either case, access into and through the town is constrained by narrow roads and a single route through the town centre. Further investigation may be required as to whether more significant highways improvements (bypass/distributor road) are necessary. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 3.5km from Feniton train station (though not easily accessible from this location). The site is not currently served by any bus routes, but Ottery St Mary is well connected with regular services to Axminster, Honiton, Sidmouth, Cranbrook, Exeter Airport and Exeter amongst other places. The majority of these locations are accessible from buses stopping on North Street (approximately 800m from the centre of the site). Pedestrian/cycle movement into Ottery St Mary is poor and particularly constrained and would need to be greatly improved.
Ecology	The site is within 10km of the Pebblebed Heaths European Site and so appropriate mitigation would be required. It is within the Great Crested Newt Consultation Zone. The site is bounded by/includes hedgerows/trees which may be of some ecological merit.
Flood risk, water quality and drainage	Flooding: In addition to the area within floodzone 3, a small area (approximately 0.03ha) in the northern-most part of the site is within floodzone 2 and therefore has a medium probability of experiencing fluvial flooding. The area within floodzone 2 only has the potential to be developed for residential or economic use if the sequential and exceptions tests set out in the NPPG are adhered to. Any planning application must be accompanied by a Flood Risk Assessment. The areas within floodzones 2 and 3 are also at risk of surface water flooding. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a

	number of sewerage catchments. Would require confirmation that capacity exists without detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure.
Heritage and archaeology	Heritage sensitivity: Medium. Archaeological surveys carried out for the adjacent Butts Road site identified pits associated with activity dating back to the Neolithic period, tree throws, linear ditch field boundaries and medieval and post-medieval artefacts. It is likely that surveys of this site would return similar finds. Requires further evaluation. Conservation sensitivity: Low. The site is a reasonable distance from any Listed Buildings, but is located around 320m from the northern-most extent of the Ottery St Mary Conservation Area which contains numerous Listed Buildings including the Grade I Listed Church of St Mary, Grade II* Listed Chanter's House and others. The Grade I Listed Cadhay House is approximately 1.5km west of the site on the opposite side of the Otter Valley. There may be some intervisibility with this asset needing consideration of its setting.
Infrastructure	Health: Primary healthcare infrastructure is likely to need improvement. Education: Assuming relocation of Tipton St John Primary School to Ottery St Mary, there will be additional capacity for up to 500-800 new dwellings. Secondary provision at Kings School, Ottery St Mary is at capacity and further expansion may be difficult. Broadband: Homes/businesses adjacent to the site have access to superfast broadband and it should be possible to roll this out to any new development relatively easily.
Landscape	Landscape sensitivity: Medium-High sensitivity. The site is located outside but reasonably near (approximately 1.5km) to the East Devon AONB. There would be intervisibility with the AONB. However, the site may be seen in the context of the town and, due to its westerly slope away from the AONB and intervening vegetation, visibility may be more limited than sites on the opposite side of the valley. The site may also be visible from Belbury Castle hillfort on the opposite side of the valley. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various PRoWs in the wider landscape context which may offer views of the site. Requires further visual assessment.
Safety	No known safety constraints.
Soils and contamination	Agricultural land classification: Grade 2. Minerals and Waste: No constraints.
Other	Site slopes off gradually to the north-west.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic residential development alongside HELAA sites GH/ED/29-34. The Panel has advised that development could not commence until years 6-10 due to the need to design and deliver the necessary strategic highways infrastructure.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity			
Site overlap description	WHOLE overlap. GH/ED/35 and resubmission 2021 site (Object ID 12003) are the same site. Assessed as GH/ED/35. Site 12003 not reassessed on resubmission . Count all GH/ED/35. Count 2021 site 12303 as NIL		
Total site size	7.56		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	7.26		
Net developable area (ha)	4.36		
1. Calculated yield dwellings (HELAA Methodology)	Min 87	Mid 109	Max 130
2. Site promoter – yield (upper)	100		
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	109		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	7.26		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL			
Of the 7.56ha submitted site, approximately 0.3ha is within floodzone 3. This means the gross site area is approximately 7.26 ha. Residential: Based on the gross site area, the site has the potential to deliver 109 dwellings. However, constraints highlighted above may significantly reduce this potential. Employment: The site would not be suitable for employment primarily due to accessibility. Conclusion: The site is only suitable for residential uses as an extension to Ottery St Mary. However, yields are likely to be significantly below the high level HELAA projections above as a result of constraints highlighted. The site is opposite other land submitted to the HELAA (GH/ED/34). POST GESP HELAA: No change.			
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0

Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	109
Developable 1/4/2032 to 31/3/2037	16
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

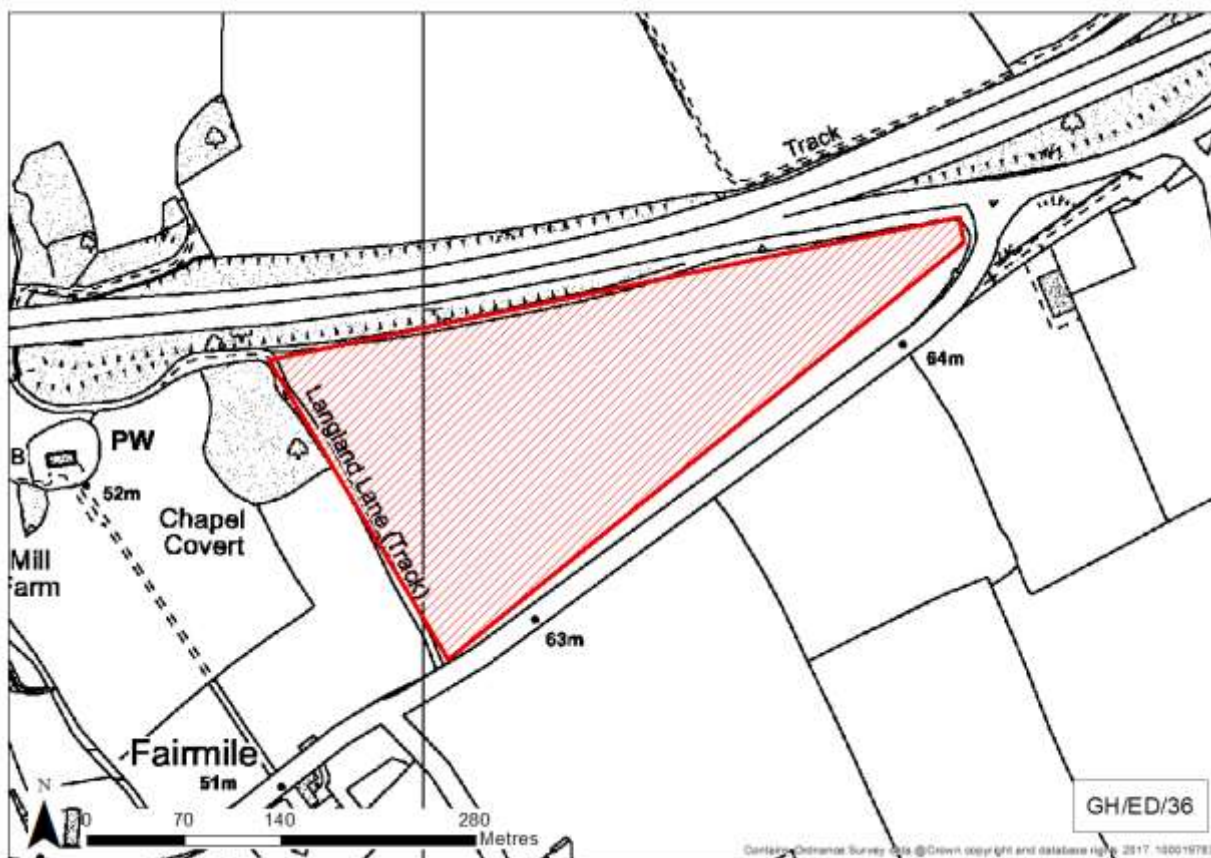
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Ottery St Mary

Reference

GH/ED/36



Site address	Land south of A30 forming part of Taleford Farm
Outside Cranbrook Plan Area	Yes
Description	Small, flat agricultural field located between Fairmile and the Patterson's Cross junction of the A30. The site is bound by the A30 to the north and the old A30 to the south-east. A small track/PROW, woodland and sloping open fields lie to the west.
Total site size (ha)	6.44
Submitter's proposed use	Only proposes employment - industrial/warehousing

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	No
Site available for Employment	Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.

Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	No part of the site is within the functional flood plain.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	6.44
Stage A Assessment conclusion	Site has passed Stage A Suitability Assessment for strategic employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access is currently via a field gate on the old A30. The site is in close proximity to the west on/off slip roads of the new A30 trunk road. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 1.9km from Feniton station, which provides access to the wider region. The Sidmouth-Ottery-Whimple-Talaton-Feniton-Ottery-Sidmouth bus runs reasonably regularly through Patterson's Cross (approximately 200m north-east of the site) and could potentially be diverted to serve the site directly. Public Rights of Way link the site to Feniton and Ottery St Mary.
Ecology	The site is within 10km of both the Exe Estuary and Pebblebed Heaths European Sites, however there is no evidence that economic development has a detrimental recreational impact. It is within the Great Crested Newt Consultation Zone. The site is bounded by/includes hedgerows/trees which may be of some ecological merit. The site is approximately 190m south-east of Escot Park CWS which has a recorded water vole population amongst other assets. Public footpaths lead directly from the site to the River Tale, which is included within the designation and forms the boundary of it. This means that development of the site could have a potentially detrimental impact upon the population.
Flood risk, water quality and drainage	Flooding: The site is entirely within floodzone 1 and is therefore a low risk of experiencing fluvial flooding. Any planning application for residential or economic development will need to include a Flood Risk Assessment, in accordance with advice in the NPPG. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of sewerage catchments. Would require confirmation that capacity exists without detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure.
Heritage and archaeology	Heritage sensitivity: Medium. The site is adjacent to the Exeter-Honiton Roman Road. Various historical field networks and enclosures are known to be in the vicinity and within the site, as well as multiple records of archaeological findspots. There is high potential for prehistoric activity. The site is approximately 1.6km from a battlefield at Fenny Bridges dating from 1549 and the Prayer Book Rebellion. It is

	also approximately 360m from Escot Park which dates back to around 1680 and 800m from the Cadhay Registered Park and Garden. Requires further assessment. Conservation sensitivity: High. There are a number of Grade II Listed Buildings within a few hundred metres of the site, including the Church of St Philip and St James, Mill Farm, Old Mill, Escot House and Chapel amongst others. The Grade I Listed Cadhay House is approximately 1km to the south and the Grade I Listed Church of St Mary, Grade II* Listed Chanter's House and other Listed Buildings in Ottery St Mary approximately 1.8km to the south-east. The Ottery St Mary Conservation Area begins just 1.1km south of the site at Head Weir on the River Otter. Due to the topography of the land and location on the opposite side of the valley there is some potential for intervisibility and associated impacts on the setting of these key heritage assets.
Infrastructure	Broadband: Homes/businesses adjacent to the site only have access to standard broadband. However, it should be possible to roll out superfast to any new development relatively easily.
Landscape	Landscape sensitivity: Medium. The site is not located within any nationally or locally protected landscapes. However, there is intervisibility with the East Devon AONB and highly likely to be intervisibility with numerous Listed Buildings in the area. The site abuts the A30. The site is bounded by hedgerows and trees which may be of landscape importance and a PRow runs along its western boundary. Requires further visual assessment.
Safety	The site is affected by A30 noise constraints.
Soils and contamination	Agricultural land classification: Grades 2 and 3. Minerals and Waste: No constraints.
Other	Topography: flat site.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as unachievable for strategic employment development alongside HELAA sites GH/ED/37, as current highways junction arrangements (it is only possible to access the A30 west bound and access the site from the A30 east bound) and isolated location will make the site unattractive for investment. The Panel advise that the junction could be improved with fairly minor works, but this is unlikely to make sufficient difference to the site's attractiveness.
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably unachievable

Potential capacity	
Site overlap description	No overlap
Total site size	6.44
HOUSING CAPACITY	
Gross development area – Passes Stage B Housing	6.44
Net developable area (ha)	3.86

1. Calculated yield dwellings (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	6.44		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 6.44ha submitted site, there are no areas that should be discounted from the gross site area. Residential: The site has not been assessed for residential uses as it would not be capable of yielding 500+ dwellings on it's own or in combination with other sites. Employment: Up to 6.44ha of employment uses, subject to constraints highlighted above which may significantly reduce the site's potential. Conclusion: The site is only suitable for employment uses as part of a new a standalone site. However, yields are likely to be significantly below the high level HELAA projections above as a result of the constraints highlighted. The site adjoins other land submitted to the HELAA (GH/ED/37). POST GESP HELAA: No change.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably unachievable

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

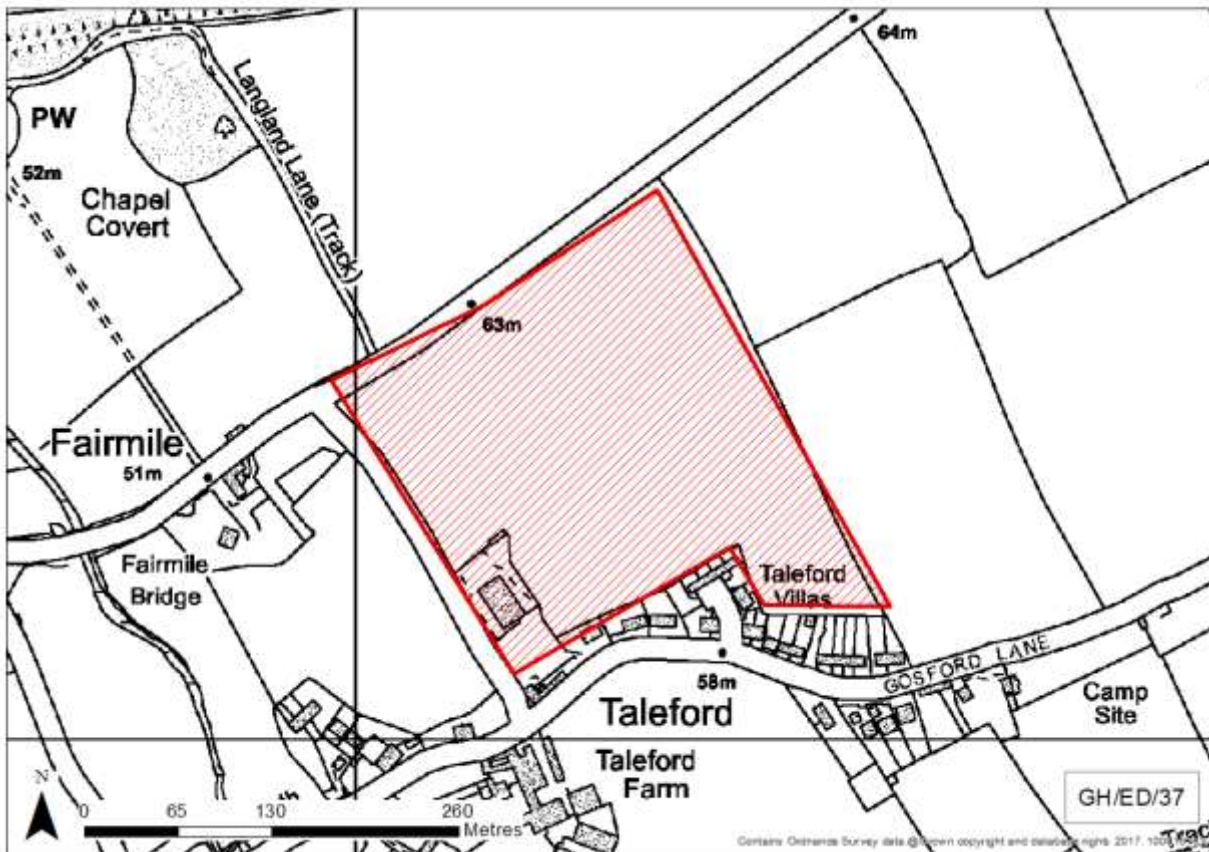
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Ottery St Mary

Reference

GH/ED/37



Site address	Land south of A30 forming part of Taleford Farm (2)
Outside Cranbrook Plan Area	Yes
Description	Small, gently sloping agricultural field adjacent to the hamlets of Taleford and Fairmile. The site is bounded by the old A30 to the north, agricultural fields to the east, the hamlet of Taleford to the south and a narrow lane and the edge of the hamlet of Fairmile to the west.
Total site size (ha)	6.57
Submitter's proposed use	Only proposed for employment - industrial/warehousing

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	No
Site available for Employment	Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.

Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	No part of the site is within the functional flood plain.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	6.57
Stage A Assessment conclusion	Site has passed Stage A Suitability Assessment for strategic employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access is currently off a small and unsuitable country lane. However, a new access off the old A30 could be achieved subject to breaking through the existing hedgebank. The site is in close proximity to the west on/off slip roads of the new A30 trunk road. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 2.1km from Feniton station, which provides access to the wider region. The Sidmouth-Ottery-Whimble-Talaton-Feniton-Ottery-Sidmouth bus runs reasonably regularly through Patterson's Cross (approximately 400m north-east of the site) and could potentially be diverted to serve the site directly. Public Rights of Way link the site to Feniton and Ottery St Mary.
Ecology	The site is within 10km of both the Exe Estuary and Pebblebed Heaths European Sites, however there is no evidence that economic development has a detrimental recreational impact. It is within the Great Crested Newt Consultation Zone. The site is bounded by/includes hedgerows/trees which may be of some ecological merit. The site is approximately 400m south-east of Escot Park CWS, which has a recorded water vole population amongst other assets. Public footpaths lead directly from the site to the River Tale which is included within the designation and forms the boundary of it. This means that development of the site could have a potentially detrimental impact upon the population.
Flood risk, water quality and drainage	Flooding: The site is entirely within floodzone 1. It is therefore at low risk of experiencing fluvial flooding. Any planning application for residential or economic development will need to include a Flood Risk Assessment, in accordance with advice in the NPPG. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of sewerage catchments. Would require confirmation that capacity exists without detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure.
Heritage and archaeology	Heritage sensitivity: Medium. The site lies adjacent to the Exeter-Honiton Roman Road. Various historical field networks and enclosures are known to be in the vicinity and within the site, as well as multiple records of archaeological findspots. There is high potential for

	prehistoric and Medieval activity. The site is approximately 1.8km from a battlefield at Fenny Bridges dating from 1549 and the Prayer Book Rebellion. It is also approximately 540m from Escot Park, which dates back to around 1680 and 570m from the Cadhay Registered Park and Garden. Requires further assessment. Conservation sensitivity: High. There are a number of Grade II Listed Buildings within a few hundred metres of the site including Mill Farm, Old Mill, Church of St Philip & St James, Escot House and Chapel amongst others. The Grade I Listed Cadhay House is approximately 830m to the south and the Grade I Listed Church of St Mary, Grade II* Listed Chanter's House and other Listed Buildings in Ottery St Mary are approximately 1.65km to the south-east. The Ottery St Mary Conservation Area begins just 950m south of the site at Head Weir on the River Otter. Due to the topography of the land and location on the opposite side of the valley, there is some potential for intervisibility and associated impacts on the setting of these key heritage assets.
Infrastructure	Broadband: Homes/businesses adjacent to the site only have access to standard broadband. It should be possible to roll out superfast to any new development relatively easily.
Landscape	Landscape sensitivity: Medium. The site is not located within any nationally or locally protected landscapes. However, there is intervisibility with the East Devon AONB and highly likely to be intervisibility with numerous Listed Buildings in the area. The site is bounded by hedgerows and trees which may be of landscape importance and a PRow leads away from the site from its north-west corner. Requires further visual assessment.
Safety	The site is affected by A30 noise constraints
Soils and contamination	Agricultural land classification: Grades 2 and 4. Minerals and Waste: The land is partly within a Mineral Consultation Area for the sand and gravel resource, but is unlikely to constrain future extraction. Therefore there is no mineral objection. No was
Other	Topography: Flat site which slopes very gently to the south.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as unachievable for strategic employment development alongside HELAA site GH/ED/36, as current highways junction arrangements (it is only possible to access the A30 west bound and access the site from the A30 east bound) and isolated location will make the site unattractive for investment. The Panel advise that the junction could be improved with fairly minor works, but this is unlikely to make sufficient difference to the site's attractiveness.
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably unachievable

Potential capacity	
Site overlap description	No overlap
Total site size	6.57
HOUSING CAPACITY	

Gross development area – Passes Stage B Housing	6.57		
Net developable area (ha)	3.94		
1. Calculated yield dwellings (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	6.57		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 6.57ha submitted site, there are no areas that should be discounted from the gross site area. Residential: The site has not been assessed for residential uses as it would not be capable of yielding 500+ dwellings on it's own or in combination with other sites. Employment: Up to 6.57ha of employment uses, subject to constraints highlighted above which may significantly reduce the site's potential. Conclusion: The site is only suitable for employment uses as part of a new a standalone site. However, yields are likely to be significantly below the high level HELAA projections above as a result of constraints highlighted. The site adjoins other land submitted to the HELAA (GH/ED/36). POST GESP HELAA: No change.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably unachievable

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

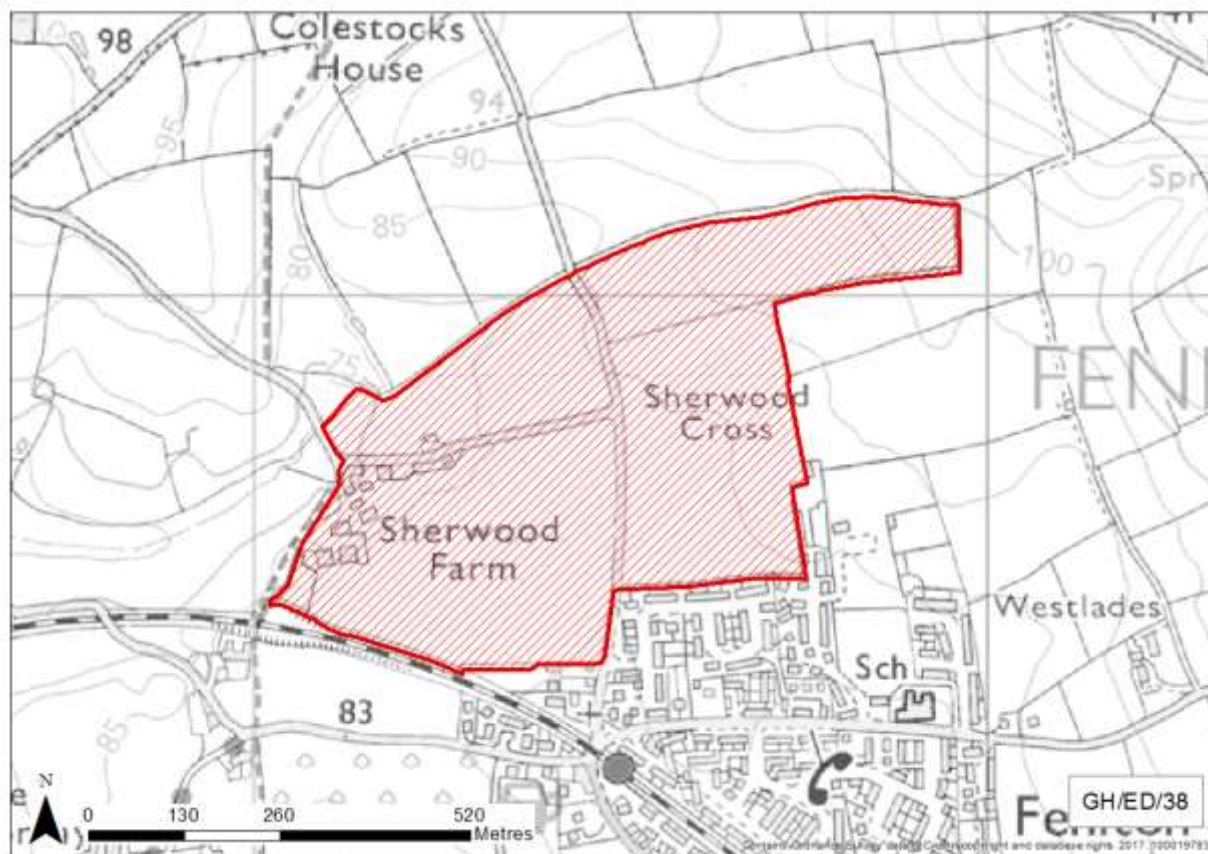
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Feniton

Reference

GH/ED/38



Site address	Land north west of Feniton
Outside Cranbrook Plan Area	Yes
Description	Large, reasonably flat site to the north-west of Feniton. Comprises multiple pastoral and agricultural fields divided by local roads, as well as Sherwood Farm and the Grade II Listed Sheridon and Sherwood Cottage. The site is bounded by more sloping agricultural fields to the north, west and east, the village of Feniton to the south/south-east and the railway to the south-west.
Total site size (ha)	31.97
Submitter's proposed use	Housing

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.

Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approximately 0.12ha of the site is within Flood Zone 3. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	31.85
GDA Passes Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of c.31.85ha has passed Stage A Suitability Assessment for strategic housing development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	The main C class road from Feniton to Payhembury runs through the site. Access would be achieved to plots either side of the road from this. However, access to the north side of Feniton is constrained by the existing level crossing in the village centre, through which the majority of traffic must flow. Depending on the scale of development in this location, a suitable alternative crossing of the railway and improvements/closure of the level crossing may be required – further investigation would be necessary. There may also be a need to improve access to the A30, depending on the scale of development. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 260m from Feniton station, but parts of the site are as close as 90m from the station which provides access to the wider region. The Honiton-Cullompton-Feniton-Honiton bus goes through the site, however this service only runs 3 days per week. The Sidmouth-Ottery-Whimble-Talaton-Feniton-Ottery-Sidmouth bus runs more regularly through the centre of the village. Either route could potentially be improved to serve the site. Public Rights of Way link the site to Feniton and Ottery St Mary.
Ecology	The site is within 10km of the Pebblebed Heaths European Site and so appropriate mitigation would be required. It is within the Great Crested Newt Consultation Zone. The site is bounded by/includes hedgerows/trees which may be of some ecological merit.
Flood risk, water quality and drainage	Flooding: In addition to the area within floodzone 3, a small sliver of land (c.0.04 ha) on the west side of the site lies within floodzone 2 and is therefore at medium risk of experiencing fluvial flooding. This area only has the potential to be developed for residential or economic use if the sequential and exceptions tests set out in the NPPG are adhered to. Any planning application must be accompanied by a Flood Risk Assessment. The areas within floodzones 2 and 3 are also at risk of surface water flooding and approx. half the site (totalling c.17.7ha) lies within the Feniton Critical Drainage Area. EDDC are currently working on implementation of a scheme to deliver an overflow culvert and channels to reduce surface water flood risk. The main surface water flows come from the north east of New Feniton. Any development must be accompanied by a suitable drainage strategy to deal with

	existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. There is a need for surface water to be managed to a higher standard than normal, to ensure that any new development will contribute to a reduction in flood risk in line with the NPPF. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of sewerage catchments. Would require confirmation that capacity exists without detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure.
Heritage and archaeology	Heritage sensitivity: Medium. The site contains a ring ditch at its northern end and various historic field networks are known to exist in the vicinity. There is high potential for prehistoric and Medieval activity. The site is also approximately 1.4km from a battlefield at Fenny Bridges dating from 1549 and the Prayer Book Rebellion and 1km away from Escot Park which dates back to 1680. Requires further assessment. Conservation sensitivity: High. The site contains two Grade II Listed Buildings (Sheridon and Sherwood Cottage). Development will require careful design and arrangement to ensure their settings and significance are not undermined. In addition to this, a collection of Grade II Listed Buildings and historic gardens (unregistered) at Feniton Court are around 1km away to the south-east of the site. Due to the topography of the site and surrounding land, there would be limited impact on the heritage assets at Feniton Court or Escot.
Infrastructure	Education: Feniton Primary School is at capacity and would require expansion to accommodate additional pupils arising from development of the site. Secondary provision at Kings School, Ottery St Mary is at capacity and further expansion may be difficult. Broadband: Homes/businesses adjacent to the site have access to superfast broadband so it should be possible to roll this out to any new development relatively easily.
Landscape	Landscape sensitivity: Medium-low. The site is not located within any nationally or locally protected landscapes. However, there may be some intervisibility with the East Devon AONB. Intervisibility with the Blackdown Hills AONB is likely to be low or non-existent due to surrounding landforms. There is intervisibility with Listed Buildings in the vicinity. The site may be relatively prominent in the wider landscape which contains numerous ProWs. The site is bound and crossed by hedgerows and trees which may be of landscape importance. Requires further visual assessment.
Safety	No known safety constraints.
Soils and contamination	Agricultural land classification: Grade 1 and 2. Minerals and Waste: The south western part of the site is within a Mineral Consultation Area, with a small part within a Mineral Safeguarding Area. However, this area of sand and gravel resource is separate
Other	Gently sloping to relatively flat. In addition to the small amount of land within the floodplain, a further 1.6ha of the site is already developed or consists of existing roads.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	No

Achievability assessment	
Panel's conclusions	The HELAA Panel has advised that 454-500 homes in this location is not achievable, due to major access and flooding constraint. 454-500 homes cannot viably support the necessary infrastructure improvements. Much smaller development might be possible without such significant improvements, however this would not be of a strategic scale. Much larger development might be achievable as it could overcome the infrastructure concerns more viably.
Site Achievable for Housing	Probably unachievable unless
Site Achievable for Employment	Use unassessed

Potential capacity			
Site overlap description	PARTIAL overlap with 2021 site Feni_09. Count GH/ED/38 as NIL. Count all of Feni_09. 2017HELAA Panel discounted GH/ED/38 for access & flooding constraint (Note: CDA, not FZ3) due to scale of development.		
Total site size	31.97		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	30.25		
Net developable area (ha)	18.15		
1. Calculated yield dwellings (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	70		
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	30.25		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 31.97 ha submitted site, approximately 0.12ha is within floodzone 3 and a further 1.6 ha is already developed or consists of existing roads. The gross site area is therefore c. 30.25 ha. Residential: Based on the gross site area, the site has the potential to deliver an average of 454 dwellings. However, constraints highlighted above may significantly reduce this potential. Employment: The site would not be suitable for employment primarily due to accessibility.Conclusion: The site is only suitable for residential uses as an extension to Feniton. However, yields are likely to be significantly below the high level HELAA projections above as a result of constraints highlighted. The site would need to deliver in excess of 500 homes to be considered a strategic housing site for the purposes of the GESP. POST GESP HELAA: No change.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			

Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	No	Probably unachievable unless

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

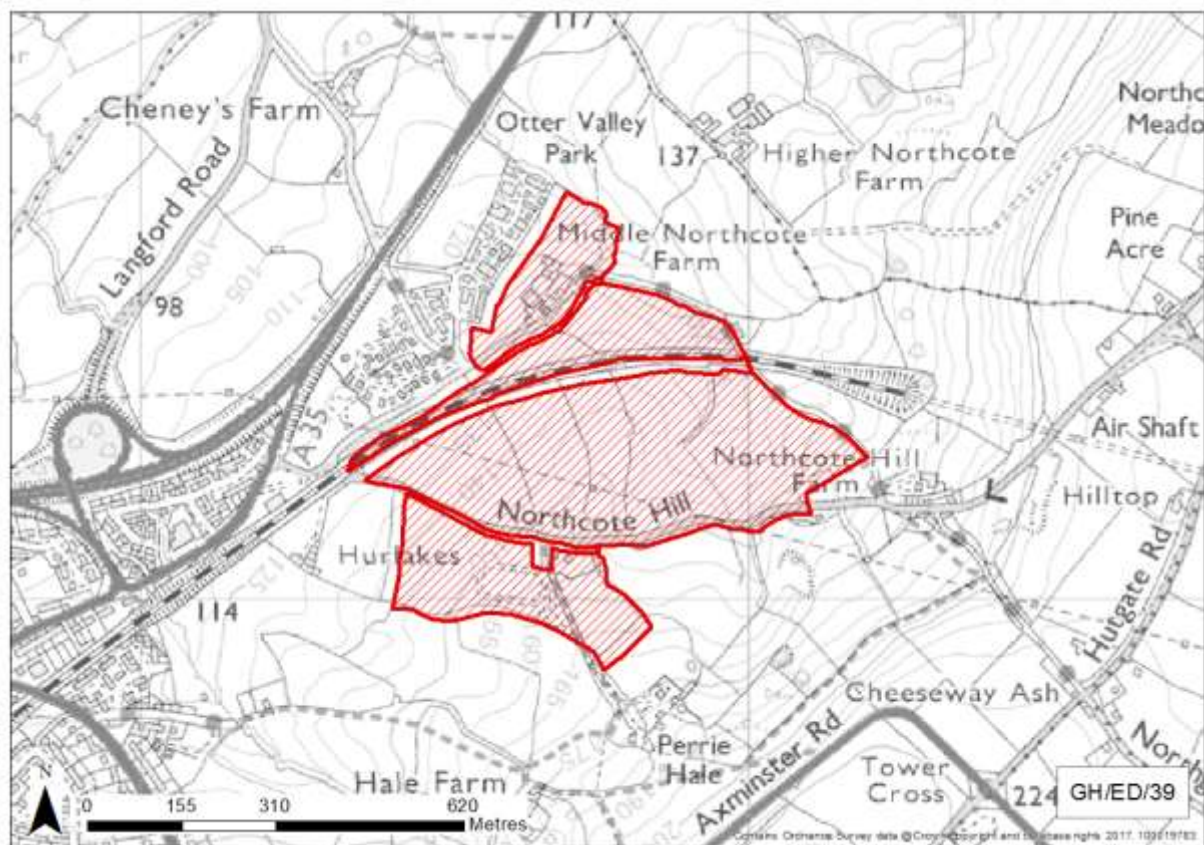
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Honiton

Reference

GH/ED/39



Site address	Land south of Northcote Hill, Honiton
Outside Cranbrook Plan Area	Yes
Description	Large site comprising agricultural and pastoral fields to the east of Honiton. Parts of the site are fairly steep, others are more gently sloped. The site is divided into four parcels by Northcote Hill Road, Tunnel Lane and the railway. It also contains a plant nursery in the southern-most parcel and Middle Northcote Farm in the northern-most parcel. It is bounded by “The Cedars” and “Otter Valley Park” park home estates and open fields to the north; Tunnel Lane, the railway tunnel and more steeply sloping land to the east; more steeply sloping agricultural fields to the south, with more gently sloping fields to the south-west towards Honiton; and the railway and far eastern edge of Honiton to the west. The site is bound by or in very close proximity to the Blackdown Hills AONB to the north, east and south.
Total site size (ha)	28.30
Submitter’s proposed use	Dwellings

Availability assessment

Site promoter’s availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approximately 0.45ha of the site is within Flood Zone 3. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	27.85
GDA Passes Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 27.85ha has passed Stage A Suitability Assessment for strategic housing development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment

Access	The site is accessed via either Northcote Hill or Northcote Road/Tunnel Lane, which are narrow country lanes leading from the A30/A35 junction at the eastern end of Honiton. Access to the majority of the site is constrained by relatively narrow roads under railway bridges. Access improvements and associated traffic management may be required. Development has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approx 1.6km from Honiton train station. The site is not currently served by any bus routes, but Honiton is well connected to regular routes. The Taunton-Dunkeswell-Honiton-Seaton bus runs over the A35/A30 junction (approximately 810m away from the centre of the site) five times a day and the Exeter-Cranbrook-Ottery-Honiton-Axminster bus runs along the A35, which is approx 945m away from the centre of the site. Either route could potentially be improved to serve the site. Public Rights of Way link the site to Honiton, though the detached nature of the site from the town would raise questions of whether people would actually walk to it.
Ecology	The site is within 10km of the Pebblebed Heaths European Site and so appropriate mitigation would be required. The site is bounded by/includes hedgerows/trees which may be of some ecological merit.
Flood risk, water quality and drainage	Flooding: In addition to the area within floodzone 3, a small area (c.0.02ha) on the north side of the site lies within floodzone 2. This area has a medium probability of experiencing fluvial flooding and only has the potential to be developed for residential or economic use if the sequential and exceptions tests set out in the NPPG are adhered to. Any planning application must be accompanied by a Flood Risk Assessment. In addition to the floodzones, a reasonable amount of land is considered to be at risk of surface water flooding in the eastern part of the site. Any development must be accompanied by a suitable

	drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of sewerage catchments. Would require confirmation that capacity exists without detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure.
Heritage and archaeology	Heritage sensitivity: Medium. The site is located in an area known for prehistoric activity. The area is shaped by an intact Medieval landscape of lanes and boundaries. Tunnel Lane is a Roman Road which leads through the site. The site contains a number of former pits and quarries. Requires further assessment. Conservation sensitivity: Low. The site is approx 600m from the Grade II Listed Langford Bridge, 600m from the Grade II Listed Copper Castle and its Listed gates, 650m from the Grade II Listed Bishops Tower and Tower Farm, 700m from the Grade II* Listed Marwood House, and 860m from the Honiton Conservation Area and associated Listed Buildings. However, development of the site is unlikely to have an impact upon their significance or settings.
Infrastructure	Education: Honiton primary schools have a small amount of capacity left, but not enough to serve the scale of development proposed by the site promoter (550 dwgs). This would also not be sufficient development to support a new primary school. There is potentially capacity for some small expansion at Honiton Community College. Health: Depending on the scale of development there may be a need to provide additional primary health care facilities. Other: Development could potentially help to secure improved sports pitch provision and an eastern by-pass to the town linking the A30 and A35, which are local aspirations. Broadband: Homes/businesses adjacent to the site have access to superfast broadband. It should be relatively easy to roll this out to any new development.
Landscape	Landscape sensitivity: High. The site is outside but abuts the Blackdown Hills AONB, which wraps around the eastern end of Honiton and is in close proximity to the East Devon AONB which starts further up Tower Hill. Parts of the site have significant intervisibility with the Blackdown Hills AONB to the north of the A30, where they would highly likely be visible from key vantage points such as Dumpdon Hill. However, the site may be seen in the context of the existing settlement, A30 and A35 to an extent. Natural England advised that the site may struggle to meet the NPPF exception test in terms of impact on the AONB, as better options for development exist elsewhere. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various ProWs in the wider landscape context, one of which crosses the site. Some are highly likely to offer views of the site. Requires further visual assessment.
Safety	Noise: The site is affected by A30 noise constraints associated with the current alignment and proposed realignment to the east of Honiton. Air quality: The Honiton AQMA is no longer considered to be an issue and is in the process of being revoked. Other: The site is in relatively close proximity to an HSE major pipeline, which runs along the top ridge at Tower Hill. The site is, however, not in such close proximity for there to be a foreseeable issue. The site is crossed by high voltage powerlines.

Soils and contamination	Agricultural land classification: Grades 2 and 3b. Minerals and Waste: No constraints.
Other	Majority of the site slopes down to the north-west, north or north-east, with parts being relatively steep but still developable. The site is crossed by high voltage powerlines.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No

Achievability assessment

Panel's conclusions	The HELAA Panel has assessed the site as unachievable for strategic housing development alongside HELAA site GH/ED/40, on grounds that, even combined, the two sites are too small and isolated. The Panel advises that the site may be achievable as part of a large development linked to the main town. Access via the tunnels under the railway is considered to be a significant constraint, which only larger scale development adjoining Axminster Road can resolve.
Site Achievable for Housing	Probably unachievable unless
Site Achievable for Employment	Use unassessed

Potential capacity

Site overlap description	WHOLE overlap. GH/ED/39 and resubmission 2021 site (Object ID 20004) are the same site. Assessed as GH/ED/39. Site 11601 not reassessed on resubmission. Count all GH/ED/39 Count 2021 site 20004 as NIL.		
Total site size	28.30		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	27.85		
Net developable area (ha)	16.71		
1. Calculated yield dwellings (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	550		
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	27.85		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 28.30ha submitted site, approximately 0.45ha is within floodzone 3. This means the gross site area is approximately 27.85ha. Residential: Based on the gross site area, the site has the potential to deliver an average of 418 dwellings. However, constraints highlighted above may significantly reduce this potential. Employment: The site would not be suitable for employment primarily due to accessibility and topography.		

	Conclusion: The site is only suitable for residential uses as an extension to Honiton. However, yields are likely to be significantly below the high level HELAA projections above as a result of constraints highlighted. The site adjoins other land submitted to the HELAA (GH/ED/40). Together the two sites would need to deliver in excess of 500 homes in order to be considered strategic housing sites for the purposes of the GESP. POST GESP HELAA: No change.

GENERAL COMMENT FOR ALL SITES

Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.

Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably unachievable unless

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

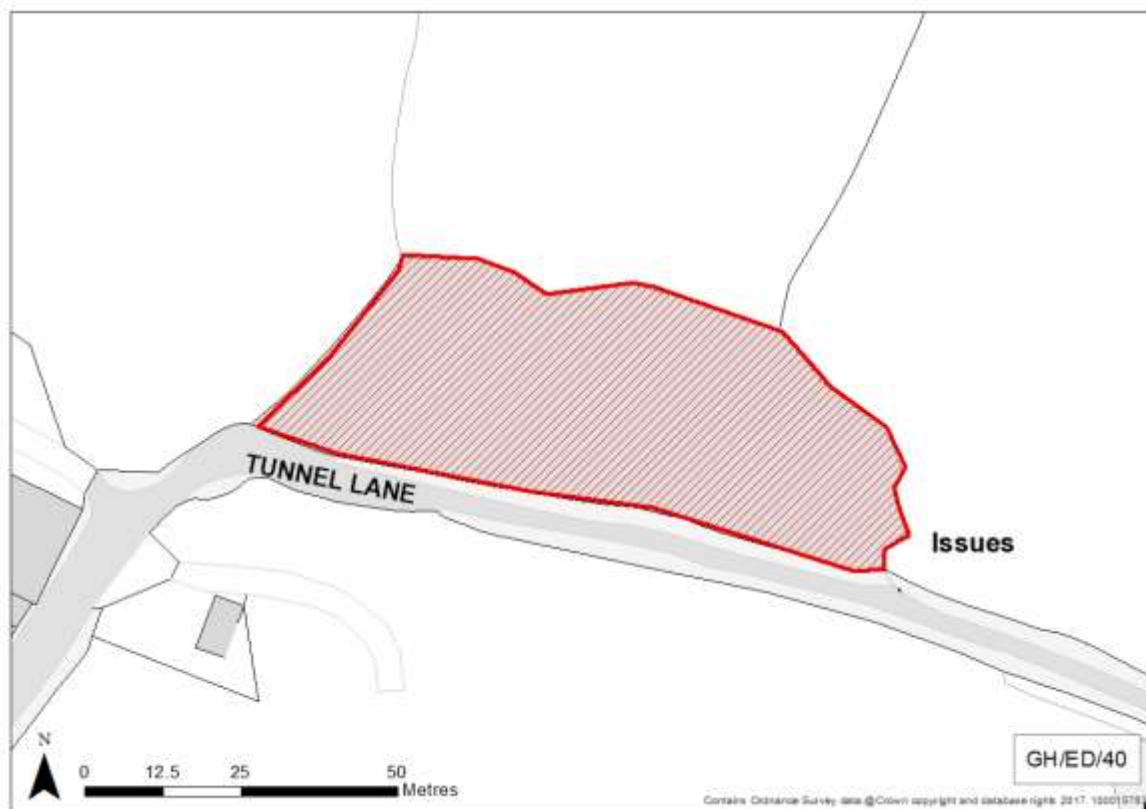
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Honiton

Reference

GH/ED/40



Site address	Land adjacent Tunnel Lane, by Middle Northcote Farm, Honiton
Outside Cranbrook Plan Area	Yes
Description	Small gently sloping overgrown site to the east of Honiton. Bound by a small tree-lined stream and agricultural fields to the north and east, Tunnel Lane to the south and Middle Northcote Farm to the west.
Total site size (ha)	0.30
Submitter's proposed use	Plots to provide homes for Gypsies/Travellers/Travelling Showpeople

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	NOT AVAILABLE
Site available for Housing	No
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes

Flood Risk text	Approximately 0.07ha of the site is within Flood Zone 3. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.23
GDA Passes Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.23ha has passed Stage A Suitability Assessment for strategic housing development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	The site is accessed via Tunnel Lane, which is a narrow country lane that leads from the A30/A35 junction at the eastern end of Honiton and eventually becomes a Public Right of Way unsuitable for vehicular traffic. Development has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approx 1.6km from Honiton train station. The site is not currently served by any bus routes, but Honiton as a town is well connected to regular routes. The Taunton-Dunkeswell-Honiton-Seaton bus runs over the A35/A30 junction (approximately 980m away from the centre of the site) five times a day and the Exeter-Cranbrook-Ottery-Honiton-Axminster bus runs along the A35, which is approximately 1.2km away from the centre of the site. Either route could potentially be improved to serve the site. Public Rights of Way link the site to Honiton.
Ecology	The site is within 10km of the Pebblebed Heaths European Site and so appropriate mitigation would be required. The site is bounded by/includes hedgerows/trees which may be of some ecological merit.
Flood risk, water quality and drainage	Flooding: The area within floodzone 3 is also at risk of surface water flooding. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Any planning application must be accompanied by a Flood Risk Assessment. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of sewerage catchments. Would require confirmation that capacity exists without detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure.
Heritage and archaeology	Heritage sensitivity: medium. The site is in an area known for prehistoric activity. The area is shaped by an intact Medieval landscape of lanes and boundaries. Tunnel Lane is a Roman Road which leads through the site. The site contains a number of former pits and quarries. Requires further assessment. Conservation sensitivity: Low. The site is approximately 730m from the Grade II Listed Langford Bridge, 1.1km from the Grade II Listed Bishops Tower and Tower Farm, 1.2km from the Grade II Listed Copper Castle and its Listed gates, 1.2km from the Grade II* Listed Marwood House, and 1.4km from the Honiton Conservation Area and associated Listed Buildings. However,

	development of the site is unlikely to have an impact upon their significance or settings.
Infrastructure	Education: Honiton primary schools have a small amount of capacity left. There is potential capacity for small expansion at Honiton Community College. Health: Depending on the scale of development there may be a need to provide additional primary health care facilities. Other: Development could potentially help to secure improved sports pitch provision and an eastern by-pass to the town linking the A30 and A35, which are local aspirations. Broadband: Homes/businesses adjacent to the site have access to superfast broadband. It should be relatively easy to roll this out to new development.
Landscape	Landscape sensitivity: high. The site is located outside but in close proximity to the Blackdown Hills AONB, which wraps around the eastern end of Honiton. It is also in close proximity to the East Devon AONB, which starts further up Tower Hill. There would be some close range intervisibility with the Blackdown Hills AONB and it is highly likely that there would be wider intervisibility with both AONBs as well, although the site is nestled in the valley bottom. The site is bounded by trees, some of which may be considered significant in landscape terms. There are various ProWs in the wider landscape, some of which are highly likely to offer views of the site. Requires further visual assessment.
Safety	Noise: The site is affected by A30 noise constraints associated with the current alignment and proposed realignment to the east of Honiton. Air quality: The Honiton AQMA is no longer considered to be an issue and is in the process of being revoked. Other: The site is in relatively close proximity to an HSE major pipeline, which runs along the top ridge at Tower Hill. The site is, however, not in such close proximity for there to be a foreseeable issue.
Soils and contamination	Agricultural land classification: Grade 3. Minerals and waste: No constraints
Other	Site slopes to the north-east down to a stream.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as unachievable for strategic housing development alongside HELAA site GH/ED/39, on grounds that, even combined, the two sites are too small and isolated. The Panel advises that the site may be achievable as part of a large development linked to the main town. Access via the tunnels under the railway is considered to be a significant constraint, which only larger scale development adjoining Axminster Road can resolve.
Site Achievable for Housing	Probably unachievable unless
Site Achievable for Employment	Use unassessed

Potential capacity	
Site overlap description	No overlap
Total site size	0.30
HOUSING CAPACITY	

Gross development area – Passes Stage B Housing	0.23		
Net developable area (ha)	0.14		
1. Calculated yield dwellings (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	0.23		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.30ha submitted site, approximately 0.07ha is within floodzone 3. This means the gross site area is approximately 0.23ha. Residential: Based on the gross site area, the site has the potential to deliver 4-6 dwellings. Alternatively, the site could be developed for gypsy and traveller accommodation as submitted. However, constraints above may significantly reduce this potential. Employment: The site would not be suitable for employment primarily due to accessibility. Conclusion: The site is only suitable for residential uses as an extension to Honiton. However, yields are likely to be significantly below the high level HELAA projections above as a result of constraints highlighted. The site adjoins other land submitted to the HELAA (GH/ED/39). Together the two sites would need to deliver in excess of 500 homes in order to be considered strategic housing sites for the purposes of the GESP POST GESP HELAA: 2022 confirmation that site is not available. Count housing as NIL dwellings; Count employment as NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
No	Yes	Probably unachievable unless

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0

Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

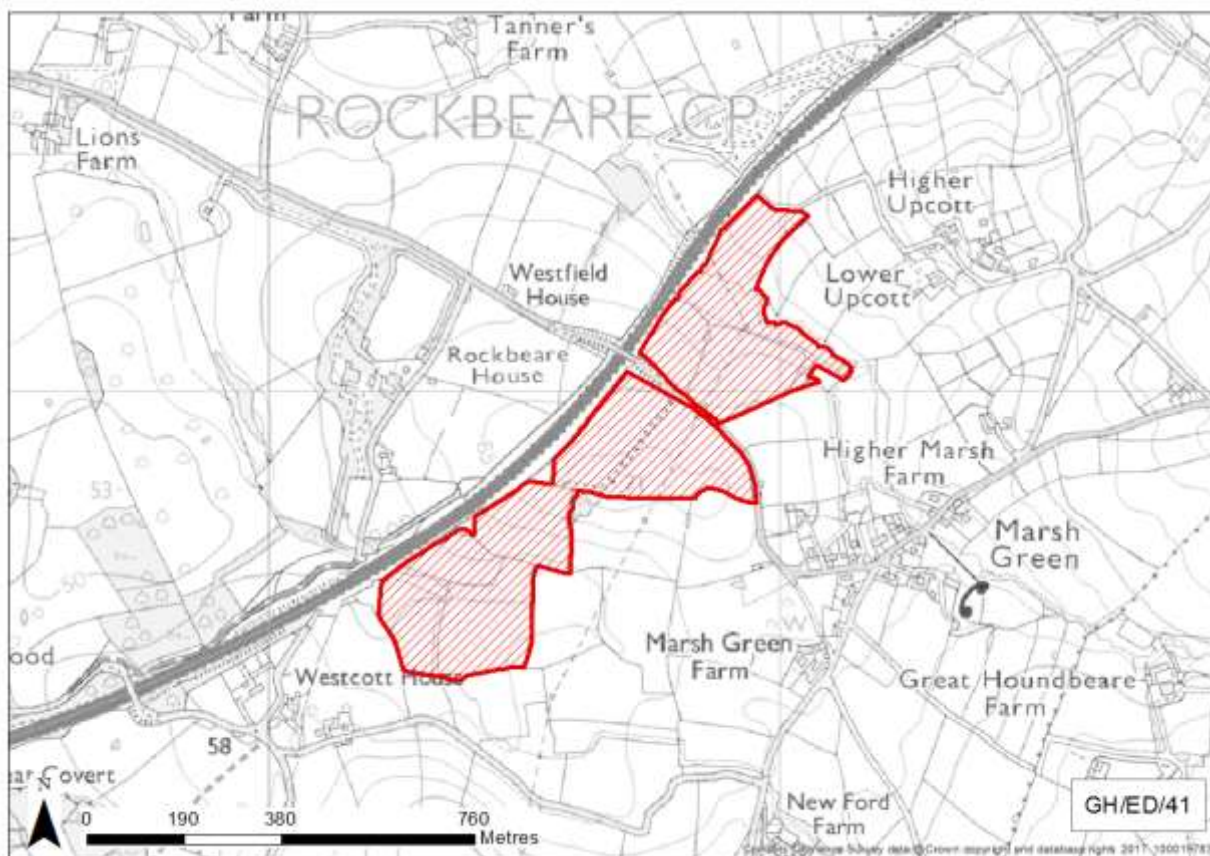
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Rockbeare

Reference

GH/ED/41



Site address	Land adjacent A30, Rockbeare Hill, Marsh Green
Outside Cranbrook Plan Area	Yes
Description	Large site of rolling agricultural and pastoral farmland, adjacent to the A30 near the hamlet of Marsh Green. The site is bounded by the A30 trunk road to the north and west and farmland to the south and east.
Total site size (ha)	23.81
Submitter's proposed use	Mixed use

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes

Flood Risk text	Approximately 1.69ha of the northern part of the is within Flood Zone 3. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Approximately 2.07ha of the site is within the Airport Vector. However, employment uses are less sensitive in this regard.
GDA Passes Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	22.12
Stage A Assessment conclusion	An area of approximately 22.12ha has passed Stage A Suitability Assessment for strategic employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access can be achieved from the Rockbeare-Marsh Green road which runs through the site, but this road would be unsuitable for major traffic movements which may restrict the use of the site. Site adjoins the A30 and at an existing overbridge, which could potentially be developed into a new junction. However this would likely be prohibitively expensive and therefore make the site unviable. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 3.5km from Whimple train station, 4.1km from Cranbrook train station (however access to either would be difficult from this location) and the Axminster-Honiton-Ottery-Cranbrook-Exeter runs along the road through the site. Pedestrian/cycle movement to Cranbrook would need to be greatly improved.
Ecology	The site is within 10km of both the Exe Estuary and Pebblebed Heaths European Sites. However, there is no evidence that economic development has a detrimental recreational impact. It is within the Great Crested Newt Consultation Zone. The site is bounded by/includes hedgerows/trees which may be of some ecological merit. The site includes an area of nature conservation interest in the south which should be protected.
Flood risk, water quality and drainage	Flooding: In addition to the area within floodzone 3, approximately 0.01ha in the northern part of the site is in floodzone 2. Land in floodzone 2 has a medium probability of experiencing fluvial flooding and only has the potential to be developed for residential or economic use if the sequential and exceptions tests set out in the NPPG are adhered to. Any planning application must be accompanied by a Flood Risk Assessment. A large area (approximately 3.64ha in the south and an additional 0.3ha in the north) is at risk of surface water flooding. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of small treatment works. It would be necessary to decide how to manage this group of sites' foul drainage. Would require confirmation

	that capacity exists without detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure.
Heritage and archaeology	Heritage sensitivity: Medium. There are no known heritage constraints within the site. However, the western most tip of the site is just 70m from the Rockbeare Manor Registered Park & Garden which is located on the opposite side of the A30 trunk road. There are a number of archaeological records in close proximity to the site. Requires further assessment. Conservation sensitivity: Medium. The site is approx. 380m from the Grade I Listed Rockbeare Manor and associated Grade II* and II Listed Buildings. It is about 100m from the Grade II Listed The Knoll, Shrubbery Garden Walls (associated with Rockbeare Manor) and Manor Cottages. It is approx. 220m from Westcott House, Westcott Farmhouse and other associated buildings, and approx. 280m west of Higher Upcott Farm and associated barn and other Grade II Listed Buildings in the vicinity. Requires further assessment.
Infrastructure	Broadband: Homes/businesses adjacent to the site only have access to standard broadband. It should be possible to roll out superfast to any new development relatively easily.
Landscape	Landscape sensitivity: Medium-High. Site is not within any nationally or locally protected landscapes. However, it is highly likely to have intevisibility with Rockbeare Manor to the north and likely to have intervisibility with the East Devon AONB to the south-east. Site contains historic water meadows and is bounded and crossed by hedgerows and trees which may be of landscape importance. Requires further visual assessment.
Safety	Noise: Site is outside current airport noise constraints (57Db). However, the northern most part is projected to be within that zone by 2030, based upon airport expansion plans. In addition, there may be noise constraints associated with the A30. However, in both cases it is unlikely that economic development would be as constrained as other uses such as housing and education. Other: The site is crossed by high voltage powerlines.
Soils and contamination	Agricultural land classification: Grade 3. Minerals and waste: No constraints
Other	Topography: Site consists of rolling hills and valleys, with some flatter areas primarily at the tops of the hills which would be suitable for economic development. The sloped areas, whilst not being undevelopable, would be challenging for employment deve
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as unachievable for strategic employment development. The Panel advise that the site would be unattractive to investors due to its isolated location and the access improvements that would be needed from the A30.
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably unachievable

Potential capacity			
Site overlap description	No overlap		
Total site size	23.81		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	22.12		
Net developable area (ha)	13.27		
1. Calculated yield dwellings (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	0		
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	22.12		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 23.81ha submitted site, around 1.69ha is within floodzone 3. This means the gross site area is approximately 22.12ha. Residential: The site has not been assessed for residential uses, as it would not be capable of yielding 500+ dwellings on it's own or in combination with other sites. Employment: Up to 22.12ha of employment land, subject to constraints highlighted above which may significantly reduce this potential. Conclusion: The site is only suitable for employment uses as a standalone site. However, yields are likely to be significantly below the high level HELAA projections, as a result of constraints highlighted. POST GESP HELAA: No change.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	No	Use unassessed

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably unachievable

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Rockbeare

Reference

GH/ED/42



Site address	Land at Southwood Cross, Rockbeare
Outside Cranbrook Plan Area	Yes
Description	Small site of flat agricultural farmland on the south side of Exeter International Airport. The site is bounded by farmland to the north, the future site of the France-Alderney-Britatin (FAB) Link connector to the east, Long Lane and farmland to the south and McBains Antiques Centre to the west.
Total site size (ha)	2.40
Submitter's proposed use	Proposed only for Office/Industrial/Warehouse/Mixed use

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	No
Site available for Employment	Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.

Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	No part of the site is within the functional flood plain.
Airport Vector text	Approximately 1.57ha of the site is within the Airport Vector. However, employment uses are less sensitive in this regard.
GDA Passes Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.40
Stage A Assessment conclusion	Site has passed Stage A Suitability Assessment for strategic employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access can be achieved through existing field gate off Long Lane. Long Lane is unsuitable to serve strategic employment at present. However, widening of Long Lane from the B3184 past the airport main entrance to this site is identified in the adopted Local Plan and IDP. Bids for grant funding to bring the allocation forward have been submitted. An alternative access could potentially be achieved through development of a new junction on the A30 to serve this allocation and surrounding sites. Development has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approx 2.6km from Cranbrook train station (however the airport's location means that the actual route to the station is far longer). The Exmouth-Woodbury-Airport-Exeter bus serves the airport terminal, from which the site is a short walk. Pedestrian/cycle access to the airport terminal and other West End sites would need to be greatly improved.
Ecology	Site is within 10km of both the Exe Estuary and Pebblebed Heaths European Sites. However, there is no evidence that economic development has a detrimental recreational impact. It is within the Great Crested Newt Consultation Zone. Site is approximately 60m from the Beautiport County Wildlife Site, but would have no obvious impact upon it. The site is bounded by/includes hedgerows/trees which may be of some ecological merit.
Flood risk, water quality and drainage	Flooding: The site is entirely within floodzone 1 and is therefore at low risk from experiencing fluvial flooding. Any planning application would need to include a Flood Risk Assessment. Some areas of surface water flood risk cross the site. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of small treatment works. It would be necessary to decide how to manage this group of sites' foul drainage. Would require confirmation that capacity exists without detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure.
Heritage and archaeology	Heritage sensitivity: Low. The site contains a number of archaeological assets/remains relating to the former RAF Exeter air base and its use

	during WWII. These are unlikely to be significant constraints. Conservation sensitivity: Medium. The site is approx. 400m west of the Grade II Listed “Lower Southwood Cottage”, 650m West of the Grade II Listed “The Nook”, 1.4km west of “Westcott House”, Westcott Farmhouse and Barn” and 700m West of Rockbeare Manor Registered Park & Gardens. There may be some limited impact upon their settings, despite topography, vegetation and association with existing development at the airport. Requires further assessment.
Infrastructure	The site is close to the proposed France-Alderney-Britain (FAB) Link. There is an opportunity to tap into waste heat to form a district heating system covering this and potential other surrounding sites. Broadband: Homes /businesses adjacent the site have access to superfast broadband. It should be possible to roll this out to any new development relatively easily.
Landscape	Landscape sensitivity: Low-Medium. The site is not within any nationally or locally protected landscapes. There is limited scope for intervisibility between the site and the AONB, Rockbeare Manor and Killerton. However, the site would be viewed within the industrial landscape context of Exeter International Airport. The site is bound and crossed by hedgerows and trees which may be of landscape importance.
Safety	Noise: Site is within the current and future airport noise constraints (57Db) zone. However, it is unlikely that economic development would be as constrained as other uses such as housing and education. The site is outside of the airport public safety zone. However, mitigation may be required to restrict access to the airport/runway, if the site were developed. The site is also affected by A30 noise. Other: There may be future safety related constraints regarding to the FAB Link connector, but these are not yet known.
Soils and contamination	Agricultural land classification: Grade 3a. Minerals and waste: No constraints.
Other	Site is flat and the developable area is not constrained. It is suitable for economic development.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment	
Panel’s conclusions	The HELAA Panel has assessed the site as achievable for strategic employment development, alongside HELAA sites GH/ED/43-45. The Panel advises that access is dependent upon multiple third part landowners, but that progress is being made to deliver Long Lane widening works within the next 2 years. This will enable the sites to come forward in the 1-5 year period.
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably achievable if

Potential capacity	
Site overlap description	Partial overlap. All of GH/ED/42 is within the area of 2021 submission site Rock_09 (latter was assessed). Count all of Rock_09. Count GH/ED/42 as NIL
Total site size	2.40

HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	2.40		
Net developable area (ha)	1.44		
1. Calculated yield dwellings (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	2.40		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 2.4ha submitted site, there are no areas that should be discounted from the gross site area. Residential: The site has not been assessed for residential use, as it would not be capable of yielding 500+ dwellings on it’s own or in combination with other sites. Employment: Up to 2.4ha of employment land. Conclusion: The site is only suitable for employment uses as an extension to the Airport Business Park. The site adjoins other land submitted to the HELAA (GH/ED/43). POST GESP HELAA: Housing: site not available for housing - count as NIL dwellings Employment: site overlapped by Rock_09. Therefore for the trajectory count GH/ED/42 as NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

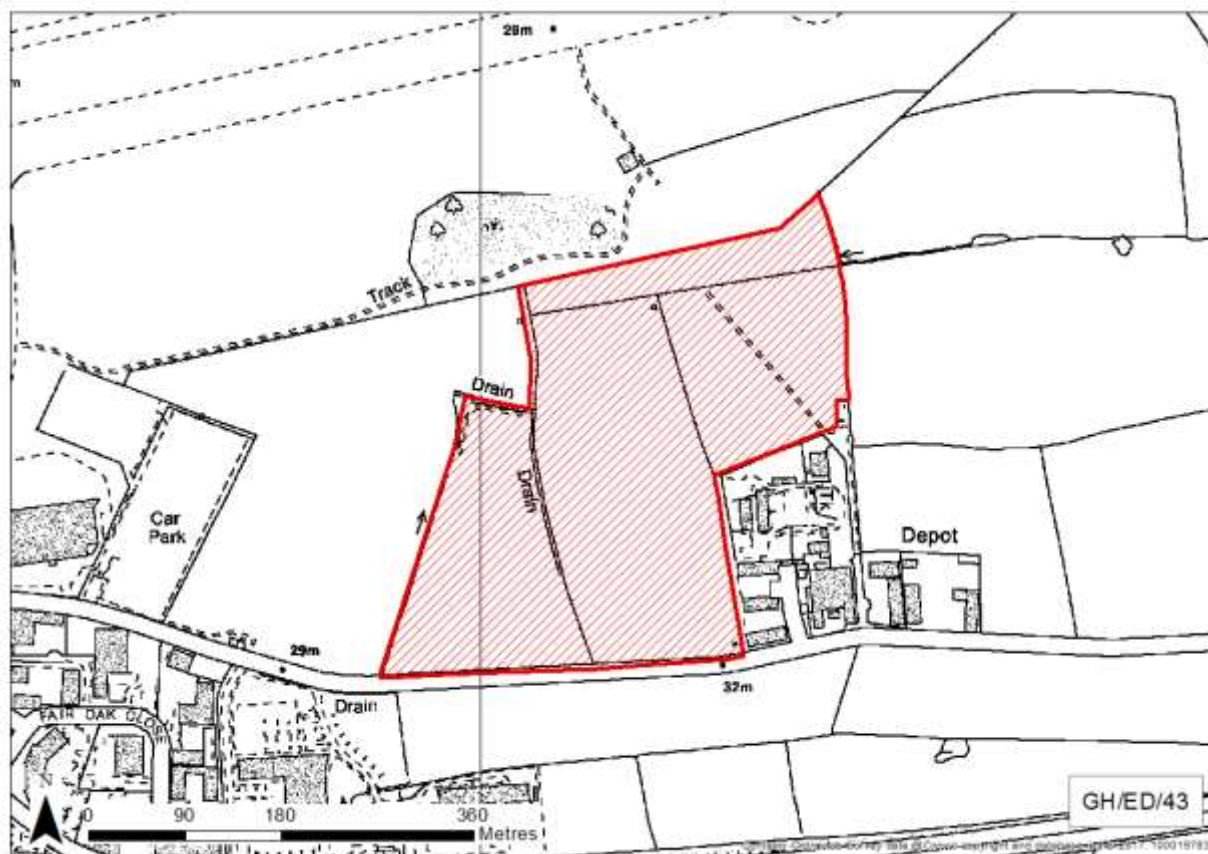
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst Honiton

Reference

GH/ED/43



Site address	Land north of Long Lane, adjacent Exeter International Airport
Outside Cranbrook Plan Area	Yes
Description	Reasonably small site of flat agricultural farmland on south side of Exeter International Airport. Bound by the operational airfield to the north, McBains Antiques Centre and farmland to the east, Long Lane, farmland and the new Hampton by Hilton Hotel to the south and an existing allocation for employment development to the west.
Total site size (ha)	11.80
Submitter's proposed use	Proposed for Office ,Industrial / warehouse ,Renewable energy ,Mixed use

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	No
Site available for Employment	Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.

Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	No part of the site is within the functional flood plain.
Airport Vector text	Approximately 9.41ha of the site is within the Airport Vector. However, employment uses are less sensitive in this regard.
GDA Passes Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	11.80
Stage A Assessment conclusion	Site has passed Stage A Suitability Assessment for strategic employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access can be achieved through existing field gate off Long Lane. Long Lane is unsuitable to serve strategic employment at present. However, widening of Long Lane from the B3184 past the airport main entrance to this site is identified in the adopted Local Plan and IDP. Bids for grant funding to bring the allocation forward have been submitted. Alternative access could potentially be achieved through provision of a new junction on the A30, to serve this allocation and surrounding sites. Development has potential to impact on Junction 29 of the M5, which suffers congestion at peak periods. The centre of the site is approx 2.3km from Cranbrook train station, although the airport's location means that the route is actually far longer. The Exmouth-Woodbury-Airport-Exeter bus serves the airport terminal and the site is a short walk from here. Pedestrian/cycle access to the airport terminal and other West End sites would need to be greatly improved.
Ecology	The site is within 10km of both the Exe Estuary and Pebblebed Heaths European Sites. However, there is no evidence that economic development has a detrimental recreational impact. It is within the Great Crested Newt Consultation Zone. The site is approx 120m from the Beautiport County Wildlife Site, but would have no obvious impact upon it. The site is bounded by/includes hedgerows/trees which may be of some ecological merit.
Flood risk, water quality and drainage	Flooding: The site is entirely within floodzone 1 and is therefore at low risk of experiencing fluvial flooding. Any planning application would need to be accompanied by a Flood Risk Assessment. Some areas of surface water flood risk cross the site. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of small treatment works. It would be necessary to decide how to manage this group of sites' foul drainage. Would require confirmation that capacity exists without detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure.

Heritage and archaeology	Heritage sensitivity: Low. The site contains a number of archaeological assets/remains relating to the former RAF Exeter air base and its use during WWII. Requires further assessment. Conservation sensitivity: Low. The site is approx. 530m west of the Grade II Listed “Lower Southwood Cottage”, 700m west of the Grade II Listed “The Nook” and 800m west of Rockbeare Manor Registered Park & Gardens. Development would likely have little if any impact upon their settings due to topography, vegetation and association with existing development at the airport.
Infrastructure	The site is close to the proposed France-Alderney-Britain (FAB) Link. There is an opportunity to tap into waste heat to form a district heating system covering this and potential other surrounding sites. Broadband: Homes/businesses adjacent the site have access to superfast broadband. It should be possible to roll this out to any new development relatively easily.
Landscape	Landscape sensitivity: Low-Medium. Not within any nationally or locally protected landscapes. Limited scope for intervisibility between site and the AONB, Rockbeare Manor and Killerton. However, site would be viewed within the industrial landscape context of Exeter International Airport. Bounded by hedgerows and trees which may be of landscape importance.
Safety	Noise: Site is within the current and future airport noise constraints (57Db) zone. However, it is unlikely that economic development would be as constrained as other uses such as housing and education. Site is outside of the airport public safety zone. However, there may be mitigations required to restrict access to the airport/runway if the site were to be developed. Site is also affected by A30 noise. Other: There may be future safety related constraints with regards to the FAB Link connector.
Soils and contamination	Agricultural land classification: Grade 3a. Minerals and waste: No constraints.
Other	Topography: Site is flat and the developable area is not constrained.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment	
Panel’s conclusions	The HELAA Panel has assessed the site as achievable for strategic employment development, alongside HELAA sites GH/ED/42 and GH/ED/44-45. The Panel advises that access is dependent upon multiple third part landowners, but that progress is being made to deliver Long Lane widening works within the next 2 years. This will enable the sites to come forward in the 1-5 year period.
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably achievable if

Potential capacity	
Site overlap description	WHOLE overlap. all of GHJ/ED/43 is overlain by 2021 submission (Object ID 20005) -latter was not reassessed. Count all of GH/ED/43. Count Site 20005 as NIL
Total site size	11.80
HOUSING CAPACITY	

Gross development area – Passes Stage B Housing	11.80		
Net developable area (ha)	7.08		
1. Calculated yield dwellings (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	11.80		
Employment land – potential yield (Ha)	11.80		
SITE POTENTIAL	Of the 11.8ha submitted site, there are no areas that should be discounted from the gross site area. Residential: The site has not been assessed for residential uses, as it would not be capable of yielding 500+ dwellings on it’s own or in combination with other sites. Employment: Up to 11.8ha of employment land. Conclusion: The site is only suitable for employment uses as an extension to the Airport Business Park. The site adjoins other land submitted to the HELAA (GH/ED/42, 44 and 45). POST GESP HELAA: No change.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	5.90
Developable 1/4/2032 to 31/3/2037	5.90
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

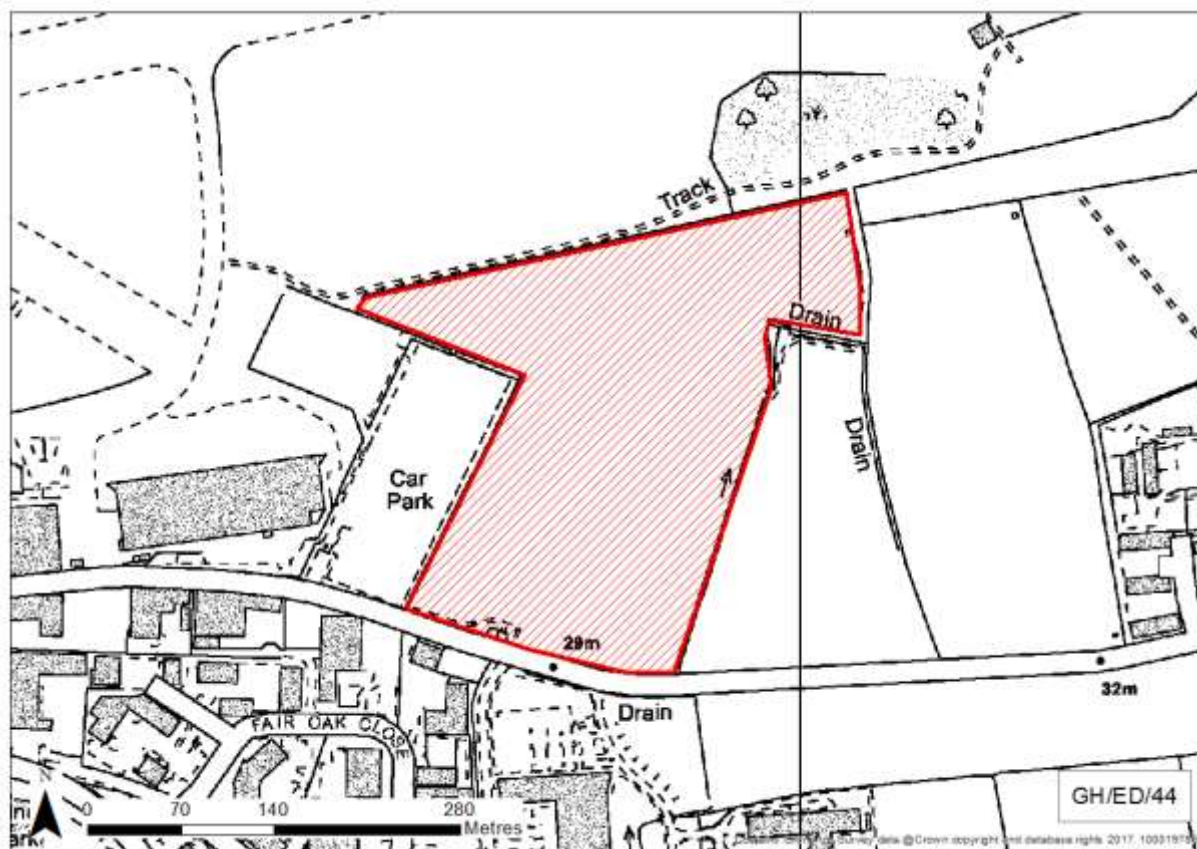
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst Honiton

Reference

GH/ED/44



Site address	Land adjacent Exeter Airport, Long Lane, Clyst Honiton
Outside Cranbrook Plan Area	Yes
Description	Small site of essentially flat wasteland on the south side of Exeter International Airport. Bounded by the operational airfield to the north, farmland to the east, Long Lane and the new FlyBe Training Academy and Hampton by Hilton Hotel to the south and airport-associated development to the west. Part of the site is already allocated for employment development by the East Devon Local Plan, though the boundaries of the allocation do not align exactly with boundaries of land ownership and need to be reassessed. As such, the allocated area is not excluded from the gross site area.
Total site size (ha)	7.32
Submitter's proposed use	DevType Office ,Industrial / warehouse ,Mixed use

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	No
Site available for Employment	Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	No part of the site is within the functional flood plain.
Airport Vector text	Approximately 6.44ha of the site is within the Airport Vector. However, employment uses are less sensitive in this regard.
GDA Passes Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	7.32
Stage A Assessment conclusion	Site has passed Stage A Suitability Assessment for strategic employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access can be achieved through existing field gate off Long Lane. Long Lane is unsuitable to serve strategic employment at present. However, widening of Long Lane from the B3184 past the airport main entrance to this site is identified in the adopted Local Plan and IDP. Bids for grant funding to bring the allocation forward have been submitted. An alternative access could potentially be achieved through development of a new junction on the A30 to serve this allocation and surrounding sites. Development has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 2.3km from Cranbrook train station, although the location of the airport means that the route is far longer. The Exmouth-Woodbury-Airport-Exeter bus serves the airport terminal and the site is a short walk from here. Pedestrian/cycle movement to the airport terminal and other West End sites would need to be greatly improved.
Ecology	The site is within 10km of both the Exe Estuary and Pebblebed Heaths European Sites. However, there is no evidence that economic development has a detrimental recreational impact. It is within the Great Crested Newt Consultation Zone. The site is c.320m from the Beautiport County Wildlife Site, but would have no obvious impact upon it. The site is bounded by/includes hedgerows/trees which may be of some ecological merit.
Flood risk, water quality and drainage	Flooding: The site is entirely within floodzone 1 and is therefore at low risk of fluvial flooding. Any planning application would need to include a Flood Risk Assessment. Some areas of surface water flood risk cross the site. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of small treatment works. It would be necessary to decide how to manage this group of sites' foul drainage. Would require

	confirmation that capacity exists without detriment to current situation ,via either the sewage treatment works or via combined storm overflows on infrastructure.
Heritage and archaeology	Heritage sensitivity: Low. Contains a number of archaeological assets/remains relating to the former RAF Exeter air base and its use during WWII and some prehistoric activity. Requires further assessment. Conservation sensitivity: Low. The site is approx. 720m west of the Grade II Listed "Lower Southwood Cottage", 900m west of the Grade II Listed "The Nook" and 1000m west of Rockbeare Manor Registered Park & Gardens. However, development would likely have little if any impact upon their settings due to topography, vegetation and association with existing development at the airport.
Infrastructure	Other: Site is in close proximity to the proposed France-Alderney-Britain (FAB) Link and there is an opportunity to tap into waste heat to form a district heating system covering this and potential other surrounding sites. Broadband: Homes/businesses adjacent to the site have access to superfast broadband. It should be possible to roll this out to any new development relatively easily.
Landscape	Landscape sensitivity: Low-Medium. The site is not located within any nationally or locally protected landscapes. There is limited scope for intervisibility between the site and the AONB, Rockbeare Manor and Killerton. However, the site would be viewed within the industrial landscape context of Exeter International Airport. The site is bounded by hedgerows which may be of landscape importance.
Safety	Noise: The site is within the current and future airport noise constraints (57Db) zone. However, it is unlikely that economic development would be as constrained as other uses such as housing and education. The site is outside of the airport public safety zone. However, there may be mitigation required to restrict access to the airport/runway if the site were to be developed. Other: There may be future safety related constraints with regards to the FAB Link connector, but these are not yet known.
Soils and contamination	Agricultural land classification: Grade 3a. Minerals and waste: No constraints.
Other	Topography: Site is flat and the developable area is not constrained.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic employment development, alongside HELAA sites GH/ED/42-43 and GH/ED/45. The Panel advises that access is dependent upon multiple third part landowners, but that progress is being made to deliver Long Lane widening works within the next 2 years. This will enable the sites to come forward in the 1-5 year period.
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably achievable if

Potential capacity

Site overlap description	WHOLE overlap. All of GH/ED/44 is overlain by 2021 site (ObjectID 20003) - latter not reassessed. Count all of GH/ED/44. Count 2021 site 20003 as NIL		
Total site size	7.32		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	7.32		
Net developable area (ha)	4.39		
1. Calculated yield dwellings (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	7.32		
Employment land – potential yield (Ha)	7.32		
SITE POTENTIAL	Of the 7.32ha submitted site, there are no areas that should be discounted from the gross site area. Residential: The site has not been assessed for residential uses, as it would not be capable of yielding 500+ dwellings on it's own or in combination with other sites. Employment: Up to 7.32ha of employment land. Conclusion: The site is only suitable for employment uses as an extension to the Airport Business Park. The site adjoins other land submitted to the HELAA (GH/ED/43 and 45). POST GESP HELAA: No change.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	3.60
Developable 1/4/2032 to 31/3/2037	3.72
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

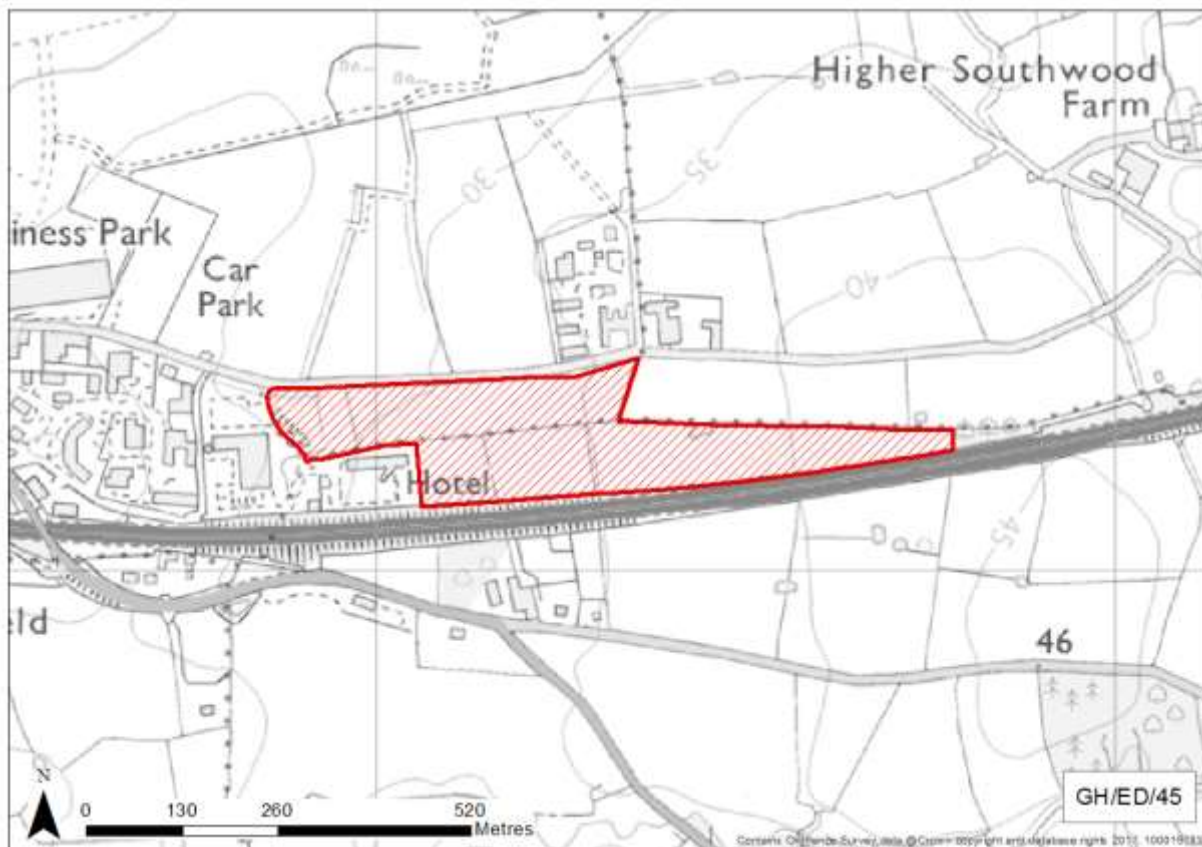
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst Honiton and Aylesbeare

Reference

GH/ED/45



Site address	Land south of Long Lane, adjacent Exeter International Airport
Outside Cranbrook Plan Area	Yes
Description	Agricultural land on the south side of Exeter International Airport. Bounded by Long Lane, an existing employment allocation, McBains Antiques Centre and farmland to the north, farmland to the east, the A30 Trunk Road to the south and a hotel and FlyBe Training Academy to the west.
Total site size (ha)	9.24
Submitter's proposed use	Proposed only for employment - industrial/warehousing

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	No
Site available for Employment	Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.

Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	No part of the site is within the functional flood plain.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	9.24
Stage A Assessment conclusion	Site has passed Stage A Suitability Assessment for strategic employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access can be achieved through existing field gate off Long Lane. Long Lane is unsuitable to serve strategic employment at present. However, widening of Long Lane from the B3184 past the airport main entrance to this site is identified in the adopted Local Plan and IDP. Bids for grant funding to bring the allocation forward have been submitted. An alternative access could potentially be achieved through development of a new junction on the A30 to serve this allocation and surrounding sites. Development has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approx 2.6km from Cranbrook train station, although the location of the airport means that the route is far longer. The Exmouth-Woodbury-Airport-Exeter bus serves the airport terminal and the site is a short walk from here. Pedestrian/cycle access to the airport terminal and other West End sites would need to be greatly improved.
Ecology	The site is within 10km of both the Exe Estuary and Pebblebed Heaths European Sites. However, there is no evidence that economic development has a detrimental recreational impact. It is within the Great Crested Newt Consultation Zone. The site contains part of the Beautiport County Wildlife Site which is designated for amphibian interests. The site is bounded by/includes hedgerows/trees which may be of some ecological merit.
Flood risk, water quality and drainage	Flooding: The site is entirely within floodzone 1 and is therefore at low risk of fluvial flooding. Any planning application would need to include a Flood Risk Assessment. Some areas of surface water flood risk cross the site. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of small treatment works. It would be necessary to decide how to manage this group of sites' foul drainage. Would require confirmation that capacity exists without detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure.
Heritage and archaeology	Heritage sensitivity: Low. Contains a number of archaeological assets/remains relating to the former RAF Exeter air base and its use during WWII including bomb craters. Requires further assessment. Conservation sensitivity: Medium. The site is approximately 300m west of the Grade II Listed "Lower Southwood Cottage", 600m west of the

	Grade II Listed “The Nook”, 1.2km west of “Westcott House”, Westcott Farmhouse and Barn” and 600m west of Rockbeare Manor Registered Park & Gardens. May be some limited impact upon their settings despite topography, vegetation and association with existing development at the airport. Requires further assessment.
Infrastructure	The site is in close proximity to the proposed France-Alderney-Britain (FAB) Link and there is an opportunity to tap into waste heat to form a district heating system covering this and potential other surrounding sites. Broadband: Homes/businesses adjacent to the site have access to superfast broadband. It should be possible to roll this out to any new development relatively easily.
Landscape	Landscape sensitivity: Low-Medium. The site is not located within any nationally or locally protected landscapes. There is limited scope for intervisibility between the site and the AONB, Rockbeare Manor and Killerton. However, the site would be viewed within the industrial landscape context of Exeter International Airport. The site is bounded by hedgerows and trees which may be of landscape importance
Safety	Noise: The site is outside the current, but would be within the 2030 future, airport noise constraint (57Db) zone. However, it is unlikely that economic development would be as constrained as other uses such as housing and education. The site is outside of the airport public safety zone, although there may be mitigation required to restrict access to the airport/runway if the site were to be developed. The site is also affected by A30 noise. Other: There may be future safety related constraints with regards to the FAB Link connector, but these are not yet known.
Soils and contamination	Agricultural land classification: Grade 3a. Minerals and waste: No constraints
Other	Topography: Site is flat and the developable area is not constrained.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment	
Panel’s conclusions	The HELAA Panel has assessed the site as achievable for strategic employment development, alongside HELAA sites GH/ED/42-44. The Panel advises that access is dependent upon multiple third part landowners, but that progress is being made to deliver Long Lane widening works within the next 2 years. This will enable the sites to come forward in the 1-5 year period.
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably achievable if

Potential capacity	
Site overlap description	WHOLE overlap. All of GH/ED/45 is overlain by 2021 submission (Object ID 20005) -latter not reassessed. Count all of GH/ED/45. Count Site 20005 as NIL
Total site size	9.24
HOUSING CAPACITY	
Gross development area – Passes Stage B Housing	9.24
Net developable area (ha)	

1. Calculated yield dwellings (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)			
Employment land – potential yield (Ha)	9.24		
SITE POTENTIAL	Of the 9.24ha submitted site, there are no areas that should be discounted from the gross site area. Residential: The site has not been assessed for residential uses, as it would not be capable of yielding 500+ dwellings on it’s own or in combination with other sites. Employment: Up to 9.24ha of employment land. However, should a new junction be required on the A30 as highlighted above, this may significantly reduce the site’s potential. Conclusion: The site is only suitable for employment uses as an extension to the Airport Business Park. The site adjoins other land submitted to the HELAA (GH/ED/43 and 44). POST GESP HELAA: No change.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	4.60
Developable 1/4/2032 to 31/3/2037	4.64
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

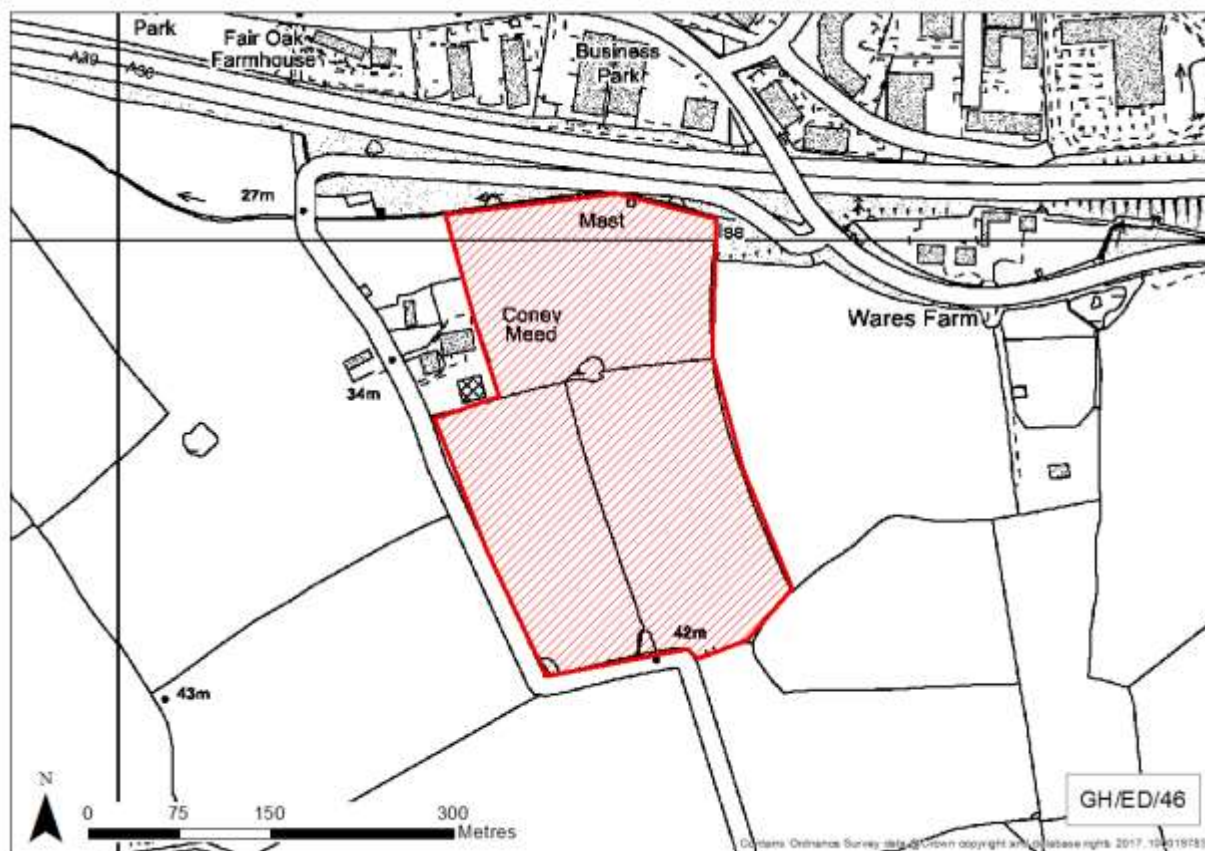
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Farringdon

Reference

GH/ED/46



Site address	Land south of A30 and west of B3184, Exeter
Outside Cranbrook Plan Area	Yes
Description	A roughly L-shaped block of rolling farmland of limited visual interest and landscape sensitivity, close to the A30. Accessed off a narrow lane.
Total site size (ha)	8.04
Submitter's proposed use	Homes for sale ,Custom and self-build homes ,Office ,Industrial / warehouse ,Hotel ,Mixed use

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes

Flood Risk text	No part of the site is within the functional flood plain.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	8.04
GDA Passes Stage A – Employment (ha)	8.04
Stage A Assessment conclusion	Site has passed Stage A Suitability Assessment for strategic housing and employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access could be made from the County Highway, however the road is restricted for long vehicles from its junction with B3184. Contributions to improve the A30/B3184 Junction and/or Junction 29 M5 may be required to alleviate traffic congestion. The nearest bus stop is 500m away at Exeter Airport, across a bridge over the A30 and has an hourly or better bus service to Exeter City Centre. No nearby train station. Poor pedestrian and cycle infrastructure nearby, with a lack of dedicated walkways or cycle lanes. Significant investment would be required to deliver transport infrastructure improvements and improved cycle and pedestrian links.
Ecology	Within 10 km recreational disturbance zone for both Exe Estuary SPA and Pebblebed Heaths SAC, so requires Habitat Regulations mitigation. Within 5km GCN consultation zone and site has several ponds so higher chance of GCN being found on site.
Flood risk, water quality and drainage	Flooding: Site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application should include a Flood Risk Assessment. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: The nearby Aylesbeare stream is currently at poor ecological status, with a target for good by 2027. Issues primarily relate to land management but some element of point source. Assumption would be that this site would have a mains connection and be served by a number of small treatment works. It would be necessary to decide how to manage this group of sites' foul drainage. Would require confirmation that capacity exists without detriment to current situation, via either the STW or via CSOs on infrastructure.
Heritage and archaeology	Heritage sensitivity: low. Some archaeological potential. Military.
Infrastructure	Current lack of infrastructure nearby, so significant investment would be required on this and surrounding sites. Education: Any development in this area would need to be of sufficient size to provide a new primary school (1200+ dwellings). The area may be a good location for secondary provision, as it would be well placed strategically to support other development in the area. It could potentially take the pressure off secondary provision in Exmouth, Cranbrook, Clyst Vale and Ottery St Mary. Development in the area would need to exceed 4,000 dwellings to sustain a secondary school, but the school would need to be large enough to support existing feeder primaries currently going to other schools. Without a secondary school this is not a very sustainable location and would require school transport.

Landscape	Landscape sensitivity: Low-medium. The intervisibility with the East Devon AONB is likely to be low or non-existent. Includes hedgerows around its boundary and a number of mature trees.
Safety	Site is adjacent to the A30 trunk road and there may be noise related issues.
Soils and contamination	Agricultural land classification: Detailed mapping indicates that the northern section of the site is grade 2, with the southern section split between grades 3a and 3b. Minerals and waste: No issues.
Other	Site is predominantly level with a slight slope upwards from north to south.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic housing and employment development, alongside HELAA sites GH/ED/47-62. The Panel advises that development of most of this group of sites is unlikely to commence for another 6-10 years, due to the need for significant preparatory strategic highways improvements. This includes delivering infrastructure to (i) minimise the impact of development upon Junction 29 and 30 (the junctions themselves cannot necessarily be improved) and (ii) to address capacity constraints at the A30 Airport Junction. The Panel advises that at least 7,000 homes must be provided across the site in order to deliver a road link between the A30 and A3052. Significant work may also be required to address potential issues with airport instrument landing systems. Smaller sites around the edges of Hill Barton could come forward for employment use in advance of years 6-10, but large scale employment development would depend upon delivery of the aforementioned strategic highways infrastructure. The Panel advises that sites in the central part of the group, distant from the A30 or A3052, are unachievable in isolation. However, they are achievable in later phases as part of larger scale development.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Probably achievable if

Potential capacity			
Site overlap description	PARTIAL overlap. All of GH/ED/46 is overlapped by 2021 submission site Object ID 16004. No reassessment. Count all of GH/ED/46. Count 2021 site 16004 as NIL		
Total site size	8.04		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	8.04		
Net developable area (ha)	4.82		
1. Calculated yield dwellings (HELAA Methodology)	Min 149	Mid 170	Max 192
2. Site promoter – yield (upper)			
3. Net Housing potential yield	170		

(ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	
EMPLOYMENT CAPACITY	
Gross development area – Passes Stage B Employment (Ha)	8.04
Employment land – potential yield (Ha)	8.04
SITE POTENTIAL	The gross site area could deliver an average of c.170 dwellings or up to 8.04 ha employment land, subject to the constraints highlighted above. The site adjoins other sites submitted in the HELAA. POST GESP HELAA: No change.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	170
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	4.00
Developable 1/4/2032 to 31/3/2037	4.04
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

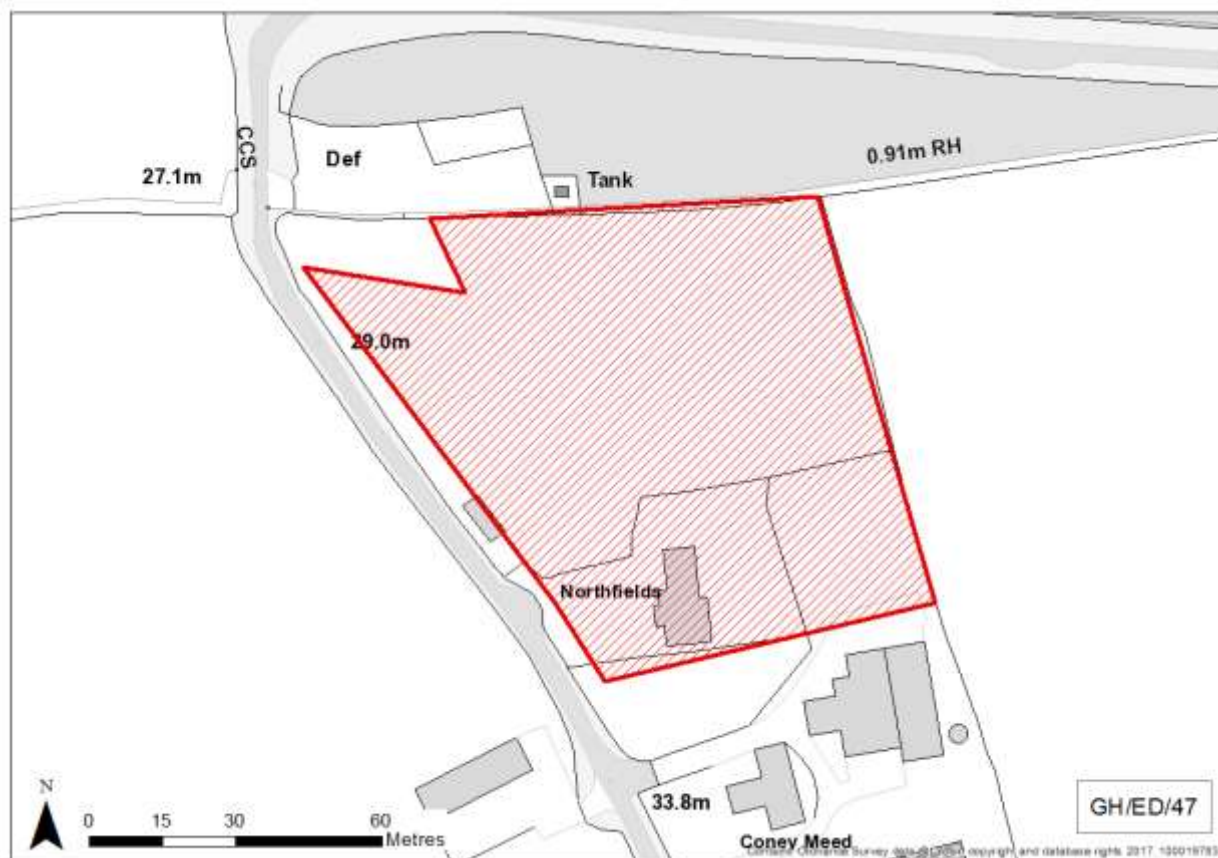
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Farringdon

Reference

GH/ED/47



Site address	Northfields, Farringdon
Outside Cranbrook Plan Area	Yes
Description	Square parcel of predominatly level agricultural land with limited visual interest and landscape sensitivity, close to the A30. Accessed off a narrow lane.
Total site size (ha)	0.80
Submitter's proposed use	Dwellings

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Unconfirmed
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes

Flood Risk text	No part of the site is within the functional flood plain.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.80
GDA Passes Stage A – Employment (ha)	0.80
Stage A Assessment conclusion	Site has passed the Stage A Suitability Assessment for strategic housing and employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access to the site could be made from the County Highway, however the road is restricted for long vehicles from its junction with B3184. Contributions to improve the A30/B3184 Junction and/or Junction 29 M5 may be required to alleviate traffic congestion. The nearest bus stop is 450m away at Exeter Airport, across a bridge over the A30. This has an hourly or better bus service to Exeter City Centre. No nearby train station. Poor pedestrian and cycle infrastructure nearby with a lack of dedicated walkways or cycle lanes. Significant investment would be required to deliver transport infrastructure improvements and improved cycle and pedestrian links.
Ecology	Within 10 km recreational disturbance zone for both Exe Estuary SPA and Pebblebed Heaths SAC, so requires Habitat Regulations mitigation. Within 5km GCN consultation zone.
Flood risk, water quality and drainage	Flooding: The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application should include a Flood Risk Assessment. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by Countess weir STW, though there are smaller rural works nearby. Would require confirmation that capacity exists without detriment to current situation via either the STW or via CSOs on infrastructure.
Heritage and archaeology	Heritage sensitivity: low. There are no listed features on or near to the site. Some archaeological potential. Military.
Infrastructure	Current a lack of infrastructure located nearby so significant investment would be required on this and surrounding sites. Education: Development in the area would need to be of sufficient size to provide a new primary school (1200+ dwellings). The area may be a good location for secondary provision as it would be well placed strategically to support other development in the area. It could potentially take the pressure off secondary provision in Exmouth, Cranbrook, Clyst Vale and Ottery St Mary. Development would need to be in excess of 4,000 dwellings to sustain a secondary school, but the school would need to be large enough to support existing feeder primaries currently going to other schools. Without a secondary school this is not a very sustainable location and would require school transport.
Landscape	Landscape sensitivity: Low-medium. Intervisibility with the East Devon AONB is likely to be low or non-existent. Includes hedgerows around its

	boundary and a number of mature trees. Borders a small copse on the northern boundary.
Safety	Site is adjacent to the A30 trunk road and there may be noise related issues.
Soils and contamination	Agricultural land classification: Grade 2. Minerals and waste: No issues.
Other	Site is predominantly level.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment

Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic housing and employment development, alongside HELAA sites GH/ED/46 and GH/ED/48-62. The Panel advises that development of most of this group of sites is unlikely to commence for another 6-10 years, due to the need for significant preparatory strategic highways improvements. This includes delivering infrastructure to (i) minimise the impact of development upon Junction 29 and 30 (the junctions themselves cannot necessarily be improved) and (ii) to address capacity constraints at the A30 Airport Junction. The Panel advises that at least 7,000 homes must be provided across the site in order to deliver a road link between the A30 and A3052. Significant work may also be required to address potential issues with airport instrument landing systems. Smaller sites around the edges of Hill Barton could come forward for employment use in advance of years 6-10, but large scale employment development would depend upon delivery of the aforementioned strategic highways infrastructure. The Panel advises that sites in the central part of the group, distant from the A30 or A3052, are unachievable in isolation. However, they are achievable in later phases as part of larger scale development.		
Site Achievable for Housing	Probably achievable if		
Site Achievable for Employment	Probably achievable if		

Potential capacity

Site overlap description	No overlap		
Total site size	0.80		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	0.80		
Net developable area (ha)	0.48		
1. Calculated yield dwellings (HELAA Methodology)	Min 15	Mid 17	Max 19
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	17		
EMPLOYMENT CAPACITY			

Gross development area – Passes Stage B Employment (Ha)	0.80
Employment land – potential yield (Ha)	0.80
SITE POTENTIAL	The gross site area could deliver an average of 17 dwellings or up to 0.8 ha employment land, subject to the constraints highlighted above. The site adjoins other sites submitted in the HELAA. POST GESP HELAA: No change.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	17
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	Yes	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.40
Developable 1/4/2032 to 31/3/2037	0.40
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

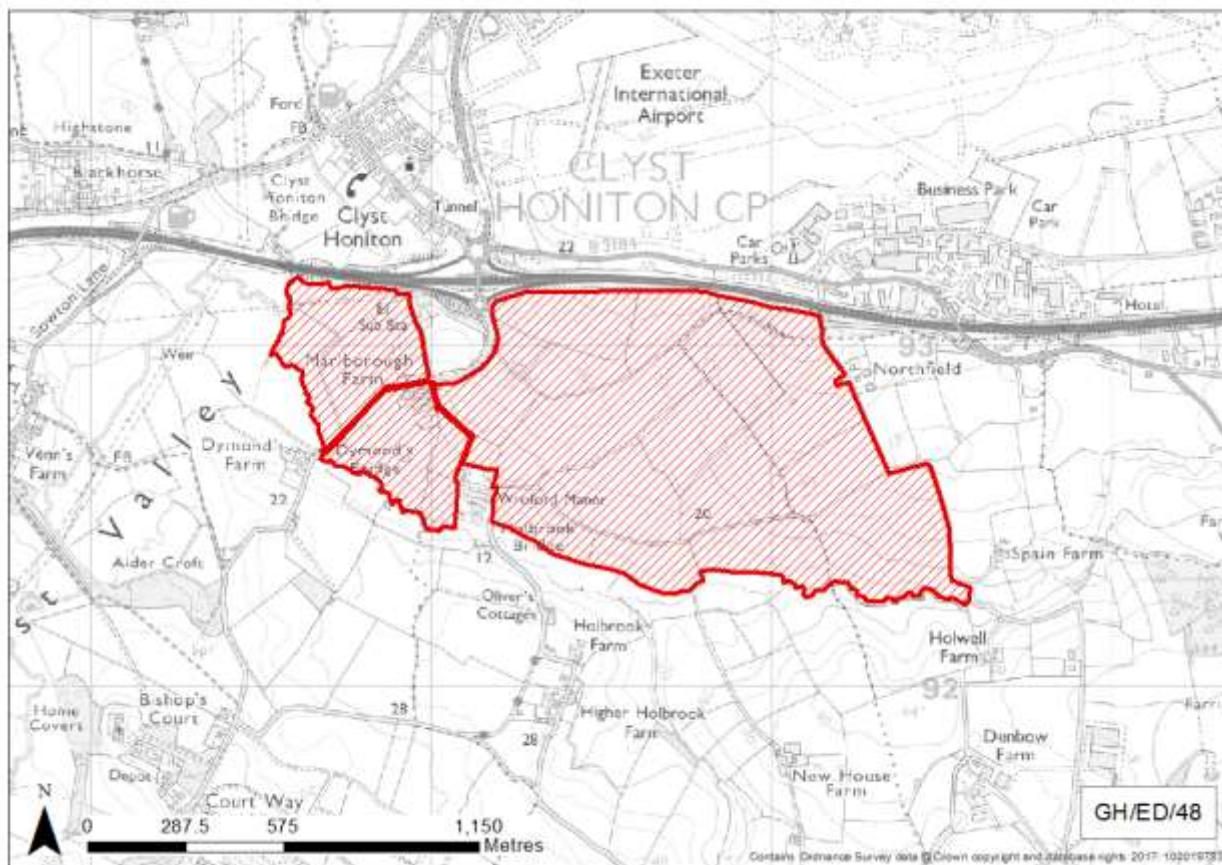
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst Honiton and Farringdon

Reference

GH/ED/48



Site address	Land at Wroford and Marlborough Farms
Outside Cranbrook Plan Area	Yes
Description	Northern section of GH/ED/49, plus an additional agricultural field bounded by hedgerows just north of Marlborough Farm. Site gently slopes upwards from the west towards the east.
Total site size (ha)	121.59
Submitter's proposed use	Mixed Use 6

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes

Flood Risk text	Approx 12 ha of the site along the southern and western edges is within Flood Zone 3. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Approximately 35 ha of the site is within the Airport Vector. However employment is less sensitive in this regard.
GDA Passes Stage A – Housing (ha)	74.59
GDA Passes Stage A – Employment (ha)	109.59
Stage A Assessment conclusion	An area of c.109.59 ha has passed Stage A Suitability Assessment for strategic employment development. An area of c.74.59 ha has passed Stage A Suitability Assessment for strategic housing development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access to this site for vehicles could be made from the County Highway Network. Contributions to improve the A30/B3184 Junction and/or Junction 29 M5 may be required to alleviate traffic congestion. No nearby train station. Potential to deliver a new link road between the two in part. No nearby bus route along the A30. Poor pedestrian and cycle infrastructure along A30 with no dedicated walkways or cycle lanes. Significant investment would be required to deliver transport infrastructure improvements and improved cycle and pedestrian links.
Ecology	Within 10 km recreational disturbance zone for both Exe Estuary SPA and Pebblebed Heaths SAC, so requires Habitat Regulations mitigation. Part of site in Dymond's Bridge Unconfirmed wildlife Site. Within 5km GCN consultation zone and a large site with a number of ponds that could support GCN. Part of site within Clyst Valley Regional Park. Holbrook stream is a very important biodiversity corridor that needs strengthening. Although outside the site, land between Spain Farm and Holwell Farm has a dense network of hedges and trees that need protecting. Site is very poorly served with rights of way and a comprehensive multi-use network will be required.
Flood risk, water quality and drainage	Flooding: Parts of the site towards the southern and western borders are within floodzone 2. Land in flood zone 2 has medium probability of fluvial flooding and only has potential to be developed for residential or economic use if the sequential and exceptions tests set out in the NPPG are adhered to. Any planning application must be accompanied by a Flood Risk Assessment and a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by Countess Weir STW, though there are smaller rural works nearby. Would require confirmation that capacity exists without detriment to current situation, via either the STW or via CSOs on infrastructure.
Heritage and archaeology	Heritage sensitivity: high-medium. Potential impact on Farringdon House, Farringdon Court, St Petrock and St Barnabas, Church Cottage, Glebe House, Glebe House Cottage, Denbow Barn and Denbow House,

	Denbow Thatch and Higher Holbrook Farm. Evaluation and Visual Impact Assessment recommended. Some archaeological potential.
Infrastructure	Current lack of infrastructure located nearby, so significant investment required on this and surrounding sites. Education: Development in the area would need to be of sufficient size to provide a new primary school (1200+ dwellings). The area may be a good location for secondary provision as it would be well placed strategically to support other development in the area. It could potentially take the pressure off secondary provision in Exmouth, Cranbrook, Clyst Vale and Ottery St Mary. Development would need to be in excess of 4,000 dwellings to sustain a secondary school, but the school would need to be large enough to support existing feeder primaries currently going to other schools. Without a secondary school this is not a very sustainable location and would require school transport.
Landscape	Landscape sensitivity: Medium-High. North-western corner is high, as it is within Clyst Valley Regional Park, houses historic drainage features associated with the Clyst and is likely to have intervisibility with Bishop's Court. Majority of the site is medium. Intervisibility with the East Devon AONB is likely possible from various parts of the site, as it contains a number of local ridges. Likely to be some intervisibility between the Bishop's Court (including its parkland setting) and the site. Includes hedgerows around its boundary and a number of mature trees.
Safety	Northern section of the site is affected by airport and A30 related noise.
Soils and contamination	Agricultural land classification: Detailed mapping indicates a mix of grades 2, 3a and 3b. Best and most versatile land covers the majority of the site. Minerals and Waste: No issues.
Other	Site gently slopes upwards from the west to the east
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic housing and employment development, alongside HELAA sites GH/ED/46-47 and GH/ED/49-62. The Panel advises that development of most of this group of sites is unlikely to commence for another 6-10 years, due to the need for significant preparatory strategic highways improvements. This includes delivering infrastructure to (i) minimise the impact of development upon Junction 29 and 30 (the junctions themselves cannot necessarily be improved) and (ii) to address capacity constraints at the A30 Airport Junction. The Panel advises that at least 7,000 homes must be provided across the site in order to deliver a road link between the A30 and A3052. Significant work may also be required to address potential issues with airport instrument landing systems. Smaller sites around the edges of Hill Barton could come forward for employment use in advance of years 6-10, but large scale employment development would depend upon delivery of the aforementioned strategic highways infrastructure. The Panel advises that sites in the central part of the group, distant from the A30 or A3052, are unachievable in isolation. However, they are achievable in later phases as part of larger scale development.

Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Probably achievable if

Potential capacity			
Site overlap description	PARTIAL overlap. All but approx 12.0 are overlapped by GH/ED/49.(and by resubmitted 2021 site (Object ID 18812). Count all of GH/ED/48. Discount GH/ED/48 from site GH/ED/49		
Total site size	121.59		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	109.59		
Net developable area (ha)	44.75		
1. Calculated yield dwellings (HELAA Methodology)	Min 1387	Mid 1589	Max 1790
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	2200		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	109.59		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Excluding 35 Ha in the noise vector reduces gross area for housing to 74.59 Ha for stage B. Gross site area could deliver an average of c.1,589 dwellings or up to 109.59 ha of employment land, subject to the constraints highlighted above. POST GESP HELAA: Housing: Ongoing information from 2022 presentation regarding Denbow new settlement - Count original submission (2200 dwellings in total with `1,275 delivered after 31/3/2040) Employment land: Current information - about 50 hectares employment land for New Denbow settlement and mindful of original submission data for GH/ED/51 and GH/ED/52, to avoid double counting, for the trajectory count GH/ED/48 as NIL Hectares of employment		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0

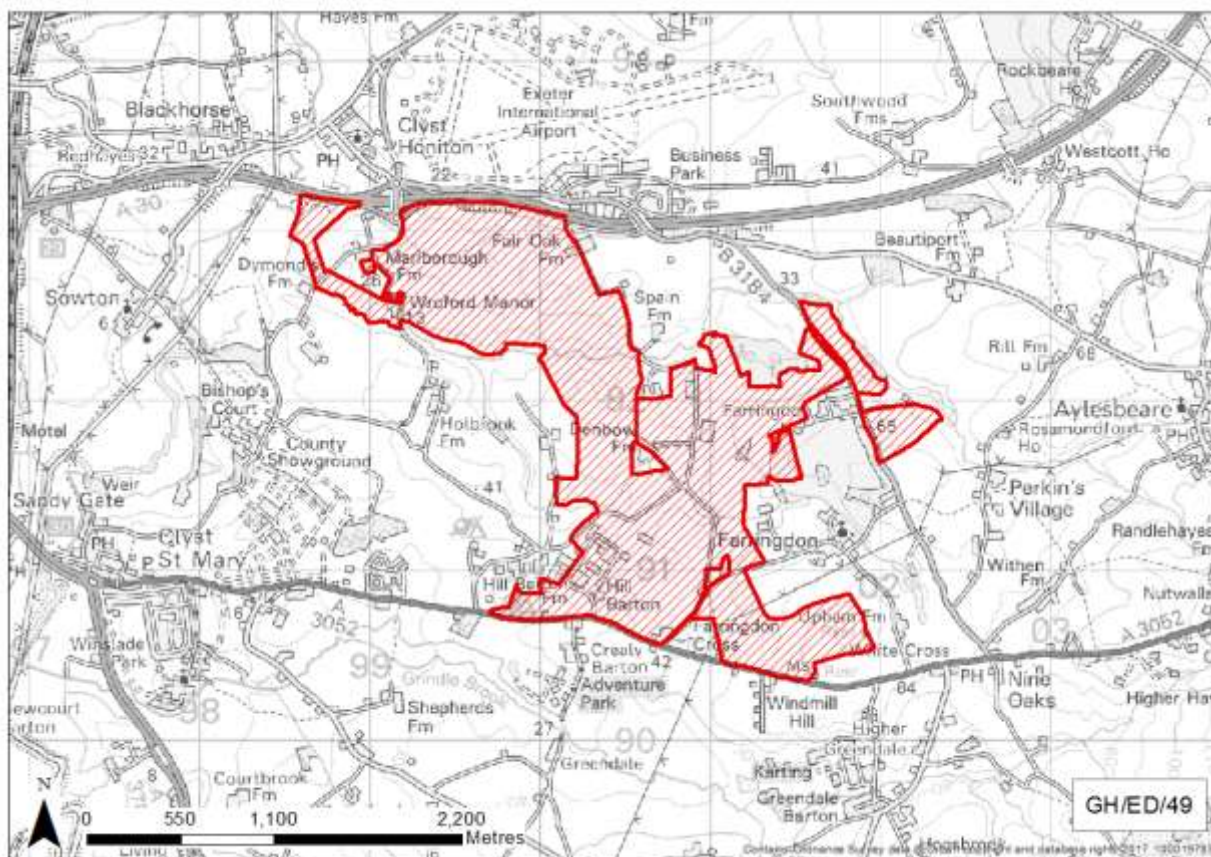
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	125
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	300
Post plan period	1275

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Clyst Honiton and Farringdon and Aylesbeare	Reference	GH/ED/49



Site address	Land around Denbow Farm
Outside Cranbrook Plan Area	Yes
Description	Primarily rolling farmland with some existing development including part of the Hill Barton industrial area. Set within a wider area of similar character. The floodplain of the Aylesbeare Stream, flows east to west through the site in a narrow partially wooded valley. A number of narrow country lanes and tracks cross the site. The western extent of the site is within a defined Green Wedge and the Clyst Valley Regional Park. There are a number of Listed Buildings in and adjoining the site, reflecting its agricultural nature. Development would need to form part of a comprehensive major development including a very wide range of facilities and infrastructure.
Total site size (ha)	349.17
Submitter's proposed use	Mixed use - at least 5000 dwellings (whole of site)

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approximately 15 ha of the site is within Flood Zone 3. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Approximately 27 ha of the site is within the Airport Vector. However, employment uses are less sensitive in this regard. More sensitive uses can be considered on rest of site .
GDA Passes Stage A – Housing (ha)	316.17
GDA Passes Stage A – Employment (ha)	334.17
Stage A Assessment conclusion	An area of around 334.17 ha has passed Stage A Suitability Assessment for strategic employment development. An area of c.316.17 ha has passed the Stage A Suitability Test for strategic housing development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access to this very large site for vehicles could be made from the A3052 Sidmouth Road, the B3184 from Exeter Airport, any number of minor county roads and the existing road serving Hill Barton Business Park. Contributions to improve the Clyst St Mary Roundabout and/or Junction 30 M5 and/or the A30/B3184 Junction and/or Junction 29 M5 may be required to alleviate traffic congestion. No nearby train station. Potential to deliver a new link road between the A30 and A3052, in part or in full. There is an hourly or better bus service along the A3052 linking to Exeter City Centre, but no nearby bus route along the A30. Poor pedestrian and cycle infrastructure along the A3052 and A30, with no dedicated walkways or cycle lanes. Significant contributions towards transport infrastructure improvements and improved cycle and pedestrian links would be required.
Ecology	Within 10 km recreational disturbance zone for both Exe Estuary SPA and Pebblebed Heaths SAC, so requires Habitat Regulations mitigation. Part of site in Dymond's Bridge Unconfirmed wildlife Site. Within 5km GCN consultation zone and a large site with a number of ponds that could support GCN. Part of site within Clyst Valley Regional Park. Holbrook stream is a very important biodiversity corridor that needs strengthening. Although outside the site, land between Spain Farm and Holwell Farm has a dense network of hedges and trees that need protecting. Area around Farringdon is extremely sensitive and should form a major Strategic Nature Area, which if planned well could also form a major Public Open Space. Farringdon Wood is an Unconfirmed Wildlife Site, as is the land around Farringdon House. The latter is a very important historic parkland with veteran trees. Site is very poorly

	served with rights of way and a comprehensive multi-use network will be required. Land rises to 94m just west of Upham Farm and this should therefore form part of the Public Open Space.
Flood risk, water quality and drainage	Flooding: In addition to those areas in floodzone 3, parts of the site close to the Aylesbeare stream (which runs through the site from the east to the west) and the River Clyst (which runs along the western edge) are in floodzone 2. Land in flood zone 2 has a medium probability of experiencing fluvial flooding and only has the potential to be developed for residential or economic use if the sequential and exceptions tests set out in the NPPG are adhered to. Any planning application must be accompanied by a Flood Risk Assessment. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by local Sewage Treatment Works. Would require confirmation that capacity exists without detriment to current situation, via either the STW or via CSOs on infrastructure.
Heritage and archaeology	Heritage sensitivity: high-medium. Potential impact on Farringdon House, Farringdon Court, St Petrock and St Barnabas, Church Cottage, Glebe House, Glebe House Cottage, Denbow Barn and Denbow House, Denbow Thatch, Higher Holbrook Farm. Evaluation and Visual Impact Assessment recommended. Also some known archaeological potential including prehistoric, roman and medieval requiring further desk based assessment.
Infrastructure	Current lack of infrastructure located nearby, so significant investment would be required on this and surrounding sites. Education: Development in the area would need to be of sufficient size to provide a new primary school (1200+ dwellings). The area may be a good location for secondary provision as it would be well placed strategically to support other development in the area. It could potentially take the pressure off secondary provision in Exmouth, Cranbrook, Clyst Vale and Ottery St Mary. Development would need to be in excess of 4,000 dwellings to sustain a secondary school, but the school would need to be large enough to support existing feeder primaries currently going to other schools. Without a secondary school this is not a very sustainable location and would require school transport.
Landscape	Landscape sensitivity: High-medium-low. High in the north-western corner of the site, as it is located within Clyst Valley Regional Park, houses historic drainage features associated with Clyst and is likely to have intervisibility with Bishop's Court. The majority of the site should be classed as medium. Intervisibility with the East Devon AONB is likely to be possible from various parts of the site, as it contains a number of local ridges. There is likely to be some intervisibility between the Bishop's Court (including its parkland setting) and the site. The south-western corner of the site should be rated low, as it abuts and forms part of Hill Barton business park. This part of the site would only be suitable for employment uses. Includes many fields with boundary hedgerows and trees, but no notable tree groupings other than a single copse west of Wood Farm in the east of the site.
Safety	Other: Very eastern part of the site is on the proposed route for the FAB electrical link. Noise: Some areas affected by A30 noise. Some areas affected by 24 hour industrial estate. Northern section of the site is affected by airport related noise. Air quality: Severe traffic loading

	constraints on A3052. Any additional pressure on the A3052 has a significant risk of deteriorating air quality due to congestion at the Clyst St Mary roundabout.
Soils and contamination	Agricultural land classification: Detailed mapping indicates a mix of grade 2, 3a and 3b. The best and most versatile land is located primarily to the north, with a strip running through the centre. Contamination: Part of the site at Hill Barton has been
Other	Site is generally level but contains a narrow, gently sloped valley around the Aylesbeare stream and begins to slope upward in the south-east of the site toward Farringdon.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic housing and employment development, alongside HELAA sites GH/ED/46-48 and GH/ED/50-62. The Panel advises that development of most of this group of sites is unlikely to commence for another 6-10 years, due to the need for significant preparatory strategic highways improvements. This includes delivering infrastructure to (i) minimise the impact of development upon Junction 29 and 30 (the junctions themselves cannot necessarily be improved) and (ii) to address capacity constraints at the A30 Airport Junction. The Panel advises that at least 7,000 homes must be provided across the site in order to deliver a road link between the A30 and A3052. Significant work may also be required to address potential issues with airport instrument landing systems. Smaller sites around the edges of Hill Barton could come forward for employment use in advance of years 6-10, but large scale employment development would depend upon delivery of the aforementioned strategic highways infrastructure. The Panel advises that sites in the central part of the group, distant from the A30 or A3052, are unachievable in isolation. However, they are achievable in later phases as part of larger scale development.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Probably achievable if

Potential capacity			
Site overlap description	PARTIAL overlap. Approx 109.6 Hs (total site) overlapped by GH/ED/48 (& by resubmitted 2021 site (Object ID 18812). Count all GH/ED/48. Count 239.57HA GH/ED/49. (Excludes 8.6 Ha FZ3 + approx 18.4Ha existing employment land (Hill Barton). See also GH/ED/59		
Total site size	349.17		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	334.17		
Net developable area (ha)	189.70		
1. Calculated yield dwellings (HELAA Methodology)	Min 5880	Mid 6734	Max 7588
2. Site promoter – yield (upper)	5000		
3. Net Housing potential yield	4563		

(ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	
EMPLOYMENT CAPACITY	
Gross development area – Passes Stage B Employment (Ha)	334.17
Employment land – potential yield (Ha)	0.00
SITE POTENTIAL	The gross site area could deliver an average of 6,734 dwellings or 334.17 ha employment land, subject to the constraints highlighted above. POST GESP HELAA: Housing: Ongoing information from 2022 presentation regarding Denbow new settlement - amend net site total to 4,563 dws but 3638 of these would be delivered after 31 March 2040. Employment land: Current information - about 50 hectares employment land for New Denbow settlement and mindful of original submission data for GH/ED/51 and GH/ED/52, to avoid double counting, for the trajectory count GH/ED/49 as NIL Hectares of employment
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	125
Developable 1/4/2032 to 31/3/2037	500
Developable 1/4/2037 to 31/3/2040	300
Post plan period	3638

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0

Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

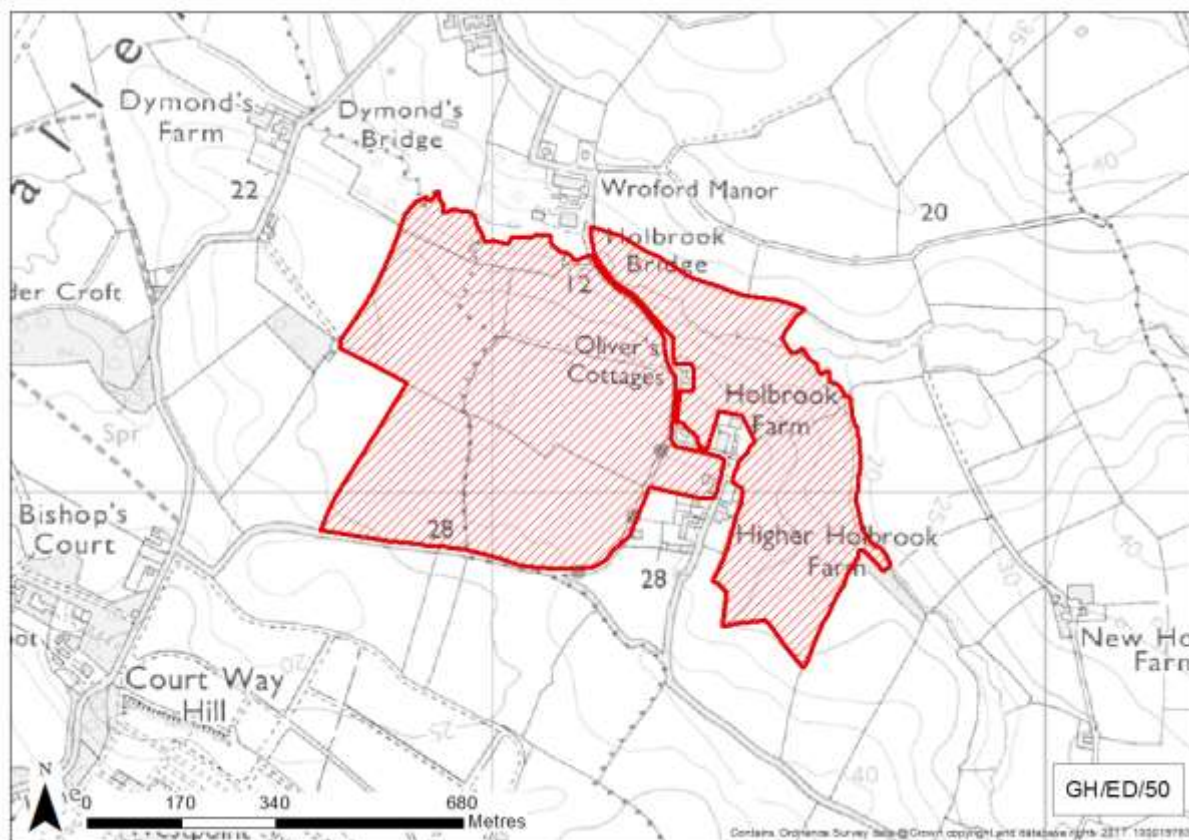
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst Honiton and Sowton

Reference

GH/ED/50



Site address	Land at Holbrook Farm, Clyst Honiton
Outside Cranbrook Plan Area	Yes
Description	Block of rolling farmland within a larger area of similar character, accessed via narrow country lanes. The northern fringe of the site is within the narrow valley and floodplain of Aylesbeare Stream, a tributary of the Clyst
Total site size (ha)	46.38
Submitter's proposed use	Mixed use - 700 to 900 dws

Availability assessment

Site promoter's availability comments	A 6-10 year period
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes

Flood Risk text	Approximately 5 ha of the site is within Flood Zone 3. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	41.38
GDA Passes Stage A – Employment (ha)	41.38
Stage A Assessment conclusion	An area of c.41.38 ha has passed the Stage A Suitability Assessment for strategic housing and employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access to the site for vehicles could be made from the County Highway Network. Contributions to improve the Clyst St Mary Roundabout and/or Junction 30 M5 and/or the A30/B3184 Junction and/or Junction 29 M5 may be required to alleviate traffic congestion. No nearby public transport routes. No pedestrian or cycle infrastructure. Site would need to be developed alongside adjoining land to provide sufficient transport infrastructure. Significant contributions towards transport infrastructure and pedestrian/cycle link improvements would be required.
Ecology	Within 10 km recreational disturbance zone for both Exe Estuary SPA and Pebblebed Heaths SAC, so requires Habitat Regulations mitigation. Within 5km GCN consultation zone. The Holbrook stream is a very important biodiversity corridor that needs strengthening. The site is very poorly served with rights of way and a comprehensive multi-use network will be required.
Flood risk, water quality and drainage	Flooding: In addition to the areas within floodzone 3, land along the northern part of the site running from the east to the west is in floodzones 2. Land in flood zone 2 has a medium probability of experiencing fluvial flooding and only has the potential to be developed for residential or economic use if the sequential and exceptions tests set out in the NPPG are adhered to. Any planning application must be accompanied by a Flood Risk Assessment. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of small treatment works. It would be necessary to decide how to manage this group of sites' foul drainage. Would require confirmation that capacity exists without detriment to current situation, via either the STW or via CSOs on infrastructure.
Heritage and archaeology	Heritage sensitivity: medium. Potential impact on Dymonds Farm, Higher Holbrook Farm (listed) and Fawns Cottages. Evaluation and visual impact assessment recommended. Historic parish boundary and field pattern. Some potential for archaeology requiring further desk based assessment.

Infrastructure	Current lack of infrastructure located nearby so significant investment would be required on this and surrounding sites. Education: Development in the area would need to be of sufficient size to provide a new primary school (1200+ dwellings). The area may be a good location for secondary provision, as it would be well placed strategically to support other development in the area. It could potentially take the pressure off secondary provision in Exmouth, Cranbrook, Clyst Vale and Ottery St Mary. Development would need to be in excess of 4,000 dwellings to sustain a secondary school, but the school would need to be large enough to support existing feeder primaries currently going to other schools. Without a secondary school this is not a very sustainable location and would require school transport.
Landscape	Landscape sensitivity: Medium. Highly likely to be intervisibility between the Bishop's Court (including its parkland setting) and the site. Includes hedgerows around its boundary and a number of mature trees, particularly along the Aylesbeare Stream.
Safety	Other: No safety-related constraints identified. Air quality: Any additional pressure on the A3052 has a significant risk of deteriorating air quality, due to congestion at the Clyst St Mary roundabout.
Soils and contamination	Agricultural land classification: Detailed mapping indicates that the majority of the site is grades 2 and 3a, with a small section in the north grade 3b. Minerals and Waste: No issues.
Other	Site slopes downwards from the south to the north to the Aylesbeare Stream.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic housing and employment development, alongside HELAA sites GH/ED/46-49 and GH/ED/51-62. The Panel advises that development of most of this group of sites is unlikely to commence for another 6-10 years, due to the need for significant preparatory strategic highways improvements. This includes delivering infrastructure to (i) minimise the impact of development upon Junction 29 and 30 (the junctions themselves cannot necessarily be improved) and (ii) to address capacity constraints at the A30 Airport Junction. The Panel advises that at least 7,000 homes must be provided across the site in order to deliver a road link between the A30 and A3052. Significant work may also be required to address potential issues with airport instrument landing systems. Smaller sites around the edges of Hill Barton could come forward for employment use in advance of years 6-10, but large scale employment development would depend upon delivery of the aforementioned strategic highways infrastructure. The Panel advises that sites in the central part of the group, distant from the A30 or A3052, are unachievable in isolation. However, they are achievable in later phases as part of larger scale development.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Probably achievable if

Potential capacity			
Site overlap description	No overlap		
Total site size	46.38		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	41.38		
Net developable area (ha)	24.80		
1. Calculated yield dwellings (HELAA Methodology)	Min 770	Mid 882	Max 993
2. Site promoter – yield (upper)	900		
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	882		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	41.38		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	The gross site area could deliver an average of 882 dwellings or up to 41.38 ha employment land, subject to the constraints identified above. POST GESP HELAA: Housing: continue to count 882 dwellings in total but with 882 delivered after 31 March 2040. Employment land: Current information - about 50 hectares employment land for New Denbow settlement and mindful of original submission data for GH/ED/51 and GH/ED/52, to avoid double counting, for the trajectory count GH/ED/50 as NIL Hectares of employment		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	500
Developable 1/4/2037 to 31/3/2040	0
Post plan period	882

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

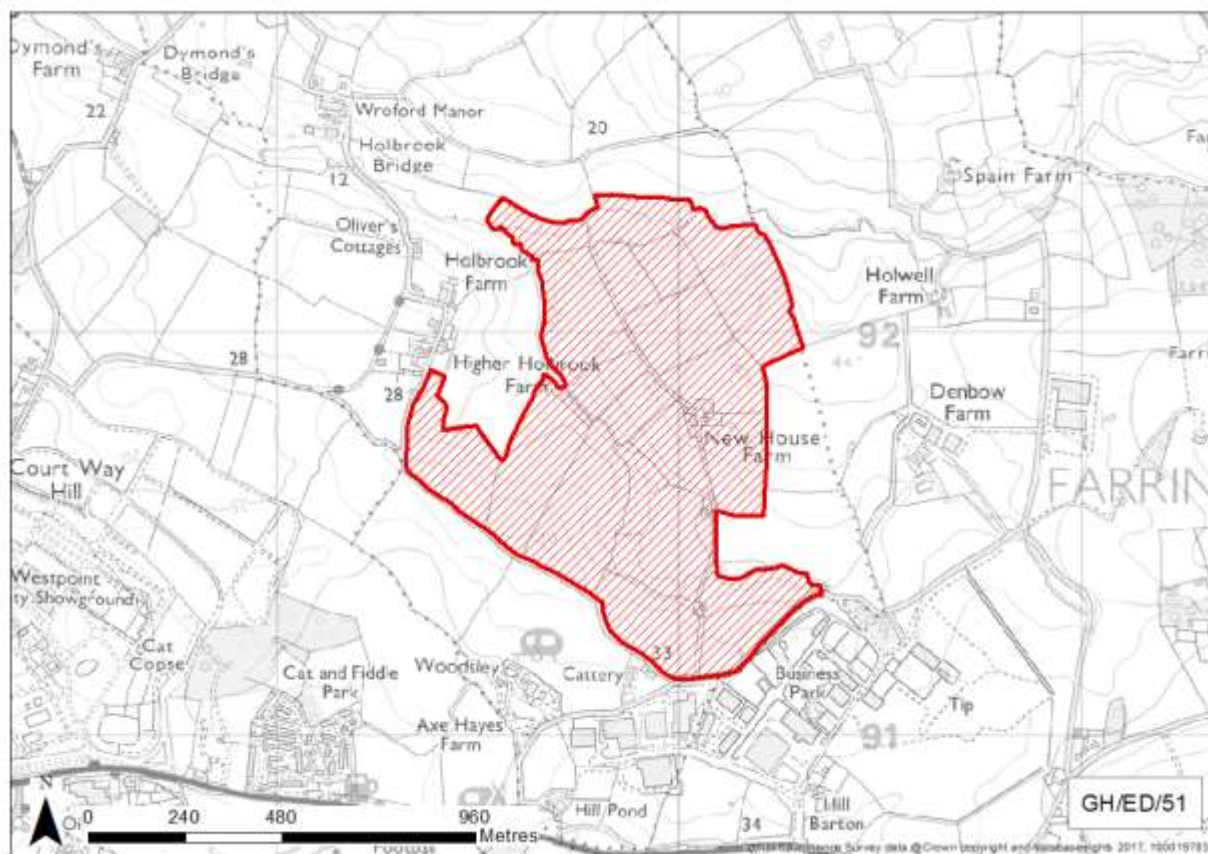
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst Honiton

Reference

GH/ED/51



Site address	New House Farm, Clyst Honiton
Outside Cranbrook Plan Area	Yes
Description	An irregularly shaped area of rolling farmland, adjoining the Hill Barton industrial business park to the south. Set within a wider area of similar characteristics. A narrow valley and floodplain run roughly SE-NW through the site. Accessed via narrow country lanes.
Total site size (ha)	69.85
Submitter's proposed use	Mixed use

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.

Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approximately 4 ha of the site is within Flood Zone 3. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	65.85
GDA Passes Stage A – Employment (ha)	65.85
Stage A Assessment conclusion	An area of c.65.85 ha has passed the Stage A Suitability Assessment for strategic housing and employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access to this site for vehicles could be made from the County Highway Network. Contributions to improve the Clyst St Mary Roundabout and/or Junction 30 M5 may be required to alleviate traffic congestion. No nearby public transport routes. No pedestrian or cycle infrastructure. Site would need to be developed alongside adjoining land to provide sufficient transport infrastructure. Significant contributions towards transport infrastructure and pedestrian/cycle link improvements would be required.
Ecology	Within 10 km recreational disturbance zone for both Exe Estuary SPA and Pebblebed Heaths SAC, so requires Habitat Regulations mitigation. Within 5km GCN consultation zone. The Holbrook stream is a very important biodiversity corridor that needs strengthening. The site is very poorly served with rights of way and a comprehensive multi-use network will be required.
Flood risk, water quality and drainage	Flooding: In addition to those areas of the site within floodzone 3 around the Aylesbeare stream (which runs along the northern part of the site from the east to the west with a smaller branch running through the centre of the site from south to north), parts of the site are within floodzones. Land in flood zone 2 has a medium probability of experiencing fluvial flooding and only has the potential to be developed for residential or economic use if the sequential and exceptions tests set out in the NPPG are adhered to. Any planning application must be accompanied by a Flood Risk Assessment. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by local Sewage Treatment Works. Would require confirmation that capacity exists without detriment to current situation, via either the STW or via CSOs on infrastructure.
Heritage and archaeology	Heritage sensitivity: medium. Potential impact on Denbow Barn, Denbow House, Denbow Thatch and Higher Holbrook Farm. Evaluation and visual impact assessment recommended. Also some known archaeological potential requiring further desk based assessment.

Infrastructure	Current lack of infrastructure located nearby so significant investment would be required on this and surrounding sites. Education: Development in the area would need to be of sufficient size to provide a new primary school (1200+ dwellings). The area may be a good location for secondary provision as it would be well placed strategically to support other development in the area. It could potentially take the pressure off secondary provision in Exmouth, Cranbrook, Clyst Vale and Ottery St Mary. Development would need to be in excess of 4,000 dwellings to sustain a secondary school, but the school would need to be large enough to support existing feeder primaries currently going to other schools. Without a secondary school this is not a very sustainable location and would require school transport.
Landscape	Landscape sensitivity: Medium. Likely to be intervisibility with the East Devon AONB, as the site is partly located on a local ridge on the edge of the 5km buffer zone. There is highly likely to be intervisibility between the Bishop's Court (including its parkland setting) and the site. Includes various boundary hedgerows and trees and there is a small copse comprising mature trees in the west of the site.
Safety	Air quality: Any additional pressure on the A3052 has a significant risk of deteriorating air quality due to congestion at the Clyst St Mary roundabout.
Soils and contamination	Agricultural land classification: Detailed mapping indicates that the majority of the site is grade 3a, with strips to the north and south being 3b. Minerals and Waste: South east corner is within mineral consultation area for Hill Barton Asphalt plant a
Other	Land is predominantly level.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic housing and employment development, alongside HELAA sites GH/ED/46-50 and GH/ED/52-62. The Panel advises that development of most of this group of sites is unlikely to commence for another 6-10 years, due to the need for significant preparatory strategic highways improvements. This includes delivering infrastructure to (i) minimise the impact of development upon Junction 29 and 30 (the junctions themselves cannot necessarily be improved) and (ii) to address capacity constraints at the A30 Airport Junction. The Panel advises that at least 7,000 homes must be provided across the site in order to deliver a road link between the A30 and A3052. Significant work may also be required to address potential issues with airport instrument landing systems. Smaller sites around the edges of Hill Barton could come forward for employment use in advance of years 6-10, but large scale employment development would depend upon delivery of the aforementioned strategic highways infrastructure. The Panel advises that sites in the central part of the group, distant from the A30 or A3052, are unachievable in isolation. However, they are achievable in later phases as part of larger scale development.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Probably achievable if

Potential capacity			
Site overlap description	No overlap		
Total site size	69.85		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	65.85		
Net developable area (ha)	39.51		
1. Calculated yield dwellings (HELAA Methodology)	Min 1224	Mid 1402	Max 1579
2. Site promoter – yield (upper)	450		
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	450		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	65.85		
Employment land – potential yield (Ha)	30.00		
SITE POTENTIAL	The gross site area could deliver an average of c.1,402 dwellings or up to 65.85 ha employment land, subject to the constraints highlighted above. POST GESP HELAA: Housing: continue to count 450 dwellings in total but with 125 delivered after 31 March 2040. Employment land: Current information - about 50 hectares employment land for New Denbow settlement and mindful of original submission data for GH/ED/51 and GH/ED/52, for the trajectory count GH/ED/51 as 30 Hectares of employment		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	150
Post plan period	125

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	13.00
Developable 1/4/2032 to 31/3/2037	13.00
Developable 1/4/2037 to 31/3/2040	4.00
Post plan period	0.00

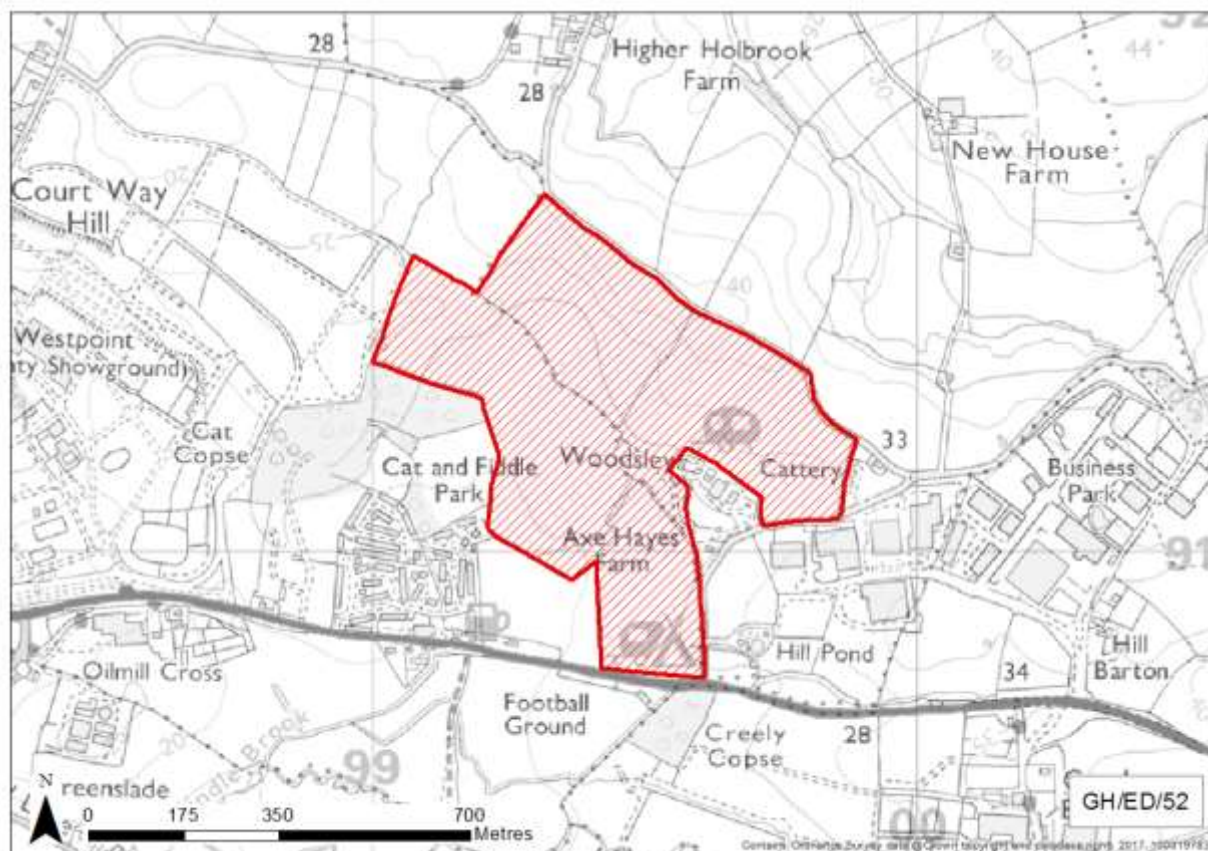
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst Honiton and Sowton

Reference

GH/ED/52



Site address	Axe Hayes Farm, Clyst St Mary
Outside Cranbrook Plan Area	Yes
Description	Block of rolling farmland within a larger area of similar character, accessed via narrow country lanes. Next to Hill Barton Industrial Estate. The southern corner of the site is within the floodplain of Grindle Brook.
Total site size (ha)	36.27
Submitter's proposed use	Mixed Use- including 1000 homes

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes

Flood Risk text	Approximately 2.5 ha of the site is within Flood Zone 3. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	33.77
GDA Passes Stage A – Employment (ha)	33.77
Stage A Assessment conclusion	An area of c.33.77 ha has passed the Stage A Suitability Assessment for strategic housing and employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access could be made from the A3052 Sidmouth or other County Highway Roads. Contributions to improve the Clyst St Mary Roundabout and/or Junction 30 M5 may be required to alleviate traffic congestion. Bus stop 500m away, which has an hourly or better bus service along the A3052 linking to Exeter City Centre, although no pedestrian crossing present so would need to cross busy road. There is no nearby train station and poor cycle infrastructure along the A3052 with no dedicated cycle route. Significant contributions towards transport infrastructure and pedestrian/cycle link improvements would be required.
Ecology	Within 10 km recreational disturbance zone for both Exe Estuary SPA and Pebblebed Heaths SAC, so requires Habitat Regulations mitigation. Within 5km GCN consultation zone. Immediately adjacent to Cat Copse Unconfirmed wildlife Site and Tree Preservation Order. Buffering and enhancement of this woodland should form part of the GI.
Flood risk, water quality and drainage	Flooding: In addition to that part of the site within floodzone 3, a small southern part of site is covered by floodzones 2 associated with Grindle Brook. Land in flood zone 2 has a medium probability of experiencing fluvial flooding and only has the potential to be developed for residential or economic use if the sequential and exceptions tests set out in the NPPG are adhered to. Any planning application must be accompanied by a Flood Risk Assessment. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by local Sewage Treatment Works. Would require confirmation that capacity exists without detriment to current situation, via either the STW or via CSOs on infrastructure.
Heritage and archaeology	Heritage sensitivity: medium. Potential impact Higher Holbrook Farm, which is listed. Evaluation and visual impact assessment recommended. Some archaeological potential.
Infrastructure	Currently lack of infrastructure located nearby so significant investment would be required on this and surrounding sites. Education: Development in the area would need to be of sufficient size to provide a new primary school (1200+ dwellings). The area may be a good location for secondary provision as it would be well placed

	strategically to support other development in the area. It could potentially take the pressure off secondary provision in Exmouth, Cranbrook, Clyst Vale and Ottery St Mary. Development would need to be in excess of 4,000 dwellings to sustain a secondary school, but the school would need to be large enough to support existing feeder primaries currently going to other schools. Without a secondary school this is not a very sustainable location and would require school transport.
Landscape	Landscape sensitivity: Medium. Intervisibility with the East Devon AONB is likely to be possible from the local ridge within the site. There is likely to be some intervisibility between the Bishop's Court (including its parkland setting) and the site. Includes hedgerows around its boundary and a number of mature trees.
Safety	Noise/Other: Adjacent to industrial uses at Hill Barton Business Park, so there may be dust and noise related issues. Air quality: Any additional pressure on the A3052 has a significant risk of deteriorating air quality, due to congestion at the Clyst St Mary roundabout.
Soils and contamination	Agricultural land classification: Detailed mapping indicates that the southern half of the site is grade 3b and the northern half is grades 2 and 3a. Minerals and Waste: No mineral constraint. Part of the site is within the waste consultation zone for Hi
Other	Site is largely level with a gentle slope upwards from the south to the north.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment

Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic housing and employment development, alongside HELAA sites GH/ED/46-51 and GH/ED/53-62. The Panel advises that development of most of this group of sites is unlikely to commence for another 6-10 years, due to the need for significant preparatory strategic highways improvements. This includes delivering infrastructure to (i) minimise the impact of development upon Junction 29 and 30 (the junctions themselves cannot necessarily be improved) and (ii) to address capacity constraints at the A30 Airport Junction. The Panel advises that at least 7,000 homes must be provided across the site in order to deliver a road link between the A30 and A3052. Significant work may also be required to address potential issues with airport instrument landing systems. Smaller sites around the edges of Hill Barton could come forward for employment use in advance of years 6-10, but large scale employment development would depend upon delivery of the aforementioned strategic highways infrastructure. The Panel advises that sites in the central part of the group, distant from the A30 or A3052, are unachievable in isolation. However, they are achievable in later phases as part of larger scale development.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Probably achievable if

Potential capacity

Site overlap description	WHOLE overlap. GH/ED/52 wholly overlaps two 2021 submission sites. (ObjectID 19602 and 17207). Count all of GH/ED/52. Count 2021 submission sites (ObjectID 19602 and 17207) both as NIL.		
Total site size	36.27		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	33.77		
Net developable area (ha)	20.26		
1. Calculated yield dwellings (HELAA Methodology)	Min 628	Mid 719	Max 810
2. Site promoter – yield (upper)	1000		
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	350		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	33.77		
Employment land – potential yield (Ha)	14.80		
SITE POTENTIAL	The gross site area could deliver an average of c.719 dwellings or up to 33.77 ha employment land, subject to the constraints highlighted above. POST GESP HELAA: Housing: Current information from 2022 presentation count 350 dwellings in total - all delivered before 31 March 2040. Employment land: Current information - about 50 hectares employment land for New Denbow settlement and mindful of original submission data for GH/ED/51 and GH/ED/52, for the trajectory count GH/ED/52 as14.8 Hectares of employment.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	175
Developable 1/4/2037 to 31/3/2040	0
Post plan period	350

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	6.00
Developable 1/4/2032 to 31/3/2037	6.00
Developable 1/4/2037 to 31/3/2040	2.80
Post plan period	0.00

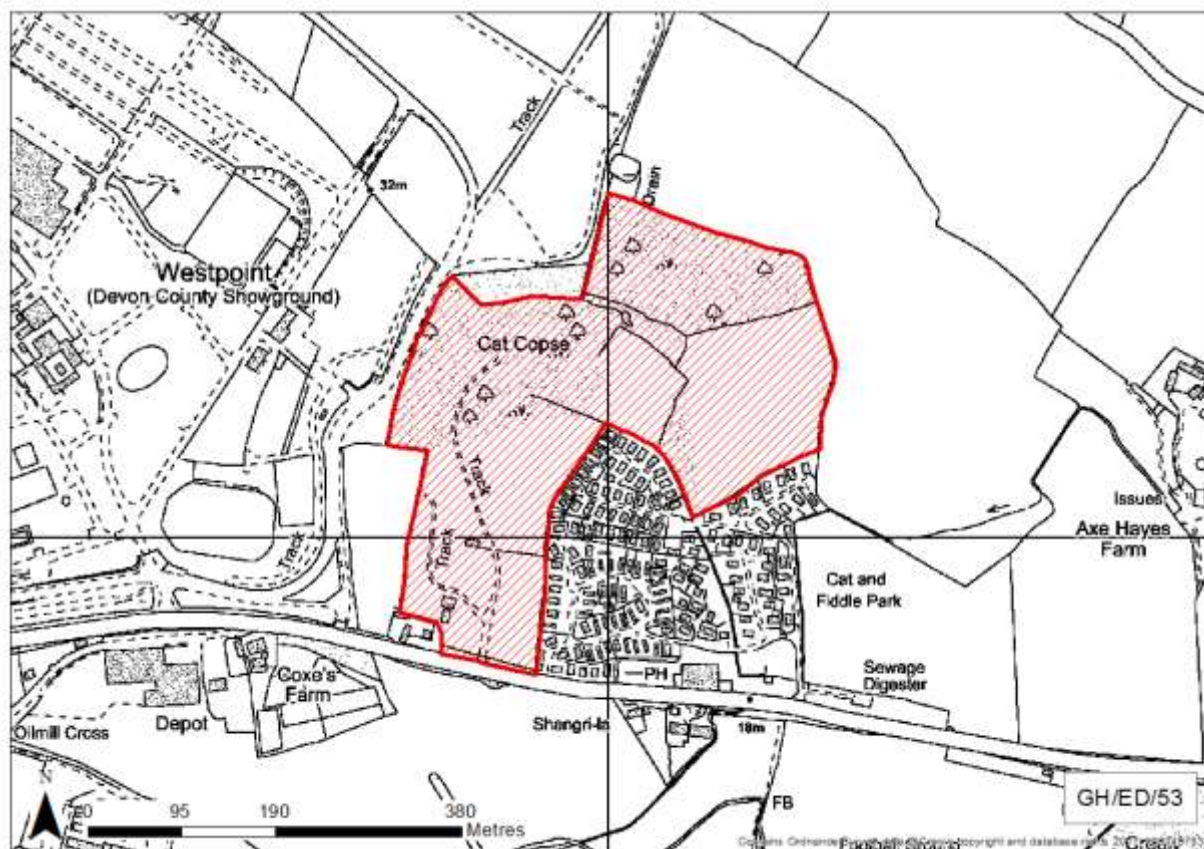
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sowton

Reference

GH/ED/53



Site address	Land north of A3052 between Cat and Fiddle and DCC Showground, Clyst St Mary - site 1
Outside Cranbrook Plan Area	Yes
Description	Level L-shaped field which wraps around Cat and Fiddle caravan park. Contains Cat Copse on the north of the site, which is largely covered by an area tree preservation order. Currently used as a venue for car boot sales and other events. Accessed off the A3052 to the south.
Total site size (ha)	11.57
Submitter's proposed use	Dwellings, employment offices, residential institution, hotel, mixed use

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage.

Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	No part of the site is within the functional flood plain.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	11.57
GDA Passes Stage A – Employment (ha)	11.57
Stage A Assessment conclusion	Site has passed the Stage A Suitability Assessment for strategic housing and employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access for vehicles could be gained from the A3052. It is likely that a contribution will be required to carry the cycleway east from Westpoint across the frontage of this site. It is likely that a contribution to improve the Clyst St Mary Roundabout and/or Junction 30 M5 will be required to alleviate traffic congestion. Bus stop 400m away, which has an hourly or better bus service along the A3052 linking to Exeter City Centre, although no pedestrian crossing present so would need to cross busy road. There is no nearby train station, although there is a dedicated walkway to Clyst St Mary and beyond along the A3052 which pedestrians and cycles can use
Ecology	Within 10 km recreational disturbance zone for both Exe Estuary SPA and Pebblebed Heaths SAC, so requires Habitat Regulations mitigation. Within 5km GCN consultation zone. Site includes part of Cat Copse unconfirmed wildlife site which should be protected and enhanced as part of development.
Flood risk, water quality and drainage	Flooding: The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application should include a Flood Risk Assessment. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by local Sewage Treatment Works. Would require confirmation that capacity exists without detriment to current situation, via either the STW or via CSOs on infrastructure.
Heritage and archaeology	Heritage sensitivity: medium. Potential impact on Coxes Farm Cottage, Westpoint (various), Linden Lea. Evaluation and visual impact assessment recommended. Some archaeological potential.
Infrastructure	Currently lack of infrastructure nearby so significant investment would be required on site. Education: Development in the area would need to be of sufficient size to provide a new primary school (1200+ dwellings). The area may be a good location for secondary provision as it would be well placed strategically to support other development in the area. It could potentially take the pressure off secondary provision in Exmouth, Cranbrook, Clyst Vale and Ottery St Mary. Development would need to be in excess of 4,000 dwellings to sustain a secondary school, but the school would need to be large enough to support existing feeder primaries currently going to other schools. Without a

	secondary school this is not a very sustainable location and would require school transport.
Landscape	Landscape sensitivity: Low-Medium. Intervisibility with the East Devon AONB is likely to be low or non-existent. Cat Copse covers the northern part of the site, which is protected under an area tree preservation order.
Safety	Air quality: Any additional pressure on the A3052 has a significant risk of deteriorating air quality, due to congestion at the Clyst St Mary roundabout. Other: Soil on the site was tested for anthrax in 2014 following a concern that it had been used as an unofficial foot and mouth burial ground. Test results were negative.
Soils and contamination	Agricultural land classification: Detailed mapping indicates that the majority of the site is grade 2 and 3a, with a small section of grade 3b in the east. Minerals and Waste: No constraints.
Other	Site is largely level.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic housing and employment development, alongside HELAA sites GH/ED/46-52 and GH/ED/54-62. The Panel advises that development of most of this group of sites is unlikely to commence for another 6-10 years, due to the need for significant preparatory strategic highways improvements. This includes delivering infrastructure to (i) minimise the impact of development upon Junction 29 and 30 (the junctions themselves cannot necessarily be improved) and (ii) to address capacity constraints at the A30 Airport Junction. The Panel advises that at least 7,000 homes must be provided across the site in order to deliver a road link between the A30 and A3052. Significant work may also be required to address potential issues with airport instrument landing systems. Smaller sites around the edges of Hill Barton could come forward for employment use in advance of years 6-10, but large scale employment development would depend upon delivery of the aforementioned strategic highways infrastructure. The Panel advises that sites in the central part of the group, distant from the A30 or A3052, are unachievable in isolation. However, they are achievable in later phases as part of larger scale development.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Probably achievable if

Potential capacity	
Site overlap description	WHOLE overlap. All of GH/ED/53 is overlain by 2021 submission (Object ID 16413) -latter not reassessed. GH/ED/53 wholly overlaps GH/ED/54. Count all of GH/ED/53. Count GH/ED/54 and Site 16413 as NIL.
Total site size	11.57
HOUSING CAPACITY	
Gross development area – Passes Stage B Housing	11.57
Net developable area (ha)	6.94

1. Calculated yield dwellings (HELAA Methodology)	Min 215	Mid 247	Max 278
2. Site promoter – yield (upper)	200		
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	247		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	11.57		
Employment land – potential yield (Ha)	11.57		
SITE POTENTIAL	The gross site area could deliver an average of c.247 dwellings or up to 11.57 ha employment land, subject to the constraints highlighted above. The site adjoins other sites submitted in the HELAA. POST GESP HELAA: GH/ED/53 wholly overlaps GH/ED/54. Count all of GH/ED/53. No change.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	247

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00

Developable 1/4/2027 to 31/3/2032	5.70
Developable 1/4/2032 to 31/3/2037	5.87
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

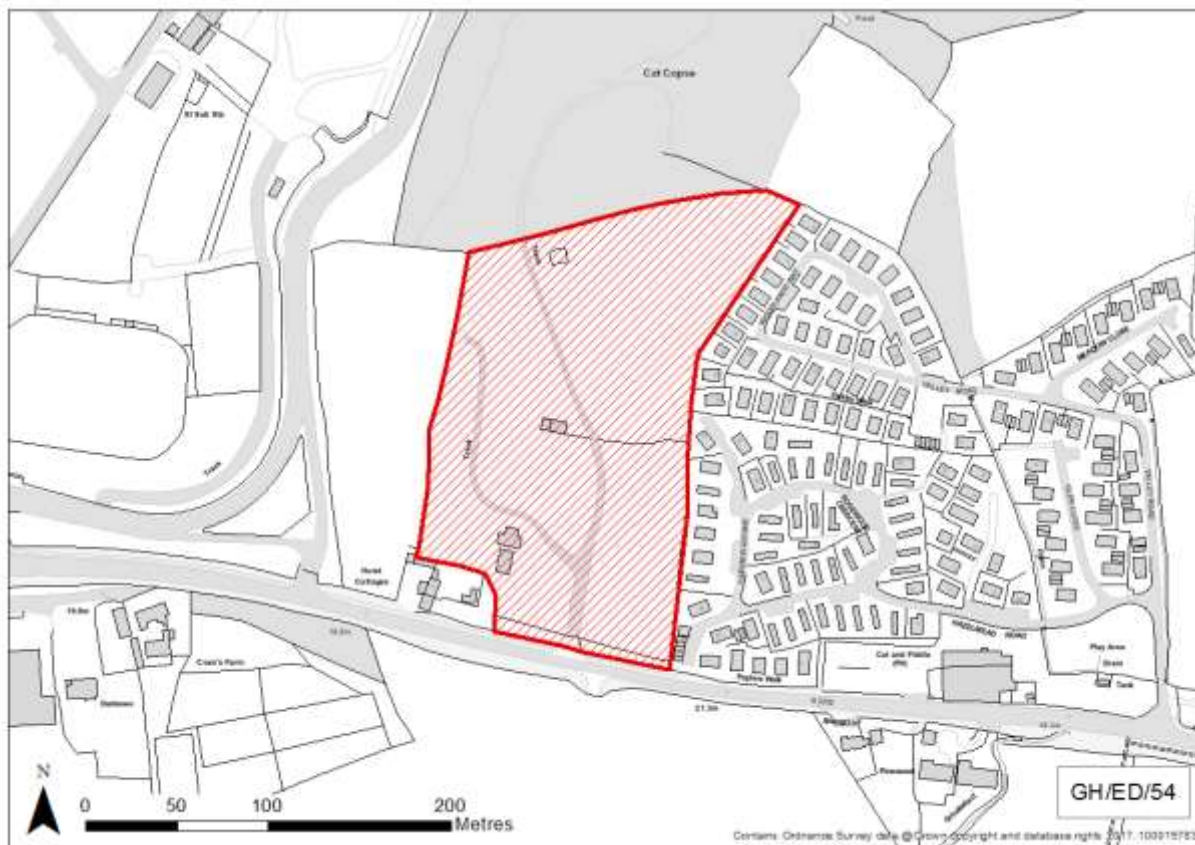
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sowton

Reference

GH/ED/54



Site address	Land north of A3052 between Cat and Fiddle and DCC Showground, Clyst St Mary - site 2
Outside Cranbrook Plan Area	Yes
Description	Level field used as a venue for car boot sales and forms part of GH/ED/53.
Total site size (ha)	3.30
Submitter's proposed use	Dwellings, Residential institution, Offices, Hotel, Mixed use

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	No part of the site is within the functional flood plain.

Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	3.30
GDA Passes Stage A – Employment (ha)	3.30
Stage A Assessment conclusion	Site has passed the Stage A Suitability Assessment for strategic housing and employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access for vehicles could be gained from the A3052. It is likely that a contribution will be required to carry the cycleway east from Westpoint across the frontage of this site. It is likely that a contribution to improve the Clyst St Mary Roundabout and/or Junction 30 M5 will be required to alleviate traffic congestion. Bus stop 400m away which has an hourly or better bus service along the A3052 linking to Exeter City Centre, although no pedestrian crossing present so would need to cross busy road. There is no nearby train station, although there is a dedicated walkway to Clyst St Mary and beyond along the A3052 which pedestrians and cycles can use.
Ecology	Within 10 km recreational disturbance zone for both Exe Estuary SPA and Pebblebed Heaths SAC, so requires Habitat Regulations mitigation. Within 5km GCN consultation zone. Site borders Cat Copse Unconfirmed Wildlife Site, which should be protected and enhanced as part of development.
Flood risk, water quality and drainage	Flooding: The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application should include a Flood Risk Assessment. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by Countess weir STW, though there are smaller rural works nearby. Would require confirmation that capacity exists without detriment to current situation, via either the STW or via CSOs on infrastructure.
Heritage and archaeology	Heritage sensitivity: medium. Potential impact on Coxes Farm Cottage, Westpoint (various), Linden Lea. Evaluation and visual impact assessment recommended. Some archaeological potential.
Infrastructure	Current lack of infrastructure nearby so significant investment would be required on site. Education: Any development in the area would need to be of sufficient size to provide a new primary school (1200+ dwellings). The area may be a good location for secondary provision as it would be well placed strategically to support other development in the area. It could potentially take the pressure off secondary provision in Exmouth, Cranbrook, Clyst Vale and Ottery St Mary. Development would need to be in excess of 4,000 dwellings to sustain a secondary school, but the school would need to be large enough to support existing feeder primaries currently going to other schools. Without a secondary school this is not a very sustainable location and would require school transport.

Landscape	Landscape sensitivity: Low-Medium. Intervisibility with the East Devon AONB is likely to be low or non-existent. Includes hedgerows around the field boundaries and a number of mature trees.
Safety	Air quality: Any additional pressure on the A3052 has a significant risk of deteriorating air quality, due to congestion at the Clyst St Mary roundabout. Other: Soil on the site was tested for anthrax in 2014 following a concern that it had been used as an unofficial foot and mouth burial ground. Test results were negative
Soils and contamination	Agricultural land classification: Detailed mapping indicates that the site comprises grade 3a agricultural land. Minerals and Waste: No constraints.
Other	Site is largely level.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic housing and employment development, alongside HELAA sites GH/ED/46-53 and GH/ED/55-62. The Panel advises that development of most of this group of sites is unlikely to commence for another 6-10 years, due to the need for significant preparatory strategic highways improvements. This includes delivering infrastructure to (i) minimise the impact of development upon Junction 29 and 30 (the junctions themselves cannot necessarily be improved) and (ii) to address capacity constraints at the A30 Airport Junction. The Panel advises that at least 7,000 homes must be provided across the site in order to deliver a road link between the A30 and A3052. Significant work may also be required to address potential issues with airport instrument landing systems. Smaller sites around the edges of Hill Barton could come forward for employment use in advance of years 6-10, but large scale employment development would depend upon delivery of the aforementioned strategic highways infrastructure. The Panel advises that sites in the central part of the group, distant from the A30 or A3052, are unachievable in isolation. However, they are achievable in later phases as part of larger scale development.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Probably achievable if

Potential capacity			
Site overlap description	WHOLE overlap. All of GH/ED/54 is overlapped by GH/ED/53, and overlapped 2021 resubmission site resubmission (ObjectID 16413) - latter not reassessed. Count all of GH/ED/53. Count GH/ED/54 as NIL		
Total site size	3.30		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	3.30		
Net developable area (ha)	1.98		
1. Calculated yield dwellings (HELAA Methodology)	Min 61	Mid 70	Max 79
2. Site promoter – yield (upper)	100		

3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0
EMPLOYMENT CAPACITY	
Gross development area – Passes Stage B Employment (Ha)	3.30
Employment land – potential yield (Ha)	0.00
SITE POTENTIAL	The gross site area could deliver an average of c.70 dwellings or 3.3 ha employment land, subject to the constraints set out above. The site adjoins other sites submitted in the HELAA. POST GESP HELAA: GH/ED/53 wholly overlaps GH/ED/54. Count all of GH/ED/53. For the trajectory Count GH/ED/54 as NIL hectares of employment land..
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00

Post plan period	0.00

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Sowton	Reference	GH/ED/55



Site address	Cat Copse, Sidmouth Road, Clyst St Mary
Outside Cranbrook Plan Area	Yes
Description	Small rectangular level field bounded by mature trees. Accessed off A3052 to the south and adjacent to Devon County showground to the west.
Total site size (ha)	1.15
Submitter's proposed use	Dwellings

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	No part of the site is within the functional flood plain.

Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.15
GDA Passes Stage A – Employment (ha)	1.15
Stage A Assessment conclusion	Site has passed Stage A Suitability Assessment for strategic housing and employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access for vehicles could be gained from the B3052. It is likely that a contribution will be required to carry the cycleway east from Westpoint across the frontage of this site. It is likely that a contribution to improve the Clyst St Mary Roundabout and/or Junction 30 M5 will be required to alleviate traffic congestion. Bus stop 400m away which has an hourly or better bus service along the A3052 linking to Exeter City Centre, although no pedestrian crossing present so would need to cross busy road. There is no nearby train station, although there is a dedicated walkway to Clyst St Mary and beyond along the A3052 which pedestrians and cycles can use.
Ecology	Within 10 km recreational disturbance zone for both Exe Estuary SPA and Pebblebed Heaths SAC, so requires Habitat Regulations mitigation. Within 5km GCN consultation zone. Site immediately adjacent to Cat Copse Unconfirmed Wildlife Site which should be protected and enhanced as part of development. The eastern boundary of this site is also a mature tree line following a boundary mapped on the 1880 OS edition, so is very important to retain.
Flood risk, water quality and drainage	Flooding: The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application should include a Flood Risk Assessment. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by Countess weir STW, though there are smaller rural works nearby. Would require confirmation that capacity exists without detriment to current situation, via either the STW or via CSOs on infrastructure.
Heritage and archaeology	Heritage sensitivity: medium. Potential impact on Coxes Farm Cottage, Westpoint (various), Linden Lea. Evaluation and visual impact assessment recommended. Some archaeological potential.
Infrastructure	Currently lack of infrastructure nearby so significant investment would be required on site. Education: Any development in the area would need to be of sufficient size to provide a new primary school (1200+ dwellings). The area may be a good location for secondary provision as it would be well placed strategically to support other development in the area. It could potentially take the pressure off secondary provision in Exmouth, Cranbrook, Clyst Vale and Ottery St Mary. Development would need to be in excess of 4,000 dwellings to sustain a secondary school, but the school would need to be large enough to support existing feeder primaries currently going to other schools. Without a

	secondary school this is not a very sustainable location and would require school transport.
Landscape	Landscape sensitivity: Low-Medium. Intervisibility with the East Devon AONB is likely to be low or non-existent. Includes hedgerows around the field boundaries and a number of mature trees.
Safety	Air quality: Any additional pressure on the A3052 has a significant risk of deteriorating air quality, due to congestion at the Clyst St Mary roundabout.
Soils and contamination	Agricultural land classification: Detailed mapping indicates that the site comprises grade 3a agricultural land. Minerals and Waste: No constraints.
Other	Site is largely level.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment

Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic housing and employment development, alongside HELAA sites GH/ED/46-54 and GH/ED/56-62. The Panel advises that development of most of this group of sites is unlikely to commence for another 6-10 years, due to the need for significant preparatory strategic highways improvements. This includes delivering infrastructure to (i) minimise the impact of development upon Junction 29 and 30 (the junctions themselves cannot necessarily be improved) and (ii) to address capacity constraints at the A30 Airport Junction. The Panel advises that at least 7,000 homes must be provided across the site in order to deliver a road link between the A30 and A3052. Significant work may also be required to address potential issues with airport instrument landing systems. Smaller sites around the edges of Hill Barton could come forward for employment use in advance of years 6-10, but large scale employment development would depend upon delivery of the aforementioned strategic highways infrastructure. The Panel advises that sites in the central part of the group, distant from the A30 or A3052, are unachievable in isolation. However, they are achievable in later phases as part of larger scale development.		
Site Achievable for Housing	Probably achievable if		
Site Achievable for Employment	Probably achievable if		

Potential capacity

Site overlap description	WHOLE -Sowt_14 and GH/ED/55 are effectively identical (boundaries). Site GH/ED/55 submitted in 2017 for 30 dws. Resubmitted in 2022 for 36 dwellings and for hotel. Count GH/ED/55 as NIL. Count all of Sowt_14.		
Total site size	1.15		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	1.15		
Net developable area (ha)	0.92		
1. Calculated yield dwellings (HELAA Methodology)	Min 29	Mid 33	Max 37

2. Site promoter – yield (upper)	30
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0
EMPLOYMENT CAPACITY	
Gross development area – Passes Stage B Employment (Ha)	1.15
Employment land – potential yield (Ha)	1.15
SITE POTENTIAL	The gross site area could deliver an average of c.33 dwellings or up to 1.15 ha employment land, subject to the constraints highlighted above. The site adjoins other sites submitted in the HELAA. POST GESP HELAA: Resubmitted in 2022 for 36 dwellings and for hotel. Count GH/ED/55 as NIL. Count all of Sowt_14. Housing : Not available for housing - so for the trajectory count as NIL dwellings Employment. To avoid double counting, for the trajectory count GH/ED/55 as NIL hectares employment.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	Yes	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	

Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.60
Developable 1/4/2032 to 31/3/2037	0.55
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

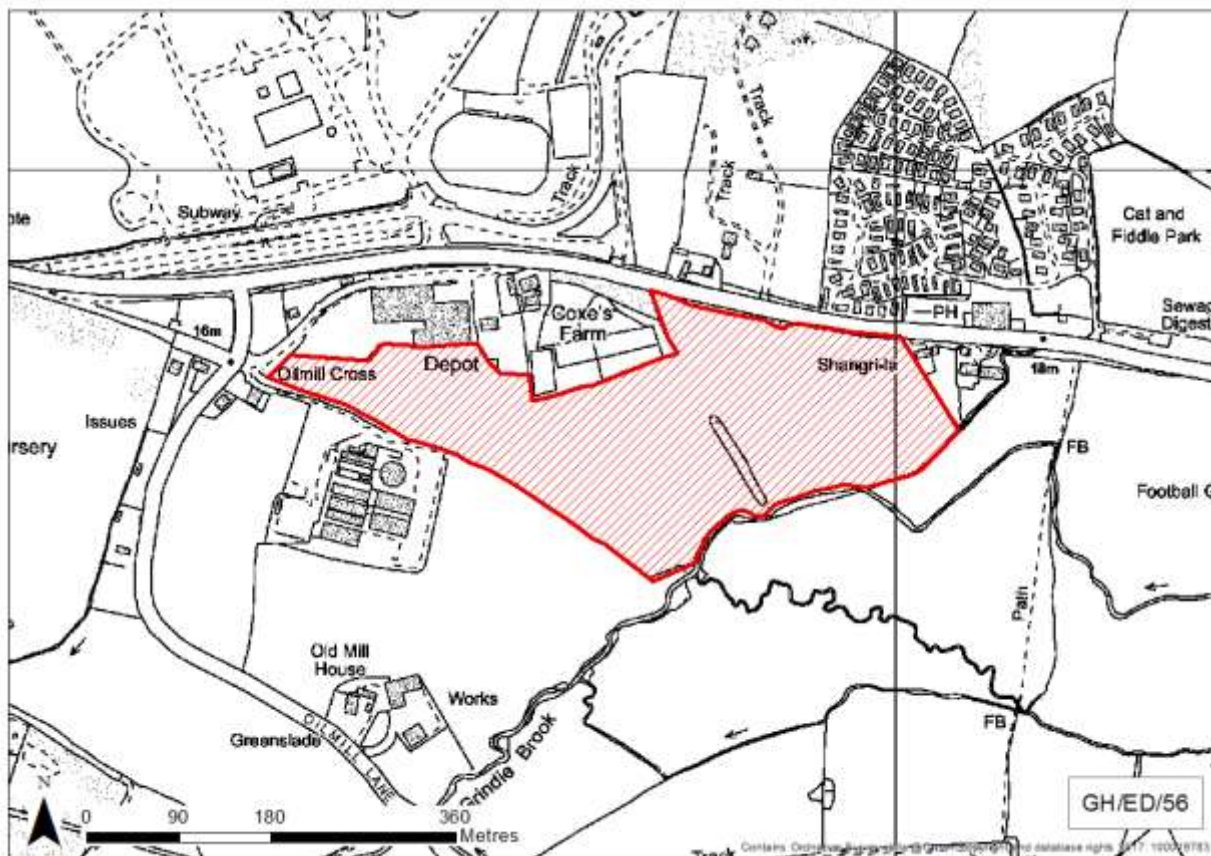
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sowton

Reference

GH/ED/56



Site address	Land off Sidmouth Road, EX5 1DN
Outside Cranbrook Plan Area	Yes
Description	Two level irregularly shaped agricultural fields bounded by hedgerows and mature trees. Located South of the A3052 (Sidmouth Road). Situated adjacent to Coxe's Farm to the north and and an anaerobic digestion facility to the south. Access to the western field is off a narrow track off Oil Mill Lane, whilst the northern field is accessed directly off the A3052.
Total site size (ha)	8.63
Submitter's proposed use	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Office ,Industrial / warehouse ,Retail ,Mixed use

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.

Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approximately 0.5 ha of the site is within Flood Zone 3. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	8.13
GDA Passes Stage A – Employment (ha)	81.30
Stage A Assessment conclusion	An area of approximately 8.13 ha has the passed Stage A Suitability Assessment for strategic housing and employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	There appears to be suitable vehicular access to the site from the A3052 Sidmouth Road. The County Highway Authority would not wish to see vehicular access to the site from Oil Mill Lane. Contributions to improve the Clyst St Mary Roundabout and/or Junction 30 M5 may be required to alleviate traffic congestion. Bus stop 300m away which has an hourly or better bus service along the A3052 linking to Exeter City Centre, although no pedestrian crossing present so would need to cross busy road. There is no nearby train station, although there is a dedicated walkway to Clyst St Mary and beyond along the A3052 which pedestrians and cycles can use, but again would have to cross the busy A3052 to get access.
Ecology	Within 10 km recreational disturbance zone for both Exe Estuary SPA and Pebblebed Heaths SAC, so requires Habitat Regulations mitigation. Within 5km GCN consultation zone. The Grindle Brook forms the southern boundary of the site and is a very important biodiversity corridor that needs strengthening.
Flood risk, water quality and drainage	Flooding: In addition to the area within floodzone 3, a small area of the southern part of site is covered by flood zone 2 associated with Grindle Brook. Land in flood zone 2 has a medium probability of experiencing fluvial flooding and only has the potential to be developed for residential or economic use if the sequential and exceptions tests set out in the NPPG are adhered to. Any planning application must be accompanied by a Flood Risk Assessment. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by local Sewage Treatment Works. Would require confirmation that capacity exists without detriment to current situation, via either the STW or via CSOs on infrastructure.
Heritage and archaeology	Heritage sensitivity: medium. Potential impact on Coxes Farm Cottage, Linden Lea, Kiddicott Farm, visual assessment and evaluation recommended. Some archaeological potential.

Infrastructure	Currently lack of infrastructure nearby so significant investment would be required on site. Education: Any development in the area would need to be of sufficient size to provide a new primary school (1200+ dwellings). The area may be a good location for secondary provision as it would be well placed strategically to support other development in the area. It could potentially take the pressure off secondary provision in Exmouth, Cranbrook, Clyst Vale and Ottery St Mary. Development would need to be in excess of 4,000 dwellings to sustain a secondary school, but the school would need to be large enough to support existing feeder primaries currently going to other schools. Without a secondary school this is not a very sustainable location and would require school transport.
Landscape	Landscape sensitivity: Low. Intervisibility with the East Devon AONB is likely to be low or non-existent. The site is highly likely to have intervisibility with some of the listed buildings in the vicinity. The tranquility of the site is heavily affected by the presence of the A3052. Includes hedgerows around the field boundaries and a number of mature trees.
Safety	Air quality: Any additional pressure on the A3052 has a significant risk of deteriorating air quality, due to congestion at the Clyst St Mary roundabout.
Soils and contamination	Agricultural land classification: Regional mapping indicates that the site comprises grade 3 agricultural land. Minerals and Waste: No constraints.
Other	Topography: Site is largely level.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic housing and employment development, alongside HELAA sites GH/ED/46-55 and GH/ED/57-62. The Panel advises that development of most of this group of sites is unlikely to commence for another 6-10 years, due to the need for significant preparatory strategic highways improvements. This includes delivering infrastructure to (i) minimise the impact of development upon Junction 29 and 30 (the junctions themselves cannot necessarily be improved) and (ii) to address capacity constraints at the A30 Airport Junction. The Panel advises that at least 7,000 homes must be provided across the site in order to deliver a road link between the A30 and A3052. Significant work may also be required to address potential issues with airport instrument landing systems. Smaller sites around the edges of Hill Barton could come forward for employment use in advance of years 6-10, but large scale employment development would depend upon delivery of the aforementioned strategic highways infrastructure. The Panel advises that sites in the central part of the group, distant from the A30 or A3052, are unachievable in isolation. However, they are achievable in later phases as part of larger scale development.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Probably achievable if

Potential capacity			
Site overlap description	WHOLE overlap. All of GH/ED/56 is overlain by 2022 submission Sowt_15 which is only proposing employment. Count GH/ED/56 for Housing but NIL for employment.		
Total site size	8.63		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	8.13		
Net developable area (ha)	4.88		
1. Calculated yield dwellings (HELAA Methodology)	Min 151	Mid 173	Max 194
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	173		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	8.13		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	The gross site area has the potential to deliver an average of 173 dwellings or up to 8.13 ha of employment land, subject to the constraints outlined above. The site adjoins other sites submitted in the HELAA. POST GESP HELAA: All of GH/ED/56 is overlain by 2022 submission Sowt_15 which is only proposing employment. Housing : For the trajectory Count GH/ED/56 for Housing as 173 dwellings in total but for 173 dwelligns to be delivered after 31 March 2040. Employment: To avoid double counting- for the trajectory count GH/ED/56 as NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0

Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	173

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

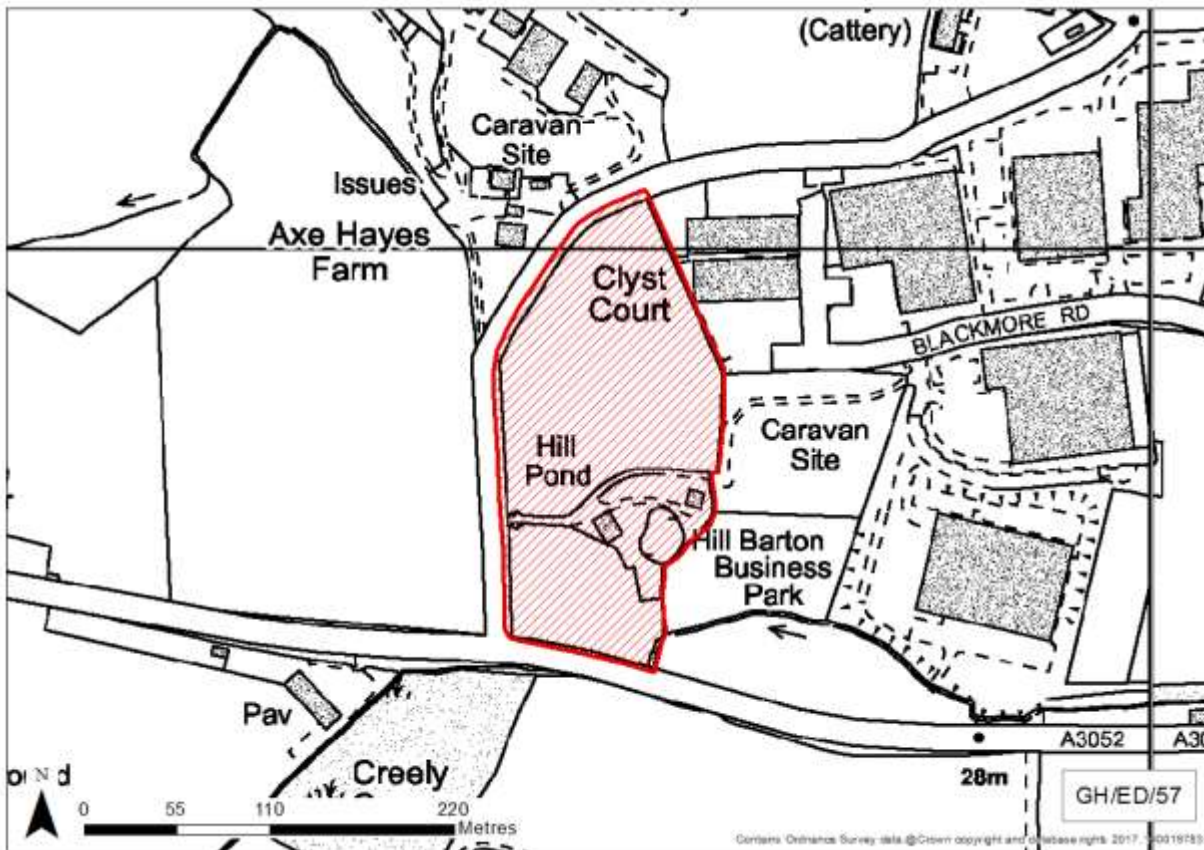
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst Honiton

Reference

GH/ED/57



Site address	Hill Pond, Clyst St Mary
Outside Cranbrook Plan Area	Yes
Description	Two level rectangular agricultural fields bounded by hedgerows, with the access road to Hill Pond caravan park running through the centre. Southern field partially in flood plain. Adjacent to Hill Barton Business Park on the northern boundary.
Total site size (ha)	2.89
Submitter's proposed use	Employment - offices/ industrial/ warehousing

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	No
Site available for Employment	Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.

Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approximately 0.2 ha of the southern part of the site is within Flood Zone 3. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.69
GDA Passes Stage A – Employment (ha)	2.69
Stage A Assessment conclusion	An area of c. 2.69 ha has passed Stage A Suitability Assessment for strategic housing and employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Site would need to provide improved road infrastructure including access, if used for employment. Access for vehicles could come from Axehayes Lane. The junction of Axehayes Lane/A3052 was improved some time ago. It is unlikely that vehicular access would be allowed directly to the site from the A3052, because it would be too close to the existing Axehayes Lane/A3052 junction. It is likely that a contribution to improve the Clyst St Mary Roundabout and/or Junction 30 M5 may be required to alleviate traffic congestion. No nearby train station. Nearest bus stop is 400m away at Cat and Fiddle, which has an hourly or better bus service along the A3052 linking to Exeter City Centre. Poor pedestrian and cycle infrastructure along the A3052, with no dedicated walkways or cycle lanes.
Ecology	Within 10 km recreational disturbance zone for both Exe Estuary SPA and Pebblebed Heaths SAC, so requires Habitat Regulations mitigation. Within 5km GCN consultation zone.
Flood risk, water quality and drainage	Flooding: In addition to the area within floodzone 3, a small area of the southern part of site is covered by floodzone 2 associated with Grindle Brook. Land in flood zone 2 has a medium probability of experiencing fluvial flooding and only has the potential to be developed for residential or economic use if the sequential and exceptions tests set out in the NPPG are adhered to. Any planning application must be accompanied by a Flood Risk Assessment. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by local Sewage Treatment Works. Would require confirmation that capacity exists without detriment to current situation, via either the STW or via CSOs on infrastructure.
Heritage and archaeology	Heritage sensitivity: low. Some archaeological potential.
Infrastructure	Education: Development in the area would need to be of sufficient size to provide a new primary school (1200+ dwellings). The area may be a good location for secondary provision as it would be well placed strategically to support other development in the area. It could potentially take the pressure off secondary provision in Exmouth,

	Cranbrook, Clyst Vale and Ottery St Mary. Development would need to be in excess of 4,000 dwellings to sustain a secondary school, but the school would need to be large enough to support existing feeder primaries currently going to other schools. Without a secondary school this is not a very sustainable location and would require school transport.
Landscape	Landscape sensitivity: medium-low. Intervisibility with the East Devon AONB is likely to be low or non-existent. Includes hedgerows around the field boundaries and a number of mature trees.
Safety	Noise: Adjacent to industrial uses at Hill Barton Business Park, so there may be dust and noise related issues. Air quality: Any additional pressure on the A3052 has a significant risk of deteriorating air quality, due to congestion at the Clyst St Mary roundabout.
Soils and contamination	Agricultural land classification: Detailed mapping indicates that the site is grade 3b. Minerals and Waste: No constraints.
Other	Site is largely level.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic housing and employment development, alongside HELAA sites GH/ED/46-56 and GH/ED/58-62. The Panel advises that development of most of this group of sites is unlikely to commence for another 6-10 years, due to the need for significant preparatory strategic highways improvements. This includes delivering infrastructure to (i) minimise the impact of development upon Junction 29 and 30 (the junctions themselves cannot necessarily be improved) and (ii) to address capacity constraints at the A30 Airport Junction. The Panel advises that at least 7,000 homes must be provided across the site in order to deliver a road link between the A30 and A3052. Significant work may also be required to address potential issues with airport instrument landing systems. Smaller sites around the edges of Hill Barton could come forward for employment use in advance of years 6-10, but large scale employment development would depend upon delivery of the aforementioned strategic highways infrastructure. The Panel advises that sites in the central part of the group, distant from the A30 or A3052, are unachievable in isolation. However, they are achievable in later phases as part of larger scale development.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Probably achievable if

Potential capacity	
Site overlap description	WHOLE overlap. All of GH/ED/57 is overlain by 2021 site (ObjectID 14402) - latter not reassessed. Count all of GH/ED/57) Count 2021 site 14402 as NIL.
Total site size	2.89
HOUSING CAPACITY	
Gross development area – Passes Stage B Housing	2.69
Net developable area (ha)	1.61

1. Calculated yield dwellings (HELAA Methodology)	Min 50	Mid 58	Max 65
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	269.00		
Employment land – potential yield (Ha)	2.69		
SITE POTENTIAL	The gross site area could deliver an average of c.58 dwellings or up to 2.69 ha of employment land, subject to the constraints highlighted above. The site adjoins other sites submitted in the HELAA. Note: Site may be discounted for housing if impact of adjoining uses cannot be satisfactorily mitigated - NOTE site has not been promoted for housing (2022 update). POST GESP HELAA: Housing : Site not available for housing. For the trajectory count GH/ED/57 as NIL dwellings. Employment: For the trajectory count GH/ED/56 as 2.69hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
No	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0

Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	1.30
Developable 1/4/2032 to 31/3/2037	1.39
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

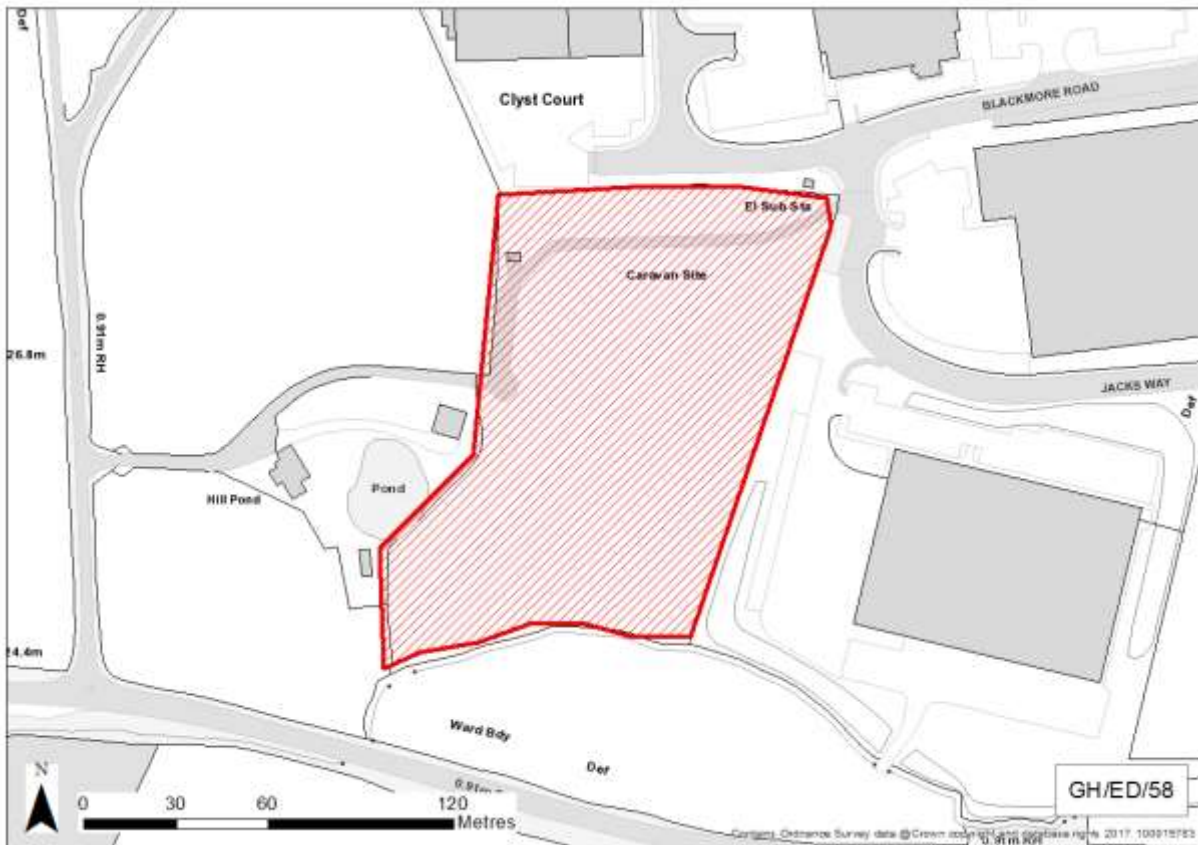
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst Honiton

Reference

GH/ED/58



Site address	Hill Pond Caravan and Camping Site, Clyst St Mary
Outside Cranbrook Plan Area	Yes
Description	Rectangular level field currently in use as a caravan park, bounded by mature trees. Adjacent to Hill Barton Business Park on the north and east boundaries. Access from road to the west.
Total site size (ha)	1.48
Submitter's proposed use	2017 - Low cost hotel 2021 Homes for sale ,Affordable homes , Homes for private rent ,Custom and self-build homes ,Homes for older people , Office ,Industrial / warehouse , Hotel , Mixed use

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.

Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approximately 0.05 ha of the site is within Flood Zone 3. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.43
GDA Passes Stage A – Employment (ha)	1.43
Stage A Assessment conclusion	An area of approximately 1.43 ha has the passed Stage A Suitability Assessment for strategic housing and employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Site would need to provide improved road infrastructure including access if used for employment. Vehicular access could be gained through the adjoining site (GH/ED/57) or via Blackmore Road within Hill Barton Business Park. No nearby train station. Nearest bus stop is 450m away at Cat and Fiddle, which has an hourly or better bus service along the A3052 linking to Exeter City Centre. Poor pedestrian and cycle infrastructure along the A3052, with no dedicated walkways or cycle lanes.
Ecology	Within 10 km recreational disturbance zone for both Exe Estuary SPA and Pebblebed Heaths SAC, so requires Habitat Regulations mitigation. Within 5km GCN consultation zone.
Flood risk, water quality and drainage	Flooding: In addition to the area within floodzone 3, a small area towards the southern site boundary is in floodzone 2 associated with Grindle Brook. Land in floodzone 2 has a medium probability of experiencing fluvial flooding and only has the potential to be developed for residential or economic use if the sequential and exceptions tests set out in the NPPG are adhered to. Any planning application must be accompanied by a Flood Risk Assessment. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by local Sewage Treatment Works. Would require confirmation that capacity exists without detriment to current situation, via either the STW or via CSOs on infrastructure.
Heritage and archaeology	Heritage sensitivity: low. Some archaeological potential.
Infrastructure	Education: Development in the area would need to be of sufficient size to provide a new primary school (1200+ dwellings). The area may be a good location for secondary provision as it would be well placed strategically to support other development in the area. It could potentially take the pressure off secondary provision in Exmouth, Cranbrook, Clyst Vale and Ottery St Mary. Development would need to

	be in excess of 4,000 dwellings to sustain a secondary school, but the school would need to be large enough to support existing feeder primaries currently going to other schools. Without a secondary school this is not a very sustainable location and would require school transport.
Landscape	Landscape sensitivity: Low-medium. Intervisibility with the East Devon AONB is likely to be low or non-existent. Includes mature hedgerow and tree planting around the field boundary, which is denser on the eastern side and provides screening to the adjacent Hill Barton Business Park.
Safety	Noise: Adjacent to industrial uses at Hill Barton Business Park, so there may be dust and noise related issues. Air quality: Any additional pressure on the A3052 has a significant risk of deteriorating air quality, due to congestion at the Clyst St Mary roundabout.
Soils and contamination	Agricultural land classification: Detailed mapping indicates that the northern section of the site is grade 3b, with a small section of grade 2 in the south. Minerals and Waste: No mineral constraint. Part of the site is within the Hill Barton waste cons
Other	Site is largely level.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic housing and employment development, alongside HELAA sites GH/ED/46-57 and GH/ED/59-62. The Panel advises that development of most of this group of sites is unlikely to commence for another 6-10 years, due to the need for significant preparatory strategic highways improvements. This includes delivering infrastructure to (i) minimise the impact of development upon Junction 29 and 30 (the junctions themselves cannot necessarily be improved) and (ii) to address capacity constraints at the A30 Airport Junction. The Panel advises that at least 7,000 homes must be provided across the site in order to deliver a road link between the A30 and A3052. Significant work may also be required to address potential issues with airport instrument landing systems. Smaller sites around the edges of Hill Barton could come forward for employment use in advance of years 6-10, but large scale employment development would depend upon delivery of the aforementioned strategic highways infrastructure. The Panel advises that sites in the central part of the group, distant from the A30 or A3052, are unachievable in isolation. However, they are achievable in later phases as part of larger scale development.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Probably achievable if

Potential capacity	
Site overlap description	WHOLE overlap. All of GH/ED/58 is overlain by 2021 site (ObjectID 16824) - latter not reassessed. Count all of GH/ED/56. Count 2021 site 16824 as NIL.
Total site size	1.48
HOUSING CAPACITY	

Gross development area – Passes Stage B Housing	1.43		
Net developable area (ha)	1.18		
1. Calculated yield dwellings (HELAA Methodology)	Min 35	Mid 48	Max 46
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	48		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	1.43		
Employment land – potential yield (Ha)	1.43		
SITE POTENTIAL	The gross site area could deliver an average of 41 dwellings or up to 1.43 ha employment land, subject to the constraints highlighted above. The site adjoins other sites submitted in the HELAA. POST GESP HELAA: Housing : For the trajectory count GH/ED/58 as 48 dwellings, but all count 48 dws delivered after 31 March 2040. Employment: For the trajectory count GH/ED/57 as 1.43 hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	48

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Employment Trajectory	Hectares

2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.70
Developable 1/4/2032 to 31/3/2037	0.73
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

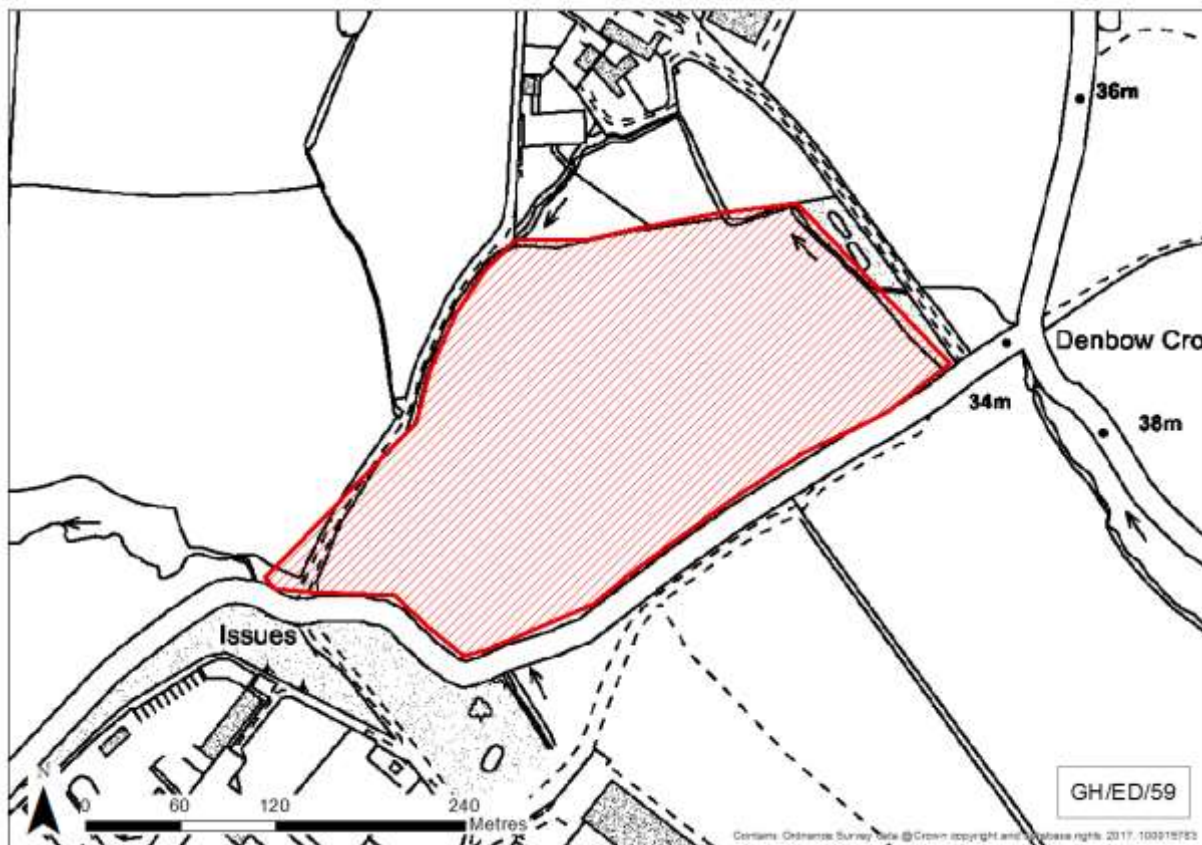
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Farringdon and Clyst Honiton

Reference

GH/ED/59



Site address	Land at Hill Barton Business Park - site 1
Outside Cranbrook Plan Area	Yes
Description	Site comprises a single field to the north-east of Hill Barton Business Park, comprising part of GH/ED/49.
Total site size (ha)	6.41
Submitter's proposed use	Promoting Employment – Industrial/ Warehousing B1, B2, B8

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	No
Site available for Employment	Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	No part of the site is within the functional flood plain.

Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	6.41
GDA Passes Stage A – Employment (ha)	6.41
Stage A Assessment conclusion	Site has passed Stage A Suitability Assessment for strategic housing and employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access to the site for vehicles could be made from the County Highway Network. Contributions to improve the Clyst St Mary Roundabout and/or Junction 30 M5 may be required to alleviate traffic congestion. The nearest bus stop is 700m away and has an hourly or better bus service along the A3052, linking to Exeter City Centre. There is no nearby train station and poor cycle infrastructure along the A3052, with no dedicated cycle route. Development would require transport infrastructure improvements and improved cycle and pedestrian links.
Ecology	Within 10 km recreational disturbance zone for both Exe Estuary SPA and Pebblebed Heaths SAC, so requires Habitat Regulations mitigation. Within 5km GCN consultation zone. The ponds and associated scrub on the eastern boundary, and the mature hedgerow on the northern boundary, are both very important features shown on the 1880 OS map and should be protected as part of GI.
Flood risk, water quality and drainage	Flooding: Site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application should include a Flood Risk Assessment. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by Countess Weir STW, though there are smaller rural works nearby. Would require confirmation that capacity exists without detriment to current situation via either the STW or via CSOs on infrastructure.
Heritage and archaeology	Heritage sensitivity: medium. Potential impact on Denbow Farm, Denbow Barn, House, Thatch. Evaluation and Visual Impact Assessment recommended. Some archaeological potential.
Infrastructure	Current lack of infrastructure nearby, so significant investment would be required on this and surrounding sites. Education: Any development in the area would need to be of sufficient size to provide a new primary school (1200+ dwellings). The area may be a good location for secondary provision as it would be well placed strategically to support other development in the area. It could potentially take the pressure off secondary provision in Exmouth, Cranbrook, Clyst Vale and Ottery St Mary. Development would need to be in excess of 4,000 dwellings to sustain a secondary school, but the school would need to be large enough to support existing feeder primaries currently going to other schools. Without a secondary school this is not a very sustainable location and would require school transport.
Landscape	Landscape sensitivity: Low-medium. Intervisibility with the East Devon AONB is likely to be low or non-existent. Current site boundary planting

	prevents intervisibility with Hill Barton Business Park. Includes hedgerows around its boundary and a number of mature trees. Noise: Adjacent to an active landfill site and other industrial uses at Hill Barton Business Park, so there will likely be dust and noise related issues. Air quality: Any additional pressure on the A3052 has a significant risk of deteriorating air quality, due to congestion at the Clyst St Mary roundabout.
Safety	Noise: Adjacent to an active landfill site and other industrial uses at Hill Barton Business Park, so there will likely be dust and noise related issues. Air quality: Any additional pressure on the A3052 has a significant risk of deteriorating air quality, due to congestion at the Clyst St Mary roundabout.
Soils and contamination	Agricultural land classification: Detailed mapping indicates that the site is grade 3b. Minerals and Waste: No mineral constraint for employment development, but any residential proposals should address the proximity to the nearby asphalt plant for potent
Other	
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic housing and employment development, alongside HELAA sites GH/ED/46-58 and GH/ED/60-62. The Panel advises that development of most of this group of sites is unlikely to commence for another 6-10 years, due to the need for significant preparatory strategic highways improvements. This includes delivering infrastructure to (i) minimise the impact of development upon Junction 29 and 30 (the junctions themselves cannot necessarily be improved) and (ii) to address capacity constraints at the A30 Airport Junction. The Panel advises that at least 7,000 homes must be provided across the site in order to deliver a road link between the A30 and A3052. Significant work may also be required to address potential issues with airport instrument landing systems. Smaller sites around the edges of Hill Barton could come forward for employment use in advance of years 6-10, but large scale employment development would depend upon delivery of the aforementioned strategic highways infrastructure. The Panel advises that sites in the central part of the group, distant from the A30 or A3052, are unachievable in isolation. However, they are achievable in later phases as part of larger scale development.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Probably achievable if

Potential capacity	
Site overlap description	WHOLE All of GH/ED/59 lies within GH/ED/49 (and 2021 site Object ID 18812). Count GH/ED/59 as NIL (Note: GH/ED/59 is being promoted for employment uses)
Total site size	6.41
HOUSING CAPACITY	
Gross development area – Passes Stage B Housing	6.41

Net developable area (ha)	3.85		
1. Calculated yield dwellings (HELAA Methodology)	Min 119	Mid 136	Max 154
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	6.41		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	The gross site area has the potential to deliver an average of 136 dwellings or up to 6.41 ha employment land, subject to the constraints highlighted above. The site adjoins other sites submitted in the HELAA. POST GESP HELAA: All of GH/ED/59 lies within GH/ED/49. Count GH/ED/59 as NIL dwellings and NIL employment.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
No	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	

Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

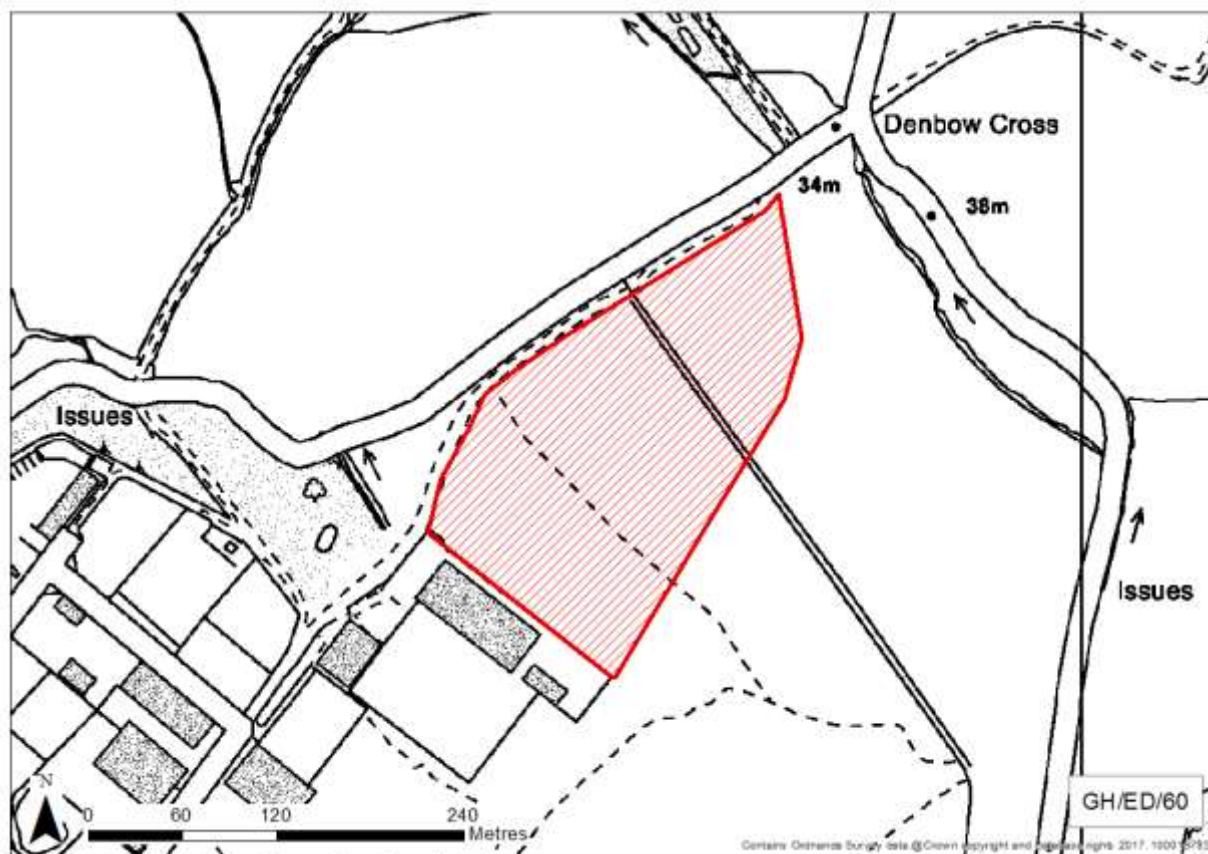
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Farringdon

Reference

GH/ED/60



Site address	Land at Hill Barton Business Park - site 2
Outside Cranbrook Plan Area	Yes
Description	Site comprises a single field to the east of Hill Barton Business Park, comprising part of GH/ED/49.
Total site size (ha)	3.77
Submitter's proposed use	Promoting Employment – Industrial/ Warehousing B1, B2, B8

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	No
Site available for Employment	Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	No part of the site is within the functional flood plain.

Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	3.77
GDA Passes Stage A – Employment (ha)	3.77
Stage A Assessment conclusion	Site has passed Stage A Suitability Assessment for strategic housing and employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Site currently has poor road access off a rural road. The nearest bus stop is 700m away, with an hourly or better bus service along the A3052 linking to Exeter City Centre. There is no nearby train station and poor cycle infrastructure along the A3052, with no dedicated cycle route. Would require transport infrastructure improvements and improved cycle and pedestrian links.
Ecology	Within 10 km Pebblebed Heaths SAC & Exe Estuary Spa zone and would thus need to deliver SANGS. Site is within the GCN consultation zone.
Flood risk, water quality and drainage	Flooding: The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application should include a Flood Risk Assessment. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by Countess Weir STW, though there are smaller rural works nearby. Would require confirmation that capacity exists without detriment to current situation, via either the STW or via CSOs on infrastructure.
Heritage and archaeology	Heritage sensitivity: medium. Potential impact on The Stables. Evaluation and Visual Impact Assessment recommended. Some archaeological potential.
Infrastructure	Current lack of infrastructure nearby, so significant investment would be required on this and surrounding sites. Education: Would need to be of sufficient size to provide a new primary school (1200+ dwellings). The area may be a good location for secondary provision as it would be well placed strategically to support other development in the area. It could potentially take the pressure off secondary provision in Exmouth, Cranbrook, Clyst Vale and Ottery St Mary. Development would need to be in excess of 4,000 dwellings to sustain a secondary school, but the school would need to be large enough to support existing feeder primaries currently going to other schools. Without a secondary school this is not a very sustainable location and would require school transport.
Landscape	Landscape sensitivity: Low. Rated low because the site abuts and forms part of Hill Barton Business Park. This part of the site would only be suitable for employment uses.
Safety	Noise: Within an active landfill site and adjacent to other industrial uses at Hill Barton Business Park, so there will likely be dust and noise related issues. Air quality: Severe traffic loading constraints on A3052. Any additional pressure on the A3052 has a significant risk of

	deteriorating air quality, due to congestion at the Clyst St Mary roundabout.
Soils and contamination	Agricultural land classification: Detailed mapping indicates that the site is grade 3b. Contamination: Site is within the curtilage of the active Hill Barton inert landfill, so there may be some related land contamination. Minerals and Waste: No mineral
Other	
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment

Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic housing and employment development, alongside HELAA sites GH/ED/46-59 and GH/ED/61-62. The Panel advises that development of most of this group of sites is unlikely to commence for another 6-10 years, due to the need for significant preparatory strategic highways improvements. This includes delivering infrastructure to (i) minimise the impact of development upon Junction 29 and 30 (the junctions themselves cannot necessarily be improved) and (ii) to address capacity constraints at the A30 Airport Junction. The Panel advises that at least 7,000 homes must be provided across the site in order to deliver a road link between the A30 and A3052. Significant work may also be required to address potential issues with airport instrument landing systems. Smaller sites around the edges of Hill Barton could come forward for employment use in advance of years 6-10, but large scale employment development would depend upon delivery of the aforementioned strategic highways infrastructure. The Panel advises that sites in the central part of the group, distant from the A30 or A3052, are unachievable in isolation. However, they are achievable in later phases as part of larger scale development.		
Site Achievable for Housing	Probably achievable if		
Site Achievable for Employment	Probably achievable if		

Potential capacity

Site overlap description	WHOLE All of GH/ED/60 lies within GH/ED/49 (and 2021 site Object ID 18812). Count GH/ED/60 as NIL (Note: GH/ED/60 is being promoted for employment uses)		
Total site size	3.77		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	3.77		
Net developable area (ha)	2.26		
1. Calculated yield dwellings (HELAA Methodology)	Min 70	Mid 80	Max 90
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0		

EMPLOYMENT CAPACITY	
Gross development area – Passes Stage B Employment (Ha)	3.77
Employment land – potential yield (Ha)	0.00
SITE POTENTIAL	The gross site area has the potential to deliver an average of 80 dwellings or up to 3.77 ha of employment, subject to the constraints set out above. The site adjoins other sites submitted in the HELAA. POST GESP HELAA: All of GH/ED/60 lies within GH/ED/49 - For the trajectory count GH/ED/60 as NIL dwellings and NIL hectares for employment land.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
No	Yes	Probably achievable if

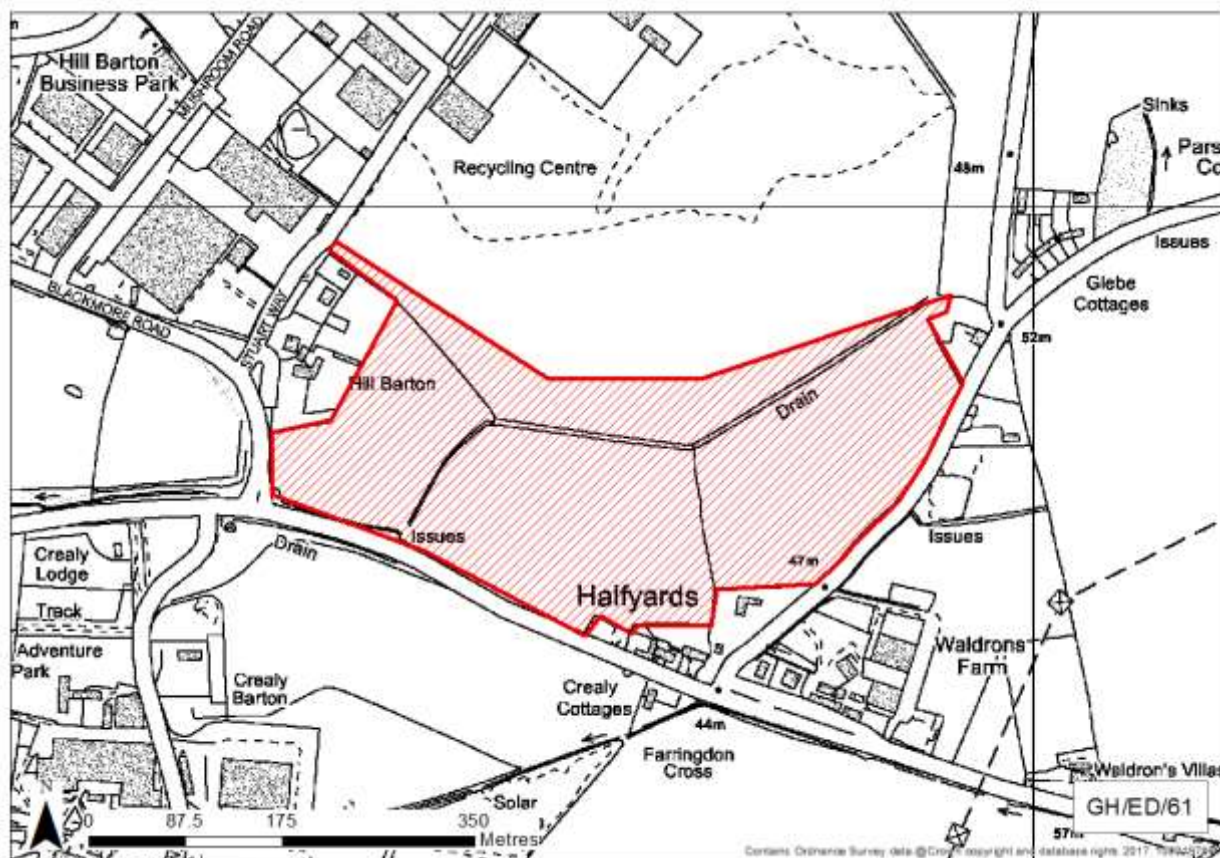
Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Farringdon	Reference	GH/ED/61



Site address	Land at Hill Barton Business Park - site 3
Outside Cranbrook Plan Area	Yes
Description	Site comprises a single field to the south-east of Hill Barton Business Park, comprising part of GH/ED/49.
Total site size (ha)	11.82
Submitter's proposed use	Promoting Employment – Industrial/ Warehousing B1, B2, B8

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	No
Site available for Employment	Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	No part of the site is within the functional flood plain.

Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	11.82
GDA Passes Stage A – Employment (ha)	11.82
Stage A Assessment conclusion	Site has passed Stage A Suitability Assessment for strategic housing and employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	This site is adjacent to the A3052 Sidmouth Road and vehicular access could be gained from this road from the south. The site also connects to Stuart Way, where access for vehicles could also be gained. Contributions to improve the Clyst St Mary Roundabout and/or Junction 30 M5 may be required to alleviate traffic congestion. Bus stop 100m away, which has an hourly or better bus service along the A3052 linking to Exeter City Centre, although no pedestrian crossing present so would need to cross busy road. There is no nearby train station and poor cycle infrastructure along the A3052, with no dedicated cycle route. Would require transport infrastructure improvements and improved cycle and pedestrian links.
Ecology	Within 10 km Pebblebed Heaths SAC & Exe Estuary Spa zone and would thus need to deliver SANGS. The site itself appears to be mainly arable fields divided by hedgerows. Site is within the GCN consultation zone.
Flood risk, water quality and drainage	Flooding: Site is within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application should include a Flood Risk Assessment. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by Countess Weir STW, though there are smaller rural works nearby. Would require confirmation that capacity exists without detriment to current situation, via either the STW or via CSOs on infrastructure.
Heritage and archaeology	Heritage sensitivity: medium. Potential impact on The Stables. Evaluation and Visual Impact Assessment recommended. Some archaeological potential.
Infrastructure	Current lack of infrastructure nearby, so significant investment would be required on this and surrounding sites. Education: Would need to be of sufficient size to provide a new primary school (1200+ dwellings). The area may be a good location for secondary provision as it would be well placed strategically to support other development in the area. It could potentially take the pressure off secondary provision in Exmouth, Cranbrook, Clyst Vale and Ottery St Mary. Development would need to be in excess of 4,000 dwellings to sustain a secondary school, but the school would need to be large enough to support existing feeder primaries currently going to other schools. Without a secondary school this is not a very sustainable location and would require school transport.

Landscape	Landscape sensitivity: Low-medium: Intervisibility with the East Devon AONB is likely to be low or non-existent. Includes hedgerows around its boundary and a number of mature trees.
Safety	Noise: Adjacent to and partially contains an active landfill site and other industrial uses at Hill Barton Business Park, so there will likely be dust and noise related issues. Air quality: Any additional pressure on the A3052 has a significant risk of deteriorating air quality, due to congestion at the Clyst St Mary roundabout.
Soils and contamination	Agricultural land classification: Detailed mapping indicates that the site is grade 3b. Contamination: The northern section of site is within the curtilage of the active Hill Barton inert landfill and there may be some related land contamination. Mineral
Other	Topography: Site is predominantly level. EOHD assessment: medium suitability for employment: reasonable access/ public transport but needs to be seen as part of bigger picture. Local Plan Allocation on own, but should be investigated further to see if i
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic housing and employment development, alongside HELAA sites GH/ED/46-60 and GH/ED/62. The Panel advises that development of most of this group of sites is unlikely to commence for another 6-10 years, due to the need for significant preparatory strategic highways improvements. This includes delivering infrastructure to (i) minimise the impact of development upon Junction 29 and 30 (the junctions themselves cannot necessarily be improved) and (ii) to address capacity constraints at the A30 Airport Junction. The Panel advises that at least 7,000 homes must be provided across the site in order to deliver a road link between the A30 and A3052. Significant work may also be required to address potential issues with airport instrument landing systems. Smaller sites around the edges of Hill Barton could come forward for employment use in advance of years 6-10, but large scale employment development would depend upon delivery of the aforementioned strategic highways infrastructure. The Panel advises that sites in the central part of the group, distant from the A30 or A3052, are unachievable in isolation. However, they are achievable in later phases as part of larger scale development.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Probably achievable if

Potential capacity	
Site overlap description	WHOLE All of GH/ED/61 lies within GH/ED/49 (and 2021 site Object ID 18812). Count GH/ED/61 as NIL (Note: GH/ED/60 is being promoted for employment uses)
Total site size	11.82
HOUSING CAPACITY	
Gross development area – Passes Stage B Housing	11.82
Net developable area (ha)	7.09

1. Calculated yield dwellings (HELAA Methodology)	Min 220	Mid 252	Max 284
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	11.82		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	The gross site area has the potential to deliver an average of 252 dwellings or up to 11.82 ha of employment land, subject to the constraints highlighted above. The site adjoins other sites submitted in the HELAA. POST GESP HELAA: All of GH/ED/61 lies within GH/ED/49 - For the trajectory count GH/ED/60 as NIL dwellings and NIL hectares fo employment land.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
No	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	

Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

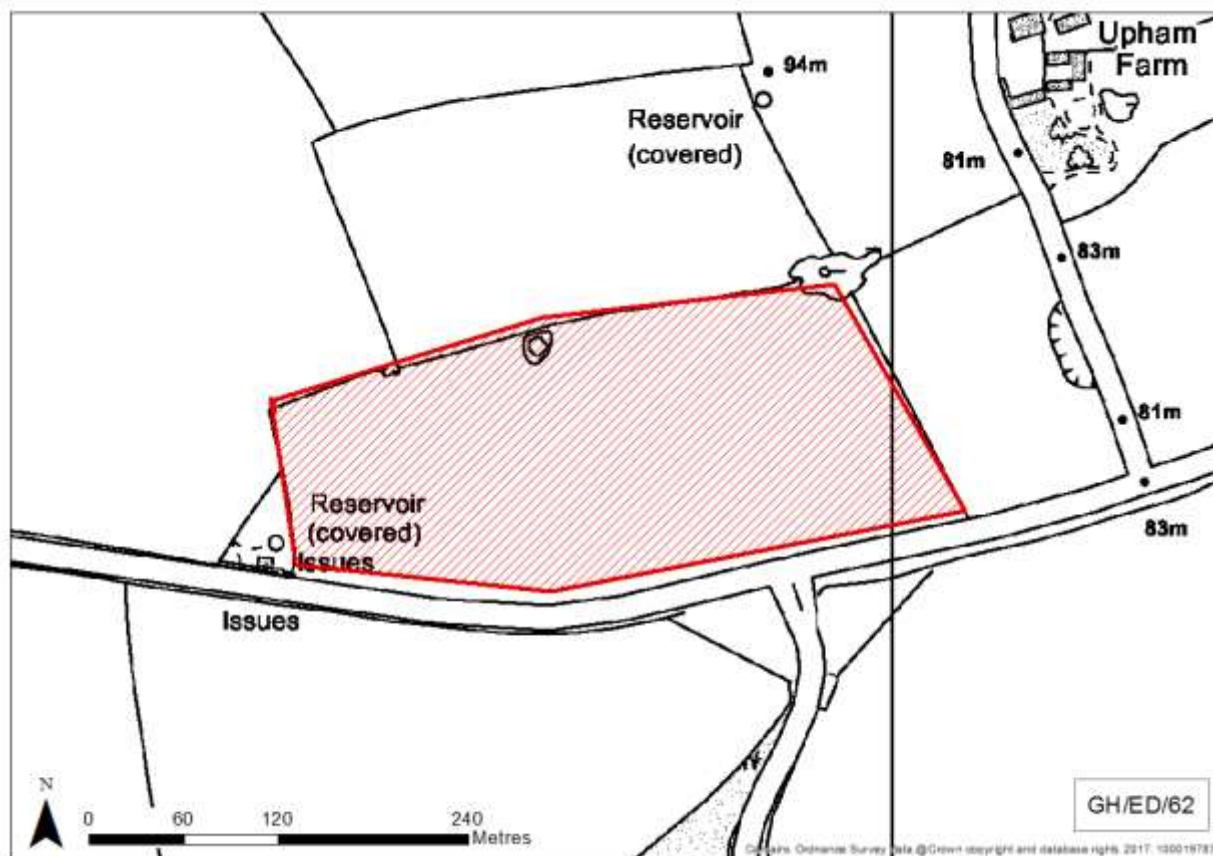
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Farringdon

Reference

GH/ED/62



Site address	Land at Upham
Outside Cranbrook Plan Area	Yes
Description	A rectangular field adjoining the A3052 opposite the turning to Greendale Business Park. Bounded by hedgerows, the land slopes gently upwards south to north.
Total site size (ha)	6.05
Submitter's proposed use	Employment - industrial/warehousing

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	No
Site available for Employment	Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes

Flood Risk text	No part of the site is within the functional flood plain.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	6.05
GDA Passes Stage A – Employment (ha)	6.05
Stage A Assessment conclusion	Site has passed Stage A Suitability Assessment for strategic housing and employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Suitable access for vehicles could be made to the site from the A3052 Sidmouth Road. Contributions to improve the Clyst St Mary Roundabout and/or Junction 30 M5 may be required to alleviate traffic congestion. There is no nearby train station, but there is an hourly or better bus service along the A3052 linking to Exeter City Centre. Poor cycle infrastructure along the A3052, with no dedicated cycle route. Would require transport infrastructure improvements and improved cycle and pedestrian links.
Ecology	Within 10 km recreational disturbance zone for both Exe Estuary SPA and Pebblebed Heaths SAC, so requires Habitat Regulations mitigation. Within 5km GCN consultation zone and there are ponds present on site, so survey would be required.
Flood risk, water quality and drainage	Flooding: The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application should include a Flood Risk Assessment. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by Countess Weir STW, though there are smaller rural works nearby. Would require confirmation that capacity exists without detriment to current situation, via either the STW or via CSOs on infrastructure.
Heritage and archaeology	Heritage sensitivity: medium. Potential impact on Upham Farm, Upham Farmhouse - evaluation and visual impact assessment recommended.
Infrastructure	Current lack of infrastructure nearby, so significant investment would be required on this and surrounding sites. Education: Would need to be of sufficient size to provide a new primary school (1200+ dwellings). The area may be a good location for secondary provision as it would be well placed strategically to support other development in the area. It could potentially take the pressure off secondary provision in Exmouth, Cranbrook, Clyst Vale and Ottery St Mary. Development would need to be in excess of 4,000 dwellings to sustain a secondary school, but the school would need to be large enough to support existing feeder primaries currently going to other schools. Without a secondary school this is not a very sustainable location and would require school transport.
Landscape	Landscape sensitivity: Medium. Likely to be intervisibility with the East Devon AONB, as the site is located on a local minor ridge. The site is highly likely to have intervisibility with some of the listed buildings in

	the vicinity. Includes hedgerows around its boundary and a number of mature trees.
Safety	Air quality: Any additional pressure on the A3052 has a significant risk of deteriorating air quality due to congestion at the Clyst St Mary roundabout.
Soils and contamination	Agricultural land classification: Detailed mapping indicates that the northern section of the site is grade 2 and the southern section is grade 3b. Minerals and Waste: No constraints.
Other	Topography: Land slopes gently upwards south to north.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic housing and employment development, alongside HELAA sites GH/ED/46-61. The Panel advises that development of most of this group of sites is unlikely to commence for another 6-10 years, due to the need for significant preparatory strategic highways improvements. This includes delivering infrastructure to (i) minimise the impact of development upon Junction 29 and 30 (the junctions themselves cannot necessarily be improved) and (ii) to address capacity constraints at the A30 Airport Junction. The Panel advises that at least 7,000 homes must be provided across the site in order to deliver a road link between the A30 and A3052. Significant work may also be required to address potential issues with airport instrument landing systems. Smaller sites around the edges of Hill Barton could come forward for employment use in advance of years 6-10, but large scale employment development would depend upon delivery of the aforementioned strategic highways infrastructure. The Panel advises that sites in the central part of the group, distant from the A30 or A3052, are unachievable in isolation. However, they are achievable in later phases as part of larger scale development.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Probably achievable if

Potential capacity			
Site overlap description	WHOLE overlap. GH/ED/62 is wholly overlain by larger 2021 site Farr_03. Farr_03 - not reassessed Count all of GH/ED/62		
Total site size	6.05		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	6.05		
Net developable area (ha)	3.63		
1. Calculated yield dwellings (HELAA Methodology)	Min 113	Mid 129	Max 145
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed)	0		

<i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	
EMPLOYMENT CAPACITY	
Gross development area – Passes Stage B Employment (Ha)	6.05
Employment land – potential yield (Ha)	6.05
SITE POTENTIAL	The gross site area could deliver an average of 129 dwellings or up to 6.05 ha employment land, subject to the constraints highlighted above. The site adjoins other sites submitted in the HELAA. POST GESP HELAA: Housing: Site is not available for housing. For the trajectory count GH/ED/62 as NIL dwellings Employment: For the trajectory the site is counted as 6.05 hectares
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
No	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	3.00
Developable 1/4/2032 to 31/3/2037	3.05
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

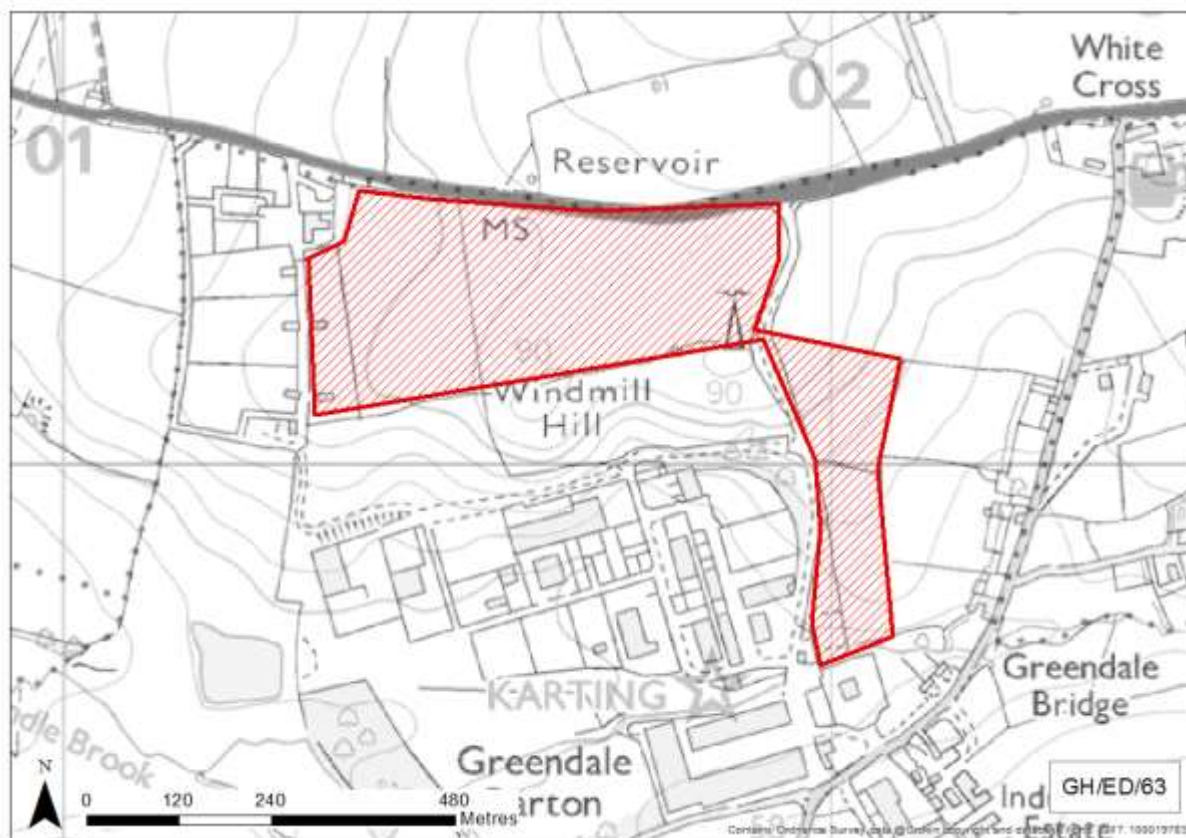
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Woodbury

Reference

GH/ED/63



Site address	Land at Greendale Business Park, Woodbury Salterton
Outside Cranbrook Plan Area	Yes
Description	Land to the east of Greendale Business Park, gently sloping downwards from north to south where it borders the narrow floodplain of Grindle Brook. Comprises some business uses to the south and fields to the north separated by dense tree planting, much of which is protected under an area tree preservation order. Submission also includes field to the west submitted under GH/ED/64.
Total site size (ha)	17.41
Submitter's proposed use	Employment- Industrial/warehousing

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	No
Site available for Employment	Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.

Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approximately 0.3 ha of the site is within Flood Zone 3. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	17.11
GDA Passes Stage A – Employment (ha)	17.11
Stage A Assessment conclusion	Around 17.11 ha has the passed Stage A Suitability Assessment for strategic housing and employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Vehicular access to this site should ideally be from the existing access road to Greendale Business Park. It is likely that a contribution to improve the Clyst St Mary Roundabout and/or Junction 30 M5 may be required to alleviate traffic congestion. There is no nearby train station, but there is an hourly or better bus service along the A3052 linking to Exeter City Centre. Poor cycle infrastructure along the A3052 with no dedicated cycle route. Would require transport infrastructure improvements and improved cycle and pedestrian links.
Ecology	Within 10 km Pebblebed Heaths SAC & Exe Estuary Spa zone and would thus need to deliver SANGS. The site itself appears to be mainly arable fields divided by hedgerows, with some mature trees. There are also some infield trees and some ponds (probably marl pits), which could be used by great crested newts (and the site is within the GCN consultation zone).
Flood risk, water quality and drainage	Flooding: In addition to the area within floodzone 3 towards the southern border, a small section is covered by floodzone 2. Land in floodzone 2 has a medium probability of experiencing fluvial flooding and only has the potential to be developed for residential or economic use if the sequential and exceptions tests set out in the NPPG are adhered to. Any planning application must be accompanied by a Flood Risk Assessment. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by local Sewage Treatment Works. Would require confirmation that capacity exists without detriment to current situation, via either the STW or via CSOs on infrastructure.
Heritage and archaeology	Heritage sensitivity: low. Windmill Hill is possibly the site of a battle during the Prayerbook Rebellion. The site should be retained as open space.
Infrastructure	Current lack of infrastructure nearby, so significant investment would be required on site. Education: Any development in the area would

	need to be of sufficient size to provide a new primary school (1200+ dwellings). The area may be a good location for secondary provision as it would be well placed strategically to support other development in the area. It could potentially take the pressure off secondary provision in Exmouth, Cranbrook, Clyst Vale and Ottery St Mary. Development would need to be in excess of 4,000 dwellings to sustain a secondary school, but the school would need to be large enough to support existing feeder primaries currently going to other schools. Without a secondary school this is not a very sustainable location and would require school transport.
Landscape	Landscape sensitivity: medium. Possible intervisibility with the East Devon AONB, as the majority of the site is located on a local ridge. There is likely to be some intervisibility between Woodbury Salteron and the site. Contains a considerable number of mature trees along the field boundary to the east, screening Greendale Business Park.
Safety	Noise/air quality: Greendale Business Park operates industrial and waste related uses and consequently there may be noise and/or air quality issues for development nearby. Any additional pressure on the A3052 has a significant risk of deteriorating air quality, due to congestion at the Clyst St Mary roundabout.
Soils and contamination	Agricultural land classification: Regional mapping indicates that the site may be a mix of grade 2 and grade 3. Minerals and Waste: No mineral constraint. Site is within the Waste Consultation Zone for Greendale Barton, but there is no objection to poten
Other	Topography: Land is situated on the top of Windmill Hill, sloping gently downward from north to south.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic housing and employment development, alongside HELAA sites GH/ED/64 and 65. The Panel advises that development of most of this group of sites is unlikely to commence for another 6-10 years, due to the need for significant preparatory strategic highways improvements. This includes delivering infrastructure to minimise the impact of development upon Junction 29 and 30 (the junctions themselves cannot necessarily be improved). Smaller sites around the edges of Greendale could come forward for employment use in advance of years 6-10, but large scale employment development would depend upon delivery of the aforementioned strategic highways infrastructure.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Probably achievable if

Potential capacity	
Site overlap description	WHOLE overlap. Part of GH/ED/63 is overlain by 2021 site Farr_03 and the rest by Wood 38. But Farr_03 and Wood_38 not reassessed. Note: Wood_38 extends beyond GH/ED/63. Count all GH/ED/63.
Total site size	17.41
HOUSING CAPACITY	

Gross development area – Passes Stage B Housing	17.11		
Net developable area (ha)	10.27		
1. Calculated yield dwellings (HELAA Methodology)	Min 318	Mid 365	Max 411
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	17.11		
Employment land – potential yield (Ha)	17.11		
SITE POTENTIAL	The gross site area could deliver an average of 365 dwellings or up to 17.11 ha of employment land, subject to the constraints identified above. The site adjoins other sites submitted in the HELAA. POST GESP HELAA: Housing: Site is not available for housing. For the trajectory count GH/ED/63 as NIL dwellings Employment: For the trajectory the site is counted as 17.11 hectares		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
No	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Employment Trajectory	Hectares

2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	7.00
Developable 1/4/2032 to 31/3/2037	7.00
Developable 1/4/2037 to 31/3/2040	3.11
Post plan period	0.00

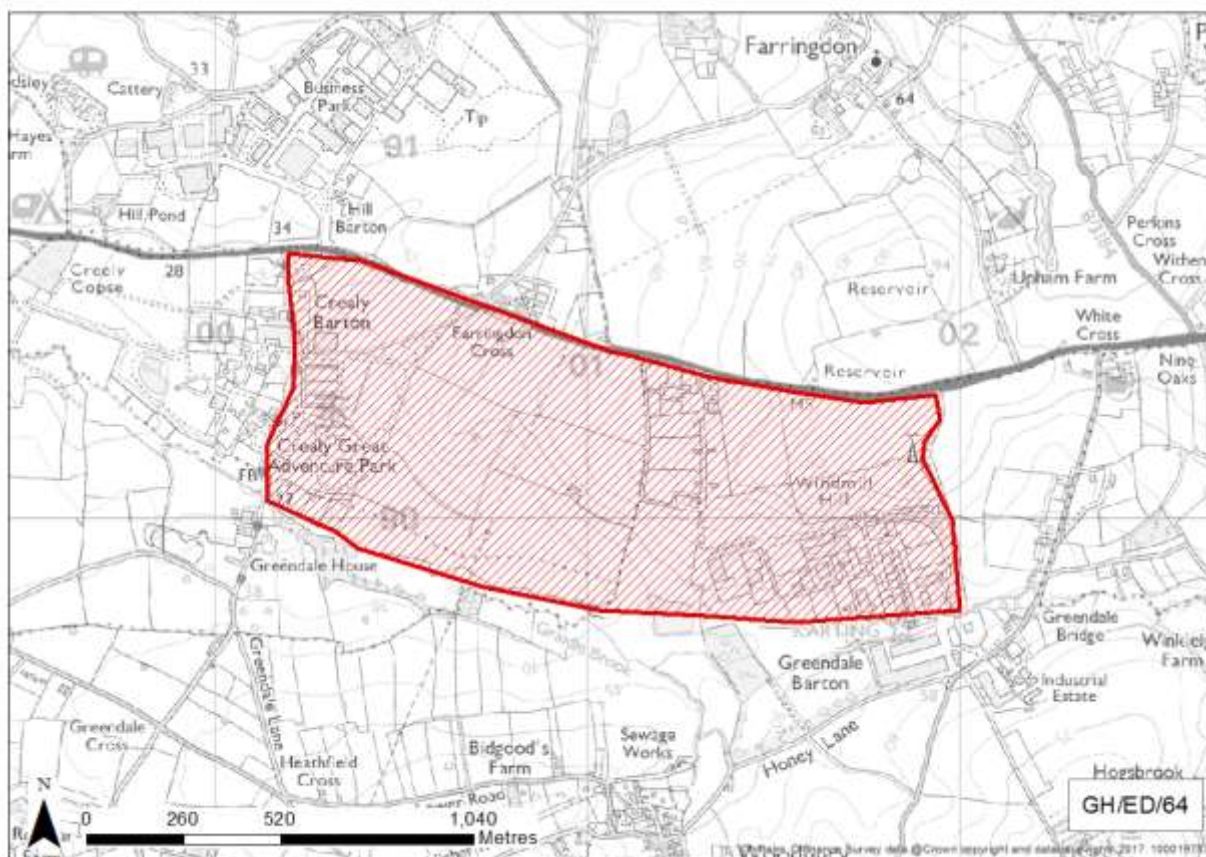
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Farrington and Woodbury and Clyst St Mary

Reference

GH/ED/64



Site address

Land between Crealy Great Adventure Park and Greendale Business Park (referred to as Greenbrook)

Outside Cranbrook Plan Area

Yes

Description

Roughly rectangular site, gently sloping up from west to east to its highest point at Windmill Hill. Includes part of Greendale Business Park in south east corner, which creates noise issues on part of the site. The southern boundary slopes down to the Grindle Brook with its narrow floodplain. The landscape is rolling farmland. The A3052 forms the northern boundary of the site.

Total site size (ha)

120.82

Submitter's proposed use

new small community of 1500 dwellings

Availability assessment

Site promoter's availability comments

The next 5 years

2022 Availability - Confirmation

Available

Site available for Housing

Yes

Site available for Employment

Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?

Yes

Does the site meet the minimum size threshold for employment?

Yes

Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approximately 7 ha of the southern part of the site is within Flood Zone 3, associated with the Grindle Brook. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	113.82
GDA Passes Stage A – Employment (ha)	113.82
Stage A Assessment conclusion	An area of c.113.82 ha has passed Stage A Suitability Assessment for strategic housing and employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Vehicular access for this large site should be directly from the A3052 Sidmouth Road in the form of a new access and not from the adjacent Crealy Adventure Park to the west or from the Greendale Business Park access to the east. It is likely that a contribution to improve the Clyst St Mary Roundabout and/or Junction 30 M5 would be required to alleviate traffic congestion. There is no nearby train station, but there is an hourly or better bus service along the A3052 linking to Exeter City Centre. Poor cycle infrastructure along the A3052, with no dedicated cycle route. Would require transport infrastructure improvements and improved cycle and pedestrian links.
Ecology	Within 10 km Pebblebed Heaths SAC & Exe Estuary SPA zone and would thus need to deliver SANGS. The site itself appears to be mainly arable fields divided by hedgerows, with some mature trees. There are also some infield trees and ponds (probably marl pits), which could be used by great crested newts (and the site is within the GCN consultation zone). There are several bat records. Green infrastructure would need to include excellent cycling and walking links, as there are no existing public rights of way and the A3052 is very hostile. GI would also need to include a substantial buffer of the Grindle Brook, to enhance ecological value and water quality in the stream. The stream valley includes broadleaved woodland and traditional orchard priority habitats.
Flood risk, water quality and drainage	Flooding: Part of the southern area of the site is in floodzone 2, with a medium probability of experiencing fluvial flooding and the potential to be developed for residential or economic use only if the sequential and exceptions tests set out in the NPPG are adhered to. Any planning application must be accompanied by a Flood Risk Assessment and a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and

	be served by local Sewage Treatment Works. Would require confirmation that capacity exists without detriment to current situation, via either the STW or via CSOs on infrastructure.
Heritage and archaeology	Heritage sensitivity: low. Windmill Hill is possibly the site of a battle during the Prayerbook Rebellion. The site should be retained as open space.
Infrastructure	Current lack of infrastructure nearby, so significant investment required on site. Education: Any development in the area would need to be of sufficient size to provide a new primary school (1200+ dwellings). The area may be a good location for secondary provision as it would be well placed strategically to support other development in the area (see comments on Exmouth CC). It could potentially take the pressure off secondary provision in Exmouth, Cranbrook, Clyst Vale and Ottery St Mary. Development would need to be in excess of 4,000 dwellings to sustain a secondary school, but the school would need to be large enough to support existing feeder primaries currently going to other schools. Without a secondary school this is not a very sustainable location and would require school transport.
Landscape	Landscape sensitivity: High. Possible intervisibility with the East Devon AONB, especially from the higher land. However, intervening vegetation might limit its visibility. Where this occurs, sensitivity might be less. Predominantly rolling agricultural fields with trees and hedgerows along the boundaries.
Safety	Noise/air quality: Greendale Business Park operates industrial and waste related uses and so there may be noise and/or air quality issues for development nearby. Additional pressure on the A3052 has a significant risk of deteriorating air quality, due to congestion at Clyst St Mary roundabout.
Soils and contamination	Agricultural land classification: Regional mapping indicates that the majority of the site may be a mix of grade 2 and grade 3. Minerals and Waste: No mineral constraint. Within the waste consultation zones of Hill Barton and Greendale Barton. There sh
Other	Land slopes gently upwards to east, to a high point around Windmill Hill.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic housing and employment development, alongside HELAA sites GH/ED/63 and 65. The Panel advises that development of most of this group of sites is unlikely to commence for another 6-10 years, due to the need for significant preparatory strategic highways improvements. This includes delivering infrastructure to minimise the impact of development upon Junction 29 and 30 (the junctions themselves cannot necessarily be improved). Smaller sites around the edges of Greendale could come forward for employment use in advance of years 6-10, but large scale employment development would depend upon delivery of the aforementioned strategic highways infrastructure.
Site Achievable for Housing	Probably achievable if

Site Achievable for Employment	Probably achievable if

Potential capacity			
Site overlap description	Partial Overlap. Most of 2021 Site Farr_03 & approx 15 Ha of Wood_38 overlap GH/ED/64. But Farr_03 and Wood_38 not reassessed. So count all of GH/ED/64, on basis of the submission proposing 1500 dwellings.		
Total site size	120.82		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	113.82		
Net developable area (ha)	68.29		
1. Calculated yield dwellings (HELAA Methodology)	Min 2117	Mid 2425	Max 2732
2. Site promoter – yield (upper)	1500		
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	1500		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	113.82		
Employment land – potential yield (Ha)	5.00		
SITE POTENTIAL	The gross site area could deliver an average of 2,425 dwellings or up to 113.82 ha employment land, subject to the constraints highlighted above. POST GESP HELAA: Housing: Based on submission (1500 dws) count 1500 dwellings in total but with 125 delivered after 31 March 2040. Employment: For the trajectory a nominal 5 hectares is counted		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	175
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	450

Post plan period	125

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	2.50
Developable 1/4/2032 to 31/3/2037	2.50
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

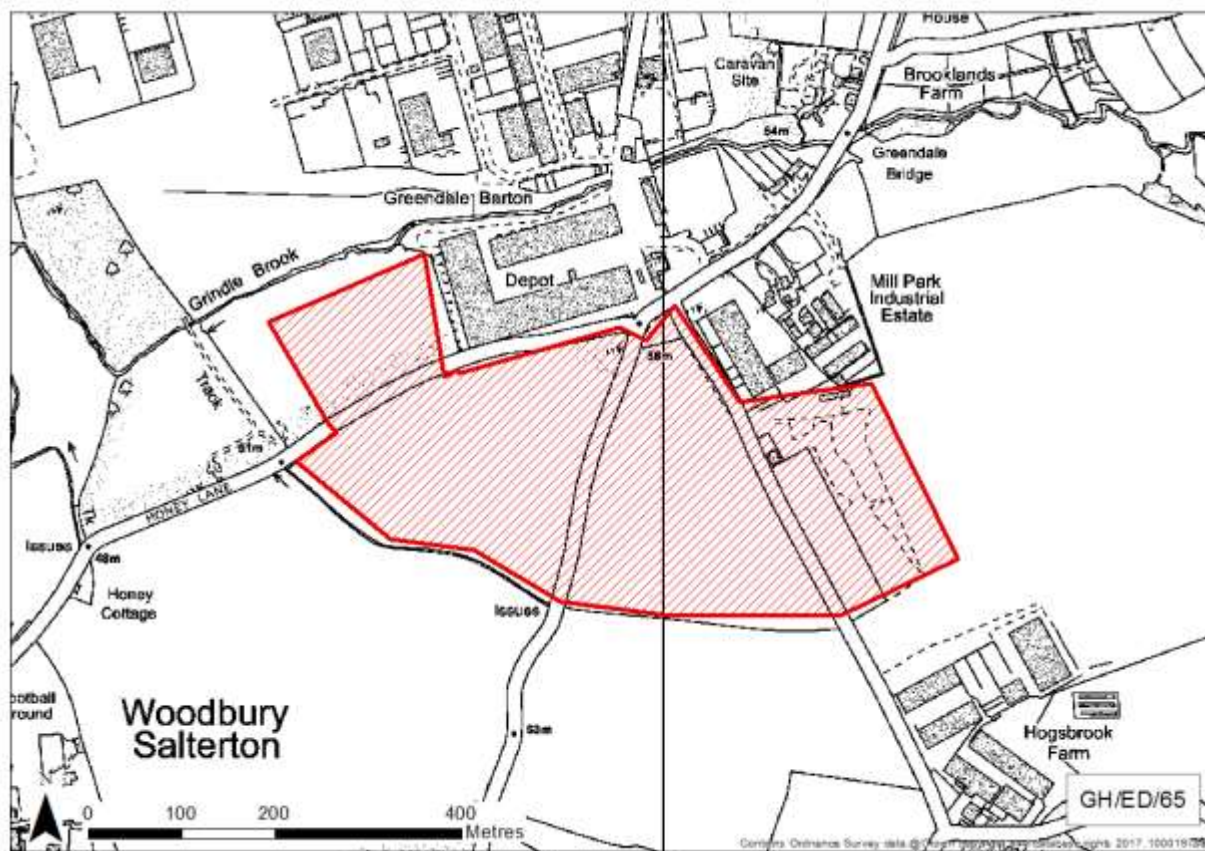
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Woodbury

Reference

GH/ED/65



Site address	Land at Greendale Business Park, Woodbury Salterton
Outside Cranbrook Plan Area	Yes
Description	Mainly agricultural land located on either side of White Cross Road, south of the Greendale Business Park. Also includes land in storage use. The land gently slopes upwards to the south east away from the Grindle Brook. Access is via the existing industrial estate, which the promoter proposes to improve.
Total site size (ha)	16.59
Submitter's proposed use	Anticipated that the new community would include the following: Approximately 1,300 - 1,500 new homes; village centre comprising a relocated and expanded Farm Shop & Café along with further commercial, retail and community facilities; Work hub and flexible office and community space; Further employment land (circa 5 hectares); and Potential use of existing Anaerobic Digester facilities at Crealy and Greendale, with the creation of new solar opportunities.

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	No part of the site is within the functional flood plain.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	16.59
GDA Passes Stage A – Employment (ha)	16.59
Stage A Assessment conclusion	Site has passed Stage A Suitability Assessment for strategic housing and employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access for vehicles is obtainable from Honey Lane and thus to the A3052 at White Cross. Or if development is to link to the existing Greendale Business Park, access could be gained through the existing business park. The nearest bus stop is 200m away at Greendale Business Park, which has an hourly or better bus service to Exeter City Centre. No nearby train station. Poor pedestrian and cycle infrastructure nearby with a lack of dedicated walkways or cycle lanes. Site would need to provide improved road, public transport, cycle and pedestrian infrastructure.
Ecology	Within 10 km recreational disturbance zone for both Exe Estuary SPA and Pebblebed Heaths SAC, so requires Habitat Regulations mitigation. Within 5km GCN consultation zone. Boundaries and associated trees shown on 1880 OS maps should be retained as part of GI.
Flood risk, water quality and drainage	Flooding: Site is within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application should include a Flood Risk Assessment. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by Countess Weir STW, though there are smaller rural works nearby. Would require confirmation that capacity exists without detriment to current situation, via either the STW or via CSOs on infrastructure.
Heritage and archaeology	Heritage sensitivity: low. Some archaeological potential.
Infrastructure	Education: Any development in the area would need to be of sufficient size to provide a new primary school (1200+ dwellings). The area may be a good location for secondary provision as it would be well placed strategically to support other development in the area. It could potentially take the pressure off secondary provision in Exmouth, Cranbrook, Clyst Vale and Ottery St Mary. Development would need to be in excess of 4,000 dwellings to sustain a secondary school, but the

	school would need to be large enough to support existing feeder primaries currently going to other schools. Without a secondary school this is not a very sustainable location and would require school transport.
Landscape	Landscape sensitivity: high. Intervisibility with the East Devon AONB is likely to be possible, especially from the higher land. However, intervening vegetation might limit its visibility and where this occurs the sensitivity might be less. Includes hedgerows bordering the field boundaries and a number of mature trees.
Safety	Gas: approx 5.5 Ha of land in NW of site is undelain by high pressure gas pipeline and easements. (2022 updte) Deduct 5.5Ha from site areas Noise/air quality: Greendale Business Park operates industrial and waste related uses and consequently there may be noise and/or air quality issues for development nearby. Any additional pressure on the A3052 has a significant risk of deteriorating air quality, due to congestion at the Clyst St Mary roundabout.
Soils and contamination	Agricultural land classification: Regional mapping indicates that the site is grade 3. Minerals and Waste: No minerals constraint. Within the waste consultation zone for Greendale Barton, but no objection to employment uses which are likely to be compat
Other	Topography: The land gently slopes upwards to the south east, away from the Grindle Brook.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment

Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic housing and employment development, alongside HELAA sites GH/ED/63 and 64. The Panel advises that development of most of this group of sites is unlikely to commence for another 6-10 years, due to the need for significant preparatory strategic highways improvements. This includes delivering infrastructure to minimise the impact of development upon Junction 29 and 30 (the junctions themselves cannot necessarily be improved). Smaller sites around the edges of Greendale could come forward for employment use in advance of years 6-10, but large scale employment development would depend upon delivery of the aforementioned strategic highways infrastructure.		
Site Achievable for Housing	Probably achievable if		
Site Achievable for Employment	Probably achievable if		

Potential capacity

Site overlap description	Whole overlap. Wood_38 overlaps GH/ED/65 (and extends beyond GH/ED/65). But Wood_38 not reassessed. So count all of GH/ED/65.		
Total site size	16.59		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	11.09		
Net developable area (ha)	6.65		
1. Calculated yield dwellings (HELAA Methodology)	Min 206	Mid 240	Max 266

2. Site promoter – yield (upper)	
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	240
EMPLOYMENT CAPACITY	
Gross development area – Passes Stage B Employment (Ha)	11.09
Employment land – potential yield (Ha)	11.09
SITE POTENTIAL	The gross site area has the potential to deliver an average of 240 dwellings or up to 11.09 ha of employment land (amended) , subject to the constraints highlighted above. On its own, the site would not deliver a sufficient number of homes be to considered a strategic residential site for the purposes of the GESP. POST GESP HELAA: Housing: Continue to cont 240 in total but with 240 dwellings delivered after 31 March 2040. Employment: Continue to count 11.09 hectares
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	750
Developable 1/4/2037 to 31/3/2040	0
Post plan period	240

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	

Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	5.50
Developable 1/4/2032 to 31/3/2037	5.59
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

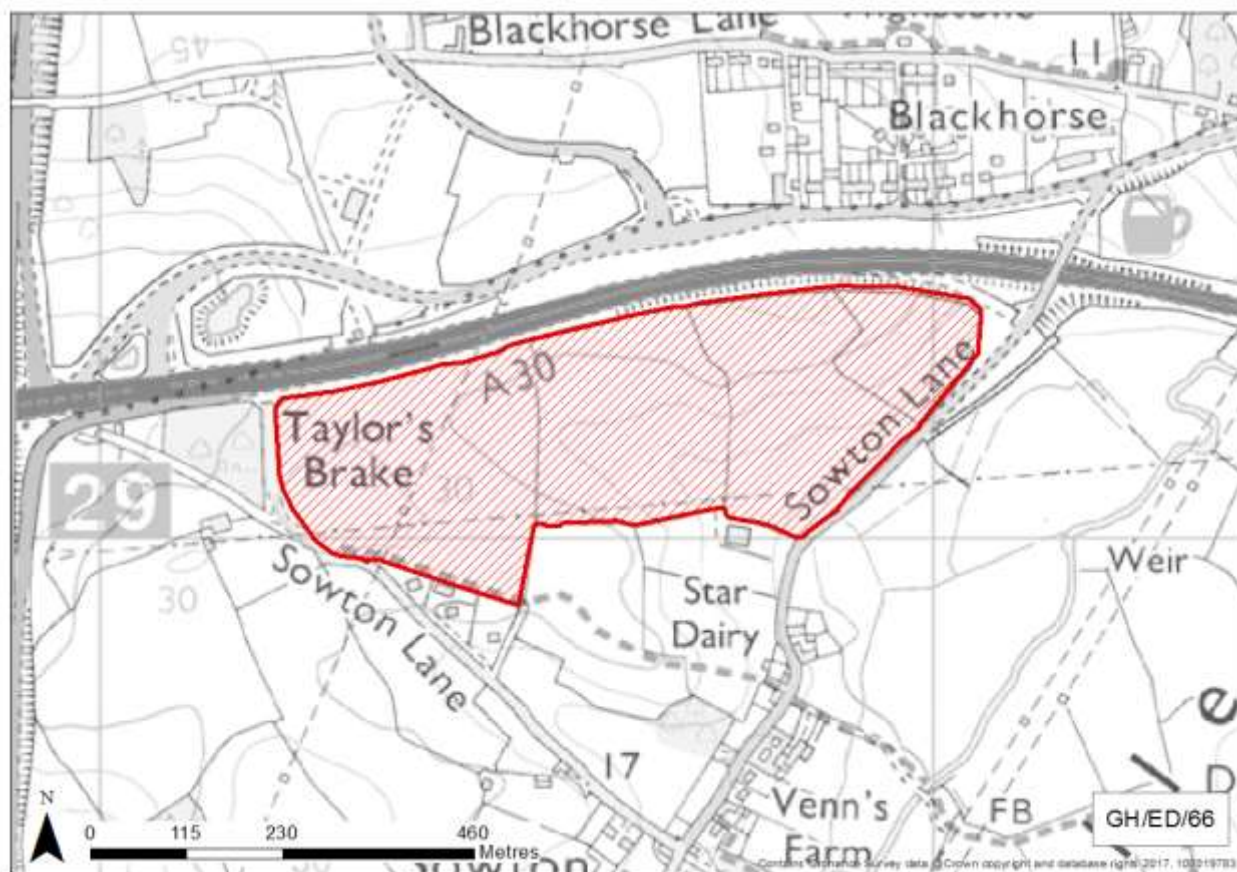
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sowton

Reference

GH/ED/66



Site address	Land at Venn's Farm, Sowton
Outside Cranbrook Plan Area	Yes
Description	Agricultural land adjoining the A30 and close to Junction 29 of the M5. The site slopes gently down eastwards, towards the River Clyst, although is outside the floodplain. The site is within a defined Green Wedge and the Clyst Valley Regional Park. Access can be taken from Sowton Lane, using the road bridge across the A30 from Honiton Road. Sowton lies close by the south and contains a large number of listed buildings and conservation area
Total site size (ha)	19.29
Submitter's proposed use	Dwellings, employment industrial/warehousing, employment offices, retail, hotel, mixed use

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.

Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	No part of the site is within the functional flood plain.
Airport Vector text	Whole of the site is within the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	19.29
Stage A Assessment conclusion	Site has passed Stage A Suitability Assessment for strategic employment use. It is not suitable for strategic residential use due to its location within the Airport Vector.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Vehicular access could be gained to the south of the fly-over embankment on Sowton Lane, where the road levels to the same height as the land. There are issues providing access off the A30, due to proximity to the Junction 29 M5/A30. A developer contribution to the “Clyst Valley Cycle Trail” would be required. The nearest bus stop is 200m away at Blackhorse, which has an hourly or better bus service to Exeter City Centre. Currently no cycle route, but potential to link up to existing cycle infrastructure to Cranbrook and Exeter at Blackhorse. A cycle bridge over the A30 linking to the Science Park and park and change facility on Tithebarn Green would be required to help address access issues. Site would need to provide improved road, public transport, cycle and pedestrian infrastructure.
Ecology	Within 10 km recreational disturbance zone for both Exe Estuary SPA and Pebblebed Heaths SAC, although there is no evidence that economic development has a detrimental recreational impact. Within 5km GCN consultation zone. Land forms part of Clyst Valley Regional Park. Boundaries and associated trees shown on 1880 OS maps should be retained as part of Green Infrastructure.
Flood risk, water quality and drainage	Flooding: The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application should include a Flood Risk Assessment. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by Countess Weir STW, though there are smaller rural works nearby. Would require confirmation that capacity exists without detriment to current situation via either the STW or via CSOs on infrastructure
Heritage and archaeology	Heritage sensitivity: medium. Potential impact on Stars Dairy and numerous listed buildings in Sowton Village, Venns Farm and Sowton Lodge. Evaluation and Visual Impact Assessment recommended. Some known and potential for prehistoric archaeology.
Infrastructure	Education: No requirements if developed for employment use.
Landscape	Landscape sensitivity: medium-high. Site is located within land designated as a Green wedge and the Clyst Valley Regional Park and is

	highly likely to have intervisibility with the Conservation Area of Sowton. Includes hedgerows bordering the field boundaries and a number of mature trees.
Safety	Noise: Site suffers from airport related noise ranging between 60-66 decibels and M5 related noise, so not suitable for residential use. Other: Two sets of overhead electricity pylons cross the site.
Soils and contamination	Agricultural land classification: Detailed mapping indicates that the majority of the site is grade 2, with sections to the east and south-west being grades 3a and 3b. Minerals and Waste: No constraints.
Other	Topography: The site slopes gently downwards to the east, towards the River Clyst.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment

Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic employment development, but not until years 6-10 due to the need to address access issues.
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably achievable if

Potential capacity

Site overlap description	WHOLE - all of GHJ/ED/66 is overlain by 2021 submission (Object ID 17618) - but not reassessed. Count all of GH/ED/66. Count 2017 Site 17618 as NIL		
Total site size	19.29		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	19.29		
Net developable area (ha)	11.57		
1. Calculated yield dwellings (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	19.29		
Employment land – potential yield (Ha)	19.29		
SITE POTENTIAL	The gross site area has the potential to deliver up to 19.29 ha of employment land, subject to the constraints highlighted above. POST GESPP HELAA: Housing: No suitable for housing, so for the trajectory continue to count the site as NIL dwellings.. Employment: For the trajectory, continue to count 19.29 hectares		

GENERAL COMMENT FOR ALL SITES

Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.

Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	No	Use unassessed

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	8.00
Developable 1/4/2032 to 31/3/2037	8.00
Developable 1/4/2037 to 31/3/2040	3.29
Post plan period	0.00

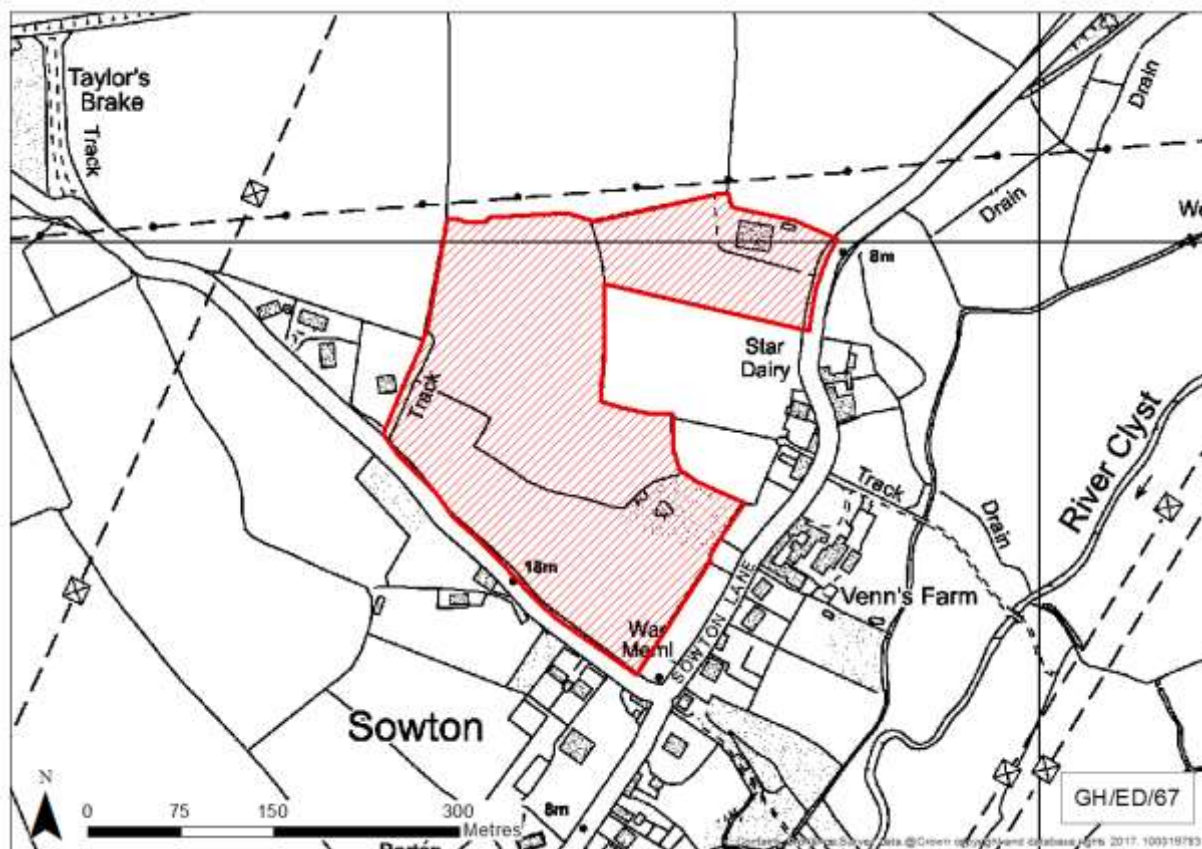
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sowton

Reference

GH/ED/67



Site address

Land west of Sowton Lane, Sowton

Outside Cranbrook Plan Area

Yes

Description

A c-shaped group of three agricultural fields bounded by mature trees and hedgerows, wrapping around site GH/ED/54. Site adjoins Sowton Village and includes a small copse on the eastern edge and farm building on the north-eastern edge. A public footpath runs through centre of site from east to west. Southern field is largely level, but northern fields slope upwards to the north. Currently includes two access points to the east and south. Large number of listed buildings in close proximity and part of southern field is included within conservation area. The site is within a defined Green Wedge and the Clyst Valley Regional Park.

Total site size (ha)

7.11

Submitter's proposed use

Mixed use (including 90-120 dws)

Availability assessment

Site promoter's availability comments

A 6-10 year period

2022 Availability - Confirmation

Available

Site available for Housing

Yes

Site available for Employment

No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?

Yes

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	No part of the site is within the functional flood plain.
Airport Vector text	Whole of the site is within the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	7.11
Stage A Assessment conclusion	Site has passed Stage A Suitability Assessment for strategic employment use. It is not suitable for strategic residential use due to its location within the Airport Vector.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access for vehicles can be gained from Sowton Lane near Star Dairy. Access from further along Sowton Lane, past the 90% bend, would probably be too narrow. Development proposals would require a contribution to the “Clyst Valley Cycle Trail”. The nearest bus stop is 600m away at Blackhorse, which has an hourly or better bus service to Exeter City Centre. Currently no cycle route but potential to link up to existing cycle infrastructure to Cranbrook and Exeter at Blackhorse. Site would need to provide improved road, public transport, cycle and pedestrian infrastructure.
Ecology	Within 10 km recreational disturbance zone for both Exe Estuary SPA and Pebblebed Heaths SAC, although there is no evidence that economic development has a detrimental recreational impact. Within 5km GCN consultation zone. Land forms part of Clyst Valley Regional Park. Boundaries and associated trees shown on 1880 OS maps are a particularly strong feature of this site and if the site were to be developed, they should be retained as part of GI.
Flood risk, water quality and drainage	Flooding: The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application should include a Flood Risk Assessment. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by Countess Weir STW, though there are smaller rural works nearby. Would require confirmation that capacity exists without detriment to current situation via either the STW or via CSOs on infrastructure.
Heritage and archaeology	Heritage sensitivity: high. Potential impact on Stars Dairy and numerous listed buildings in Sowton Village, Venns Farm and Sowton Lodge. Some potential for prehistoric archaeology.
Infrastructure	Education: No requirements if developed for employment use.
Landscape	Landscape sensitivity: medium-high. Site is located within land designated as a Green wedge and the Clyst Valley Regional Park and is

	highly likely to have intervisibility with the Conservation Area of Sowton. Includes a small copse on the eastern edge and mature trees and hedgerows bordering the field boundaries.
Safety	Noise: Site suffers from airport related noise ranging between 60-63 decibels. Not suitable for residential.
Soils and contamination	Agricultural land classification: Detailed mapping indicates that the majority of the site is grade 3, with sections to the east and south comprising grade 2. Minerals and Waste: No constraints.
Other	The site slopes gently downwards to the east, towards the River Clyst.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment	
Panel's conclusions	The HELAA Panel meeting has advised the site is unachievable for strategic employment development, even alongside HELAA sites GH/ED/66 and 68. This is due to highways access constraints, which the Panel advises will limit the scale and type of development that could be delivered.
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably unachievable

Potential capacity			
Site overlap description	No overlap		
Total site size	7.11		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	7.11		
Net developable area (ha)	4.27		
1. Calculated yield dwellings (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	7.11		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	The gross site area has the potential to deliver up to 7.11 ha of employment land, subject to the constraints highlighted above. POST GESP HELAA: No change		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			

Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	No	Use unassessed

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
No	Yes	Probably unachievable

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

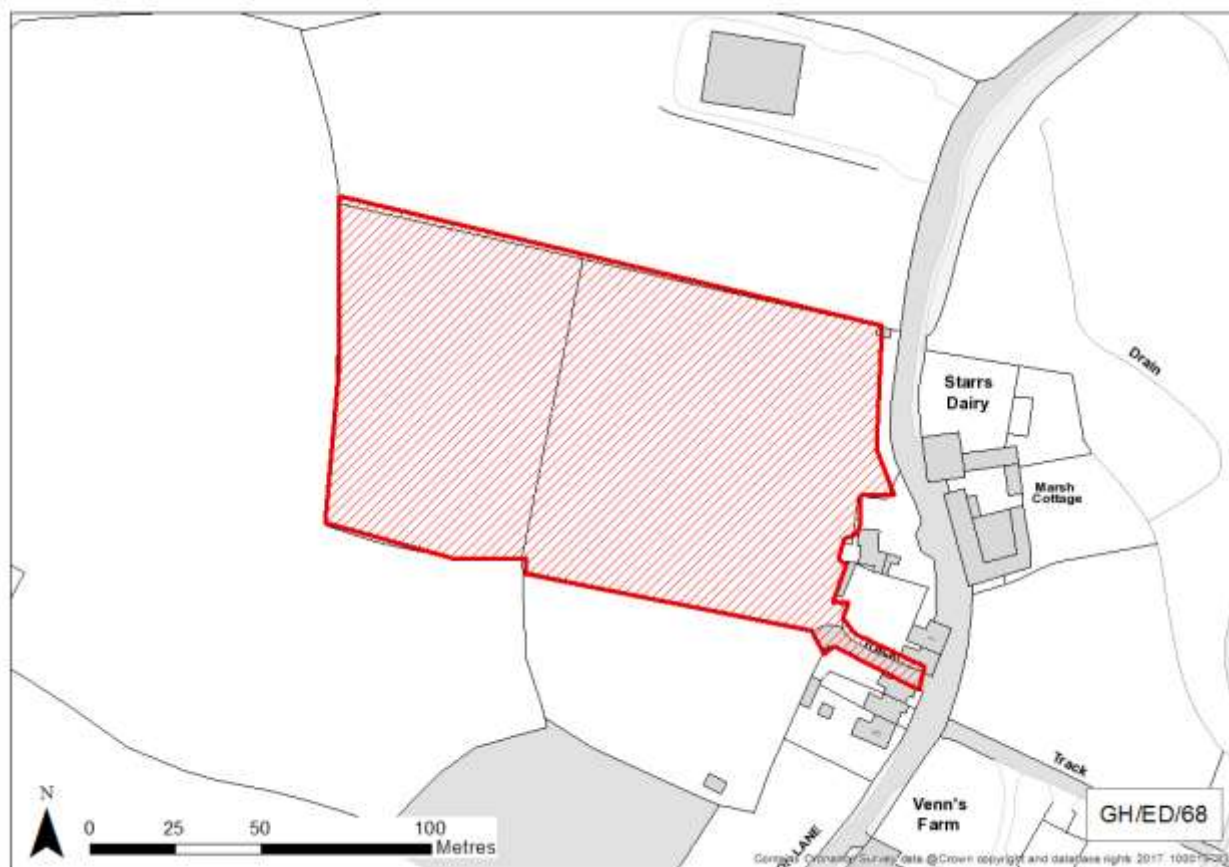
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sowton

Reference

GH/ED/68



Site address	1 Sowton Village, Exeter
Outside Cranbrook Plan Area	Yes
Description	Two small rectangular agricultural fields bounded by mature trees and hedgerows. Public footpath runs along southern border. Adjacent to Sowton Village conservation area with a number of listed buildings on eastern side and enclosed by site GH/ED/67. Gentle slope to the north-west. Accessed via narrow lane between housing on the eastern edge. The site is within a defined Green Wedge and the Clyst Valley Regional Park.
Total site size (ha)	1.51
Submitter's proposed use	Housing

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.

Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	No part of the site is within the functional flood plain.
Airport Vector text	Whole of the site is within the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.51
Stage A Assessment conclusion	Site has passed Stage A Suitability Assessment for strategic employment use. It is not suitable for strategic residential use due to its location within the Airport Vector.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access for vehicles can be gained from Sowton Lane near Star Dairy. Access from further along Sowton Lane, past the 90% bend, would probably be too narrow. Development proposals would require a contribution to the “Clyst Valley Cycle Trail”. May require new junction off A30 to serve development. The nearest bus stop is 700m away at Blackhorse which has an hourly or better bus service to Exeter City Centre. Currently no cycle route but potential to link up to existing cycle infrastructure to Cranbrook and Exeter at Blackhorse. Site would need to provide improved road, public transport, cycle and pedestrian infrastructure.
Ecology	Within 10 km recreational disturbance zone for both Exe Estuary SPA and Pebblebed Heaths SAC, although there is no evidence that economic development has a detrimental recreational impact. Within 5km GCN consultation zone. Land forms part of Clyst Valley Regional Park. Boundaries and associated trees shown on 1880 OS maps are a particularly strong feature of this site and if the site were to be developed, they should be retained as part of green infrastructure.
Flood risk, water quality and drainage	Flooding: The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application should include a Flood Risk Assessment. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by Countess Weir STW, though there are smaller rural works nearby. Would require confirmation that capacity exists without detriment to current situation via either the STW or via CSOs on infrastructure.
Heritage and archaeology	Heritage sensitivity: high. Potential impact on Stars Dairy and numerous listed buildings in Sowton Village, Venns Farm and Sowton Lodge. Some potential for prehistoric archaeology.
Infrastructure	Education: No requirements if developed for employment use.
Landscape	Landscape sensitivity: medium-high. Site is located within land designated as a Green wedge and the Clyst Valley Regional Park and is highly likely to have intervisibility with the Conservation Area of

	Sowton. Includes hedgerows bordering the field boundaries and a number of mature trees.
Safety	Noise: Site suffers from airport related noise around the 63 decibel contour. Not suitable for residential use.
Soils and contamination	Agricultural land classification: Detailed mapping indicates that the site is grade 3a. Minerals and Waste: No constraints.
Other	The site slopes gently downwards to the east, towards the River Clyst.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment

Panel's conclusions	The HELAA Panel meeting has advised the site is unachievable for strategic employment development, even alongside HELAA sites GH/ED/66 and 67. This is due to highways access constraints, which the Panel advises will limit the scale and type of development that could be delivered.
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably unachievable

Potential capacity

Site overlap description	WHOLE overlap with 2021 submission site (Object ID 4401) Latter is not reassessed. Count all of GH/ED/68. Count Site 4401 as NIL		
Total site size	1.51		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	1.51		
Net developable area (ha)	1.20		
1. Calculated yield dwellings (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	1.51		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	The gross site area has the potential to deliver up to 1.51 ha of employment, subject to the constraints highlighted above. The site adjoins other sites submitted in the HELAA. POST GESP HELAA: No change.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			

Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	No	Use unassessed

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
No	Yes	Probably unachievable

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

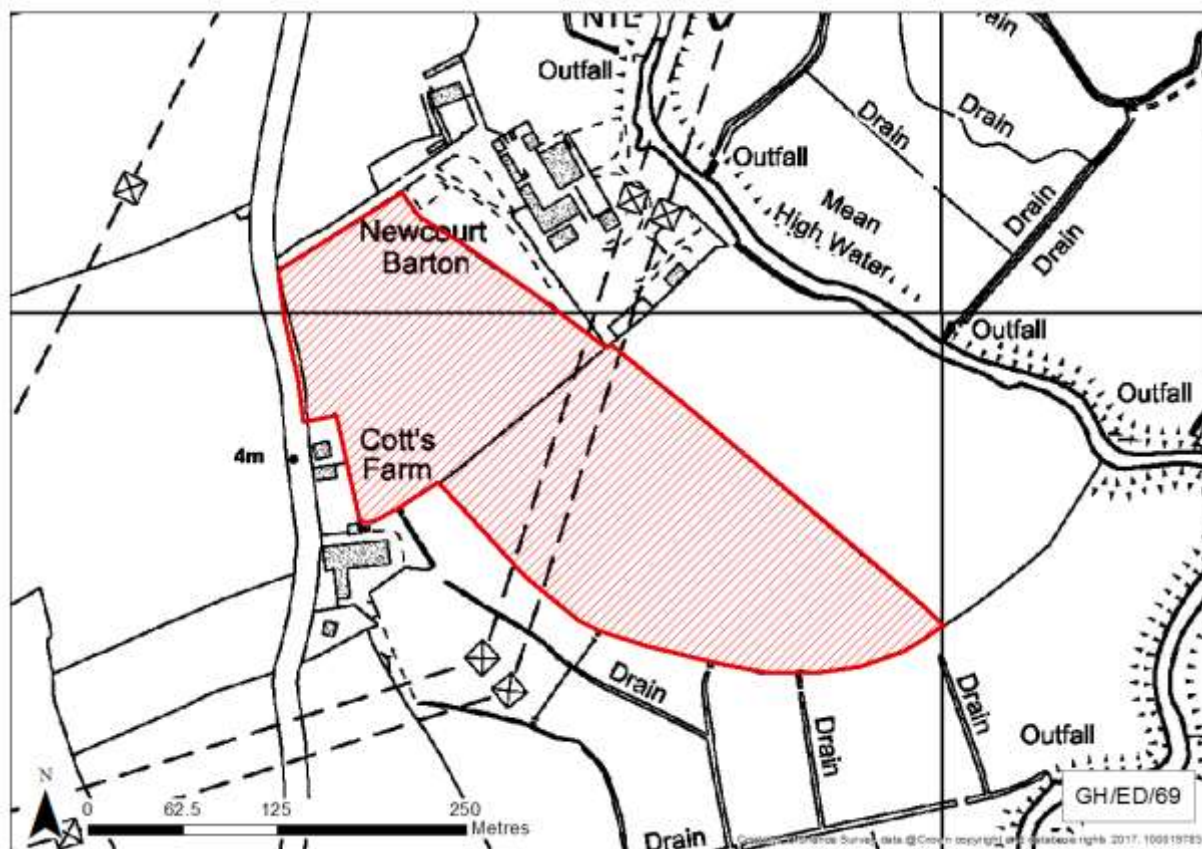
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst St George

Reference

GH/ED/69



Site address	Part of Newcourt Barton, Clyst Road, Topsham
Outside Cranbrook Plan Area	Yes
Description	Gently sloping site to the east of Clyst Road, adjacent to existing employment development at Newcourt Barton. The northern part of the site is in agricultural use; the southern part is Clyst Marshes.
Total site size (ha)	6.28
Submitter's proposed use	Employment/Industrial/Warehousing

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Unconfirmed
Site available for Housing	No
Site available for Employment	Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule site out at stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes

Flood Risk text	Approx 2 ha is within Flood Zone 3. A precautionary approach has been taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Site is outside the Airport vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	4.28
Stage A Assessment conclusion	An area of c.4.28 ha has passed Stage A Suitability Assessment for strategic employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Road access could be gained from Clyst Road. However, Clyst Road is not well served by public transport and the site is likely to result in car dependent development. A pedestrain/cycle link over the railway may help.
Ecology	Within 10 km recreational disturbance zone for both Exe Estuary SPA and Pebblebed Heaths SAC, although there is no evidence that economic development has a detrimental recreational impact. It is within 5km GCN consultation zone. Over 50% of the site is a Country Wildlife Site (Clyst Marshes). Remainder of the site is part of the wider GI strategy to improve access to the Clyst Valley. Development would compromise the GI objectives for the area which seek to achieve wildlife protection and enhancement, together with public access through a path network. It would also cause unacceptable harm to the County Wildlife.
Flood risk, water quality and drainage	Flooding: In addition to the area within floodzone 3, part of the site lies within flood zone 2 and there are known flood issues in the area. Land within flood zone 2 has a medium probability of experiencing fluvial flooding and only has the potential to be developed for residential or economic use if the sequential and exceptions tests set out in the NPPG are adhered to. Any planning application must be accompanied by a Flood Risk Assessment. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by STW. Would require confirmation that capacity exists without detriment to current situation via either the STW or via CSOs on infrastructure. Possible that development would enable some delivery of mitigation measures for dredging, obstruction management or habitat restoration.
Heritage and archaeology	Heritage sensitivity: low. Designated heritage assets: none within the site. Un-designated heritage assets: comments awaited.
Infrastructure	Education: No requirements if developed for employment use.
Landscape	Revised interim Landscape Sensitivity Assessment (LSA): Medium-high. The site is within land designated as a Green wedge and forms part of the Clyst Valley.
Safety	Noise: M5 noise constraint would need to be addressed.
Soils and contamination	Minerals and Waste: No constraints.

Other	Topography: presents no issues. Site is part of Clyst Valley floor.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment	
Panel's conclusions	The HELAA Panel has advised that the site is unachievable for strategic employment development, as it is not strategic in scale once constraints (including flood risk) are taken into account.
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably unachievable

Potential capacity			
Site overlap description	Partial overlap. Western corner of GH/ED/69 is overlapped by so 2021 site Clge_20 (ObjectID 12403). Clge_20 has been assessed. Count all Clge_20. Most of GH/ED/69 not resubmitted so count GH/ED/69 as NIL		
Total site size	6.28		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	4.28		
Net developable area (ha)	2.57		
1. Calculated yield dwellings (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	4.28		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	The site has not been assessed for residential uses, as it would not be capable of yielding 500+ dwellings on it's own or in combination with other sites. The gross site area has the potential to deliver up to 4.28 ha of employment, subject to the constraints identified above. POST GESP HELAA: No change.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Housing Trajectory		Number of Dwellings
2020-22 Completions		0
Phasing of future housing development		
Deliverable 1/4/2022 to 31/3/2027		0
Developable 1/4/2027 to 31/3/2032		0
Developable 1/4/2032 to 31/3/2037		0
Developable 1/4/2037 to 31/3/2040		0
Post plan period		0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably unachievable

Employment Trajectory		Hectares
2020-22 Completions		0
Phasing of future housing development		
Deliverable 1/4/2022 to 31/3/2027		0.00
Developable 1/4/2027 to 31/3/2032		0.00
Developable 1/4/2032 to 31/3/2037		0.00
Developable 1/4/2037 to 31/3/2040		0.00
Post plan period		0.00

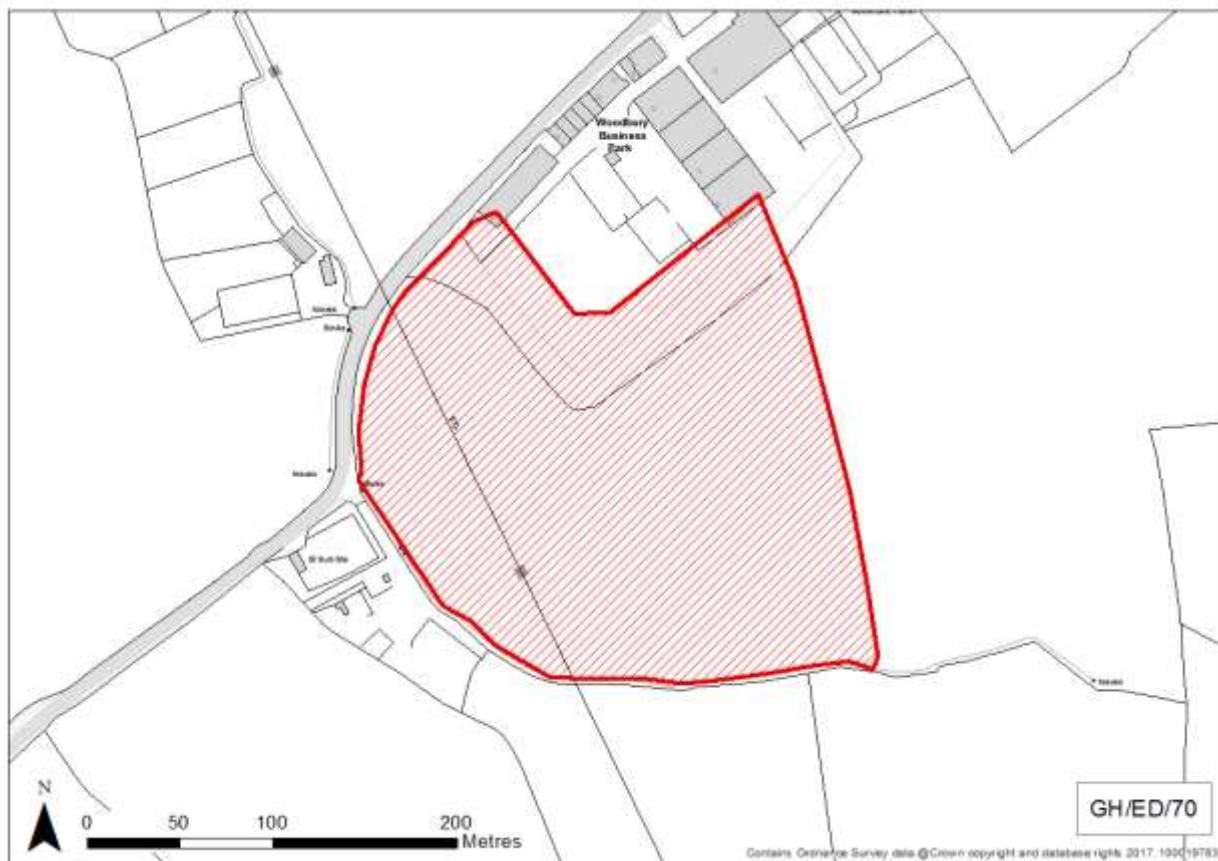
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Woodbury

Reference

GH/ED/70



Site address	Land adjoining Woodbury Business Park
Outside Cranbrook Plan Area	Yes
Description	Single field adjacent Woodbury Business Park, bounded by mature trees and hedgerows. Rises gently upwards to the east. Access off a two lane road.
Total site size (ha)	3.82
Submitter's proposed use	Employment - offices; (B1, B2, B8)

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	No
Site available for Employment	Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	No part of the site is within the functional flood plain.

Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	3.82
Stage A Assessment conclusion	An area of c3.82 ha has passed Stage A Suitability Assessment for strategic employment development (Note - updated 2022).
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access may be possible from the road leading from Venmore Farm. However, this is likely to be on the existing bend in the road. Suitable landscaping will be required to provide visibility splays in both directions. There is no bus stop servicing the site, although there is an existing route running adjacent to the site with an hourly or better bus service to Exeter City Centre. There is no cycle and pedestrian infrastructure along the servicing road. Improved road infrastructure required including access, public transport, pedestrian and cycle infrastructure, if used for employment.
Ecology	Within 10 km recreational disturbance zone for both Exe Estuary SPA and Pebblebed Heaths SAC, although there is no evidence that economic development has a detrimental recreational impact. The field is bounded by hedgerows. Northern section recently planted, but boundary hedges to the east, south and west are present in 1880 OS maps and are a particularly strong feature of this site. If the site were to be developed, they should be retained as part of GI.
Flood risk, water quality and drainage	Flooding: The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application should include a Flood Risk Assessment. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Quality elements are at risk, mainly from diffuse sources in this water body. Possible that development would enable some delivery of mitigation measures for dredging, obstruction management or habitat restoration.
Heritage and archaeology	Heritage sensitivity: medium. Potential impact on Venmore Farm (Grade II) and Higher Venmore Farm (Grade II). Some archaeological potential.
Infrastructure	Education: No requirements if developed for employment use.
Landscape	Landscape sensitivity: Low-medium. Intervisibility with the East Devon AONB is likely to be low or non-existent. Site is bounded by hedgerows.
Safety	Electricity pylons run across the western part of the site. And 1.5 HA on western part of site is within High Pressure Gas pipeline and easements (Pylons run through this area). Discount 1.5 HA from gross sites area
Soils and contamination	Agricultural land classification: Regional mapping indicates that the site is grade 3. Minerals and Waste: No constraints.
Other	Topography: Site slopes gently upwards to the east.
Site passes Stage B suitability assessment – suitable for Housing	No

Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment

Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic employment development, but not until years 6-10 due to access constraints. The Panel also advise that the site's isolated location will not encourage sustainable transport and that topography is likely to reduce the site's capacity for development.
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably achievable if

Potential capacity

Site overlap description	PARTIAL overlap. 2021 site Wood_31 overlies north western third of site. But Wood_31 is counted as NIL due to Gas pipeline. So count 3.82 HA of GH/ED/70		
Total site size	3.82		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	3.82		
Net developable area (ha)	0.00		
1. Calculated yield dwellings (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	3.82		
Employment land – potential yield (Ha)	3.82		
SITE POTENTIAL	The site has not been assessed for strategic residential use, as it would not be capable of yielding 500+ dwellings on it's own or in combination with other sites. Gross site area has the potential to deliver up to 5.32 ha of employment land, subject to the constraints highlighted above. POST GESP HELAA: Housing: No available for housing, so for the trajectory continues to count the site as NIL dwellings. Employment: For the trajectory continue to count 3.82 hectares.		
GENERAL COMMENT FOR ALL SITES	Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.		

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)

No	No	Use unassessed

Housing Trajectory		Number of Dwellings
2020-22 Completions		0
Phasing of future housing development		
Deliverable 1/4/2022 to 31/3/2027		0
Developable 1/4/2027 to 31/3/2032		0
Developable 1/4/2032 to 31/3/2037		0
Developable 1/4/2037 to 31/3/2040		0
Post plan period		0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Employment Trajectory		Hectares
2020-22 Completions		0
Phasing of future housing development		
Deliverable 1/4/2022 to 31/3/2027		0.00
Developable 1/4/2027 to 31/3/2032		1.90
Developable 1/4/2032 to 31/3/2037		1.92
Developable 1/4/2037 to 31/3/2040		0.00
Post plan period		0.00

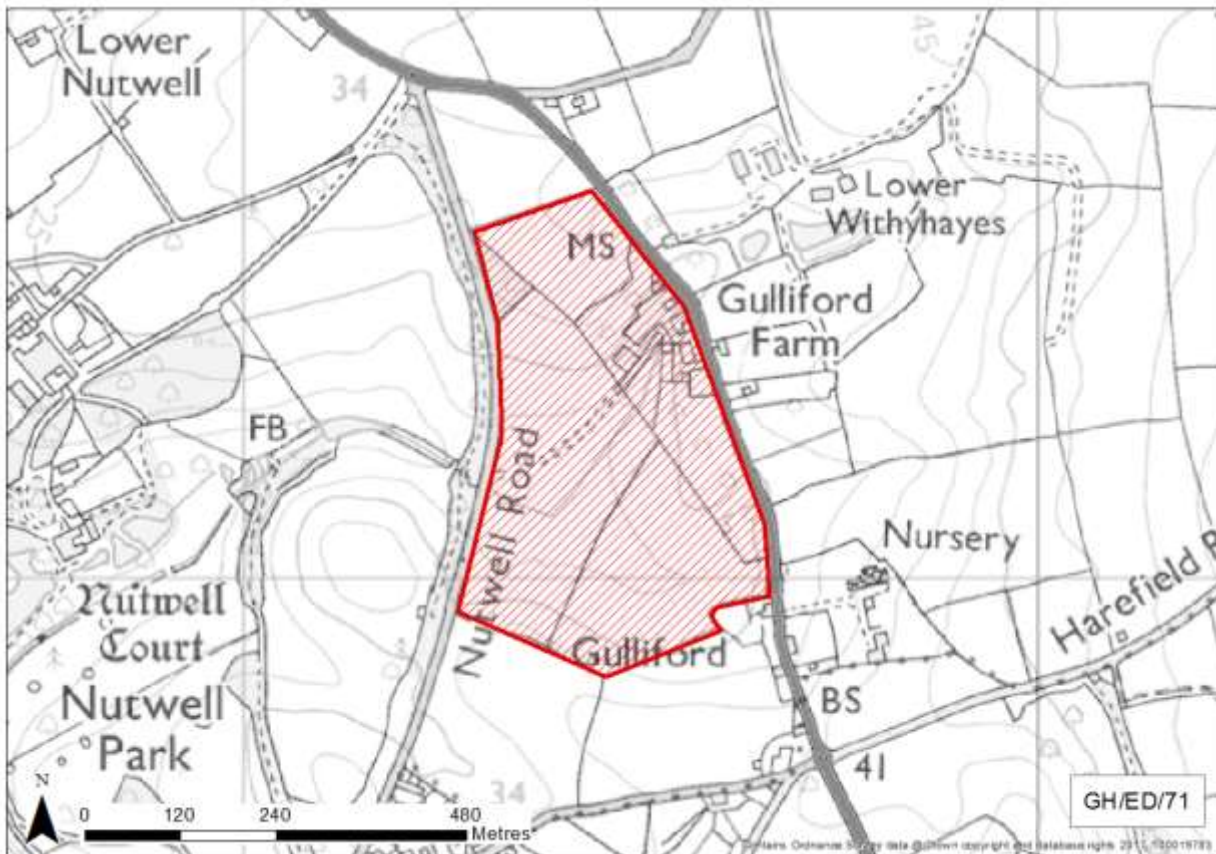
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Woodbury

Reference

GH/ED/71



Site address	Gulliford Farm, Exmouth Road, Lymington
Outside Cranbrook Plan Area	Yes
Description	A farm with a series of agricultural fields, bounded by mature hedgerows and trees. Predominantly level and set within a 'bowl' centred on a small watercourse running through its centre. Access is off the two-lane A376 and the single lane Nutwell Road.
Total site size (ha)	15.90
Submitter's proposed use	Mixed Use (unknown at this stage)

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.

Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approximately 0.5 ha of the site is within Flood Zone 3. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	15.40
GDA Passes Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of c.15.4 ha has passed Stage A Suitability Assessment for strategic housing development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access could be gained from the A376 Exmouth Road to the east and Nutwell Road to the west. The site is on an existing bus route with a 15 minute service to Exeter City Centre. The nearest public train station is located approximately 1km away in Lymestone Village. Development would need to provide improved road infrastructure.
Ecology	Within 10 km recreational disturbance zone for both Exe Estuary SPA and Pebblebed Heaths SAC, so requires Habitat Regulations mitigation. Within 5km GCN consultation zone. Boundaries and associated trees, including a small copse adjacent to Nutwell Road and a stream shown on 1880 OS maps are a particularly strong feature of this site. If the site were to be developed, they should be retained as part of GI.
Flood risk, water quality and drainage	Flooding: Other than the area within floodzone 3, the site lies within Flood Zone 1. Land in floodzone 1 has a low probability of experiencing fluvial flooding. Any planning application should include a Flood Risk Assessment. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Elements are at risk mainly from diffuse sources in this water body. Possible that development would enable some delivery of mitigation measures for dredging, obstruction management or habitat restoration.
Heritage and archaeology	Heritage sensitivity: high. Potential impact on Gulliford Farm, The Nutwell Lodge, Nutwell Cottages, North Lodge Nutwell, Gulliford Cottages, Home Farm (II*) Nutwell Court (II*) and outbuilding and Boundary Cottage.
Infrastructure	Education: Lymestone Primary has limited capacity to support housing development and cannot be expanded further. The school would not be able to support an allocation of 500 dwellings. Small scale development would support the sustainability of the school. Exmouth Community College is at capacity and has very limited opportunities for expansion over and above what has been planned. The secondary solution for Exmouth CC needs to be seen in the wider context of the GESp plan i.e. development in Exmouth itself is likely to see changes in the school's catchment area and therefore the need for additional secondary capacity elsewhere in the area, to potentially include changes to the catchment area.

Landscape	Landscape sensitivity: high. The site is wholly identified as Coastal Preservation Area due to its relationship with the Exe Estuary. Further views of the site are highly likely from the East Devon AONB. Includes hedgerows bordering the field boundaries and a number of mature trees. A small copse is also located to the north-west of the site.
Safety	No safety-related constraints identified.
Soils and contamination	Agricultural land classification: Regional mapping indicates that the site is a mix of grade 1 and grade 3. Minerals and Waste: No constraints.
Other	Site is predominantly level.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic housing development alongside HELAA sites GH/ED/72-75, although capacity across the sites could fall below 500 due to constraints. There is potential for site 71 to come forwards in years 1-5.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity			
Site overlap description	No overlap		
Total site size	15.90		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	15.40		
Net developable area (ha)	9.24		
1. Calculated yield dwellings (HELAA Methodology)	Min 184	Mid 233	Max 281
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	233		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	15.40		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	The gross site area could deliver an average 233 dwellings (net), subject to the constraints set out above. The site adjoins other sites submitted in the HELAA. POST GESP HELAA: No change.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			

Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	225
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

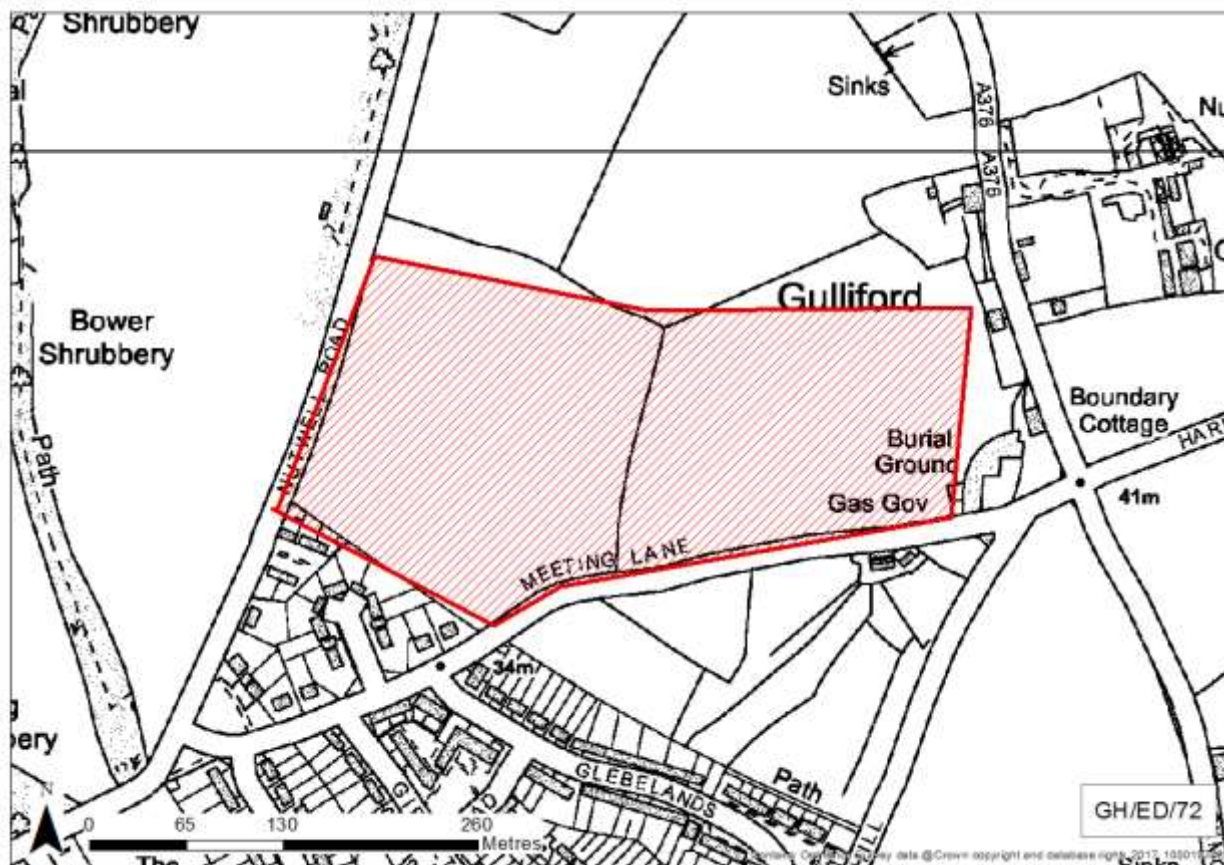
Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Woodbury	Reference	GH/ED/72



Site address	Land at Meeting Lane, Lymstone
Outside Cranbrook Plan Area	Yes
Description	Site comprises two rectangular agricultural fields on a gentle slope upwards from south to north. Bounded by mature trees and hedgerows. Accessed off the single track Meeting Lane.
Total site size (ha)	7.77
Submitter's proposed use	Mixed use - Housing 100dws

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes

Flood Risk text	Approximately 0.5 ha of the site is within Flood Zone 3. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	7.27
GDA Passes Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of c.7.27 ha has passed Stage A Suitability Assessment for strategic housing development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access to this site could be gained from Nutwell Road to the west or Meeting Lane to the south. The site is 100m away from an existing bus route with a 15 minute service to Exeter City Centre. The nearest public train station is located approximately 700m away in Lypstone Village. Site would need to provide improved road infrastructure.
Ecology	Within 10 km recreational disturbance zone for both Exe Estuary SPA and Pebblebed Heaths SAC, so requires Habitat Regulations mitigation. Within 5km GCN consultation zone.
Flood risk, water quality and drainage	Flooding: Other than the area within floodzone 3, the site lies within floodzone 1. Land in floodzone 1 has a low probability of experiencing fluvial flooding. Any planning application should include a Flood Risk Assessment. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Elements are at risk mainly from diffuse sources in this water body. Possible that development would enable some delivery of mitigation measures for dredging, obstruction management or habitat restoration.
Heritage and archaeology	Heritage sensitivity: high. Potential impact on Gulliford Farm, The Nutwell Lodge, Nutwell Cottages, North Lodge Nutwell, Gulliford Cottages, Home Farm (II*) Nutwell Court (II*) and outbuilding and Boundary Cottage.
Infrastructure	Education: Lypstone Primary has limited capacity to support housing development and cannot be expanded further. The school would not be able to support an allocation of 500 dwellings. Small scale development would support the sustainability of the school. Exmouth Community College is at capacity and has very limited opportunities for expansion over and above what has been planned. The secondary solution for Exmouth CC needs to be seen in the wider context of the GESP plan i.e. development in Exmouth itself is likely to see changes in the school's catchment area and therefore the need for additional secondary capacity elsewhere in the area, to potentially include changes to the catchment area.
Landscape	Landscape sensitivity: high. Site is wholly identified as Coastal Preservation Area due to its relationship with the Exe Estuary. Further views of the site are highly likely from the East Devon AONB. Includes hedgerows bordering the field boundaries and a number of mature trees.

Safety	No safety-related constraints identified.
Soils and contamination	Agricultural land classification: Regional mapping indicates that the site is a mix of grade 1 and grade 3. Minerals and Waste: No constraints.
Other	Eastern and western edges slope gently up towards a small hill in the centre of the site
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No

Achievability assessment

Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic housing development alongside HELAA sites GH/ED/71 and GH/ED/73-75, although capacity across the sites could fall below 500 due to constraints. The Panel advises that access to site 72 is reliant upon the delivery of sites 71 and 74. Therefore it could not come forwards until after sites 71 and 74.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity

Site overlap description	WHOLE overlap. GH/ED/72 and 2017 submission site (ObjectID 20009) are nearly identical. Site 20009 not reassessed. So count Site 20009 as NIL. Count all of GH/ED/72.		
Total site size	7.77		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	7.27		
Net developable area (ha)	4.36		
1. Calculated yield dwellings (HELAA Methodology)	Min 87	Mid 109	Max 131
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	109		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	7.27		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	The gross site area could deliver an average of 109 dwellings, subject to the constraints highlighted above. The site adjoins other sites submitted in the HELAA. POST GESP HELAA: No change.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			

Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	109
Developable 1/4/2032 to 31/3/2037	8
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Lympstone

Reference

GH/ED/73



Site address	Land north west of Strawberry Hill, Lympstone
Outside Cranbrook Plan Area	Yes
Description	Three level irregularly shaped fields bounded by hedgerows and mature trees. Partially covered by permitted planning application for 10 dwellings currently in development. Accessed via the single track Strawberry Hill
Total site size (ha)	3.15
Submitter's proposed use	Mixed use - housing

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes

Flood Risk text	No part of the site is within the functional flood plain.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.57
GDA Passes Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of c.2.57 ha has passed Stage A Suitability Assessment for strategic housing development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access could be gained from Meeting Lane to the north or Strawberry Hill to the southeast. The site is 100m away from an existing bus route with a 15 minute service to Exeter City Centre. The nearest public train station is located approximately 700m away in Lymington Village. There is a PROW adjacent to the southern boundary of the site. Site would need to provide improved road infrastructure.
Ecology	Within 10 km recreational disturbance zone for both Exe Estuary SPA and Pebblebed Heaths SAC, so requires Habitat Regulations mitigation. Within 5km GCN consultation zone.
Flood risk, water quality and drainage	Flooding: The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application should include a Flood Risk Assessment. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Elements are at risk mainly from diffuse sources in this water body. Possible that development would enable some delivery of mitigation measures for dredging, obstruction management or habitat restoration.
Heritage and archaeology	Heritage sensitivity: medium. Potential impact on Boundary Cottage, Thorn Farm, 1 Gulliford Cottages and St Peters School. Evaluation and visual impact assessment recommended.
Infrastructure	Education: Lymington Primary has limited capacity to support housing development and cannot be expanded further. The school would not be able to support an allocation of 500 dwellings. Small scale development would support the sustainability of the school. Exmouth Community College is at capacity and has very limited opportunities for expansion over and above what has been planned. The secondary solution for Exmouth CC needs to be seen in the wider context of the GESP plan i.e. development in Exmouth itself is likely to see changes in the school's catchment area and therefore the need for additional secondary capacity elsewhere in the area, to potentially include changes to the catchment area.
Landscape	Landscape sensitivity: high. Site is wholly identified as Coastal Preservation Area due to its relationship with the Exe Estuary. Further views of the site are highly likely from the East Devon AONB. Includes hedgerows bordering the field boundaries and a number of mature trees.
Safety	No safety-related constraints identified.
Soils and contamination	Agricultural land classification: Regional mapping indicates that the site is a mix of grade 1 and grade 3. Minerals and Waste: No constraints.

Other	An area of 0.58 ha in the south-eastern corner of the site is under construction (15 dwellings). This is reflected in the gross site area. Site is predominantly level.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic housing development alongside HELAA sites GH/ED/71-72 and GH/ED/74-75, although capacity across the sites could fall below 500 due to constraints. The Panel advises that access to site 73 is reliant upon the delivery of site 74 and therefore it could not come forwards until after site 74.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity			
Site overlap description	Partial overlap. permissioned 17/1761/VAR for 15 dws. 0.58 hectares his deducted to give gross site area of 2.57 Ha. 2021 submission site (Object IS 13202) overlaps rest of site. Count all of GH/ED/73. Count Site 13202 as NIL (not reassessed)		
Total site size	3.15		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	2.57		
Net developable area (ha)	1.54		
1. Calculated yield dwellings (HELAA Methodology)	Min 31	Mid 39	Max 46
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	39		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	0.00		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	The gross site area could deliver an average of 39 dwellings, subject to the constraints set out above. The site adjoins other sites submitted in the HELAA. POST GESP HELAA: No change.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	39
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

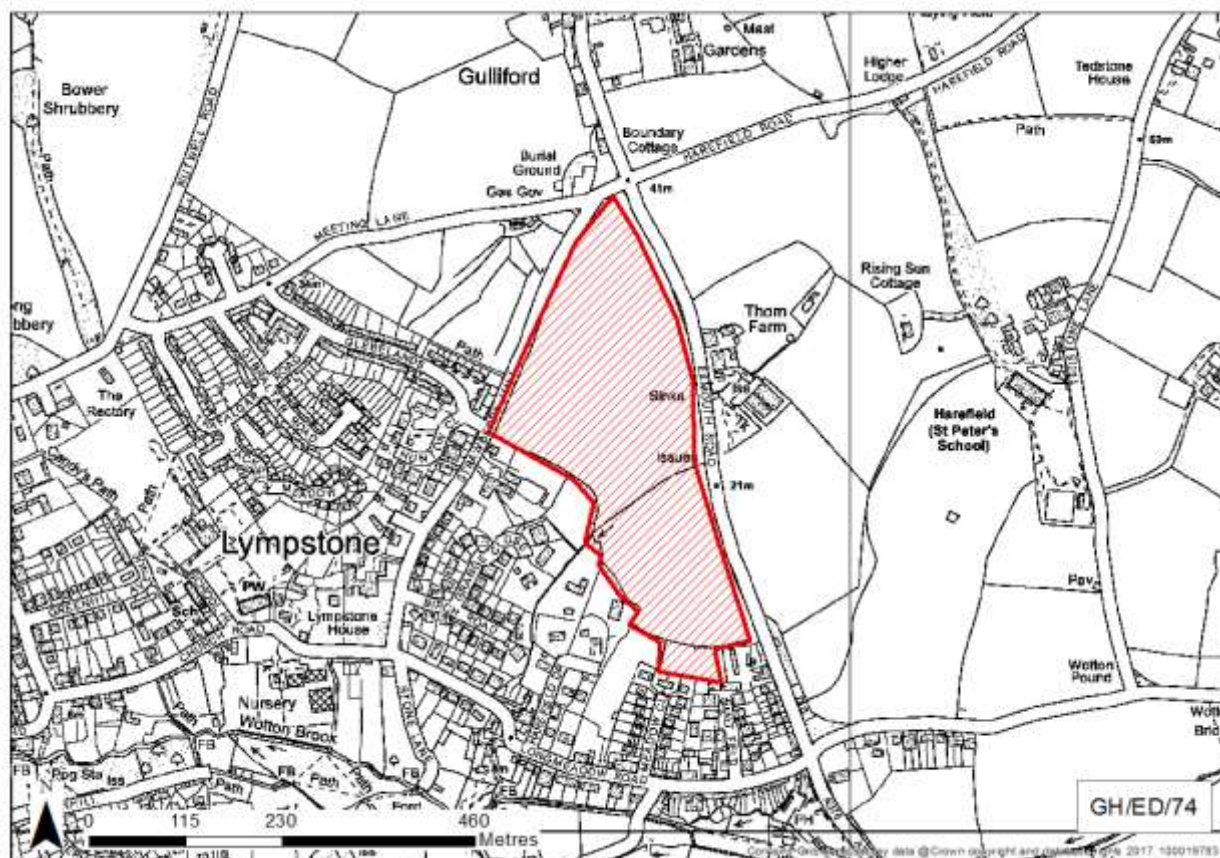
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Lympstone

Reference

GH/ED/74



Site address	Land at Strawberry Hill, Lympstone
Outside Cranbrook Plan Area	Yes
Description	Two agricultural fields sloping down to a watercourse running through the centre of the site. Bounded by mature trees and hedgerows. Accessed off the two-lane A376.
Total site size (ha)	8.28
Submitter's proposed use	Housing

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes

Flood Risk text	Approximately 0.4 ha through the centre of the site is within Flood Zone 3. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	7.88
GDA Passes Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of c.7.88 ha has passed Stage A Suitability Assessment for strategic housing development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access could be gained from the A376 Exmouth Road to the east or from Strawberry Hill to the northwest. The site is 300m away from an existing bus route with a 15 minute service to Exeter City Centre. The nearest public train station is located approximately 1km away in Lypstone Village. Site would need to provide improved road infrastructure.
Ecology	Within 10 km recreational disturbance zone for both Exe Estuary SPA and Pebblebed Heaths SAC, so requires Habitat Regulations mitigation. Within 5km GCN consultation zone. Most of the site covered by an Unconfirmed Wildlife Site, due to the presense of parkland with a number of veteran trees. Boundaries, associated trees and a stream shown on 1880 OS maps are a particularly strong feature of this site and if the site were to be developed, they should be retained as part of GI.
Flood risk, water quality and drainage	Flooding: Other than the area within floodzone 3, the site lies within floodzone 1. Land in floodzone 1 has a low probability of experiencing fluvial flooding. Any planning application should include a Flood Risk Assessment. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Elements are at risk mainly from diffuse sources in this water body. Possible that development would enable some delivery of mitigation measures for dredging, obstruction management or habitat restoration.
Heritage and archaeology	Heritage sensitivity: medium. Potential impact on St Peters School, Boundary Cottage, Thorn Farm, 1 Gulliford Cottages and Rising Sun Cottage (curtilage). Evaluation and visual impact assessment recommended.
Infrastructure	Education: Lypstone Primary has limited capacity to support housing development and cannot be expanded further. The school would not be able to support an allocation of 500 dwellings. Small scale development would support the sustainability of the school. Exmouth Community College is at capacity and has very limited opportunities for expansion over and above what has been planned. The secondary solution for Exmouth CC needs to be seen in the wider context of the GESP plan i.e. development in Exmouth itself is likely to see changes in the school's catchment area and therefore the need for additional

	secondary capacity elsewhere in the area, to potentially include changes to the catchment area.
Landscape	Landscape sensitivity: high. Site is wholly identified as Coastal Preservation Area due to its relationship with the Exe Estuary. Further views of the site are highly likely from the East Devon AONB. Includes hedgerows bordering the field boundaries and a number of mature trees.
Safety	No safety-related constraints identified.
Soils and contamination	Agricultural land classification: Regional mapping indicates that the site is a mix of grade 1 and grade 3. Minerals and Waste: No constraints.
Other	Site gently slopes downwards towards the brook running through the centre of the site
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic housing development alongside HELAA sites GH/ED/71-73 and GH/ED/75, although capacity across the sites could fall below 500 due to constraints. There is potential for site 74 to come forwards in years 1-5.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity			
Site overlap description	WHOLE overlap. GH/ED/74 and 2021 site (ObjectID 10802) are effectively identical. 2Site not reassessed in 2021. So Count 2021 site 10802 as NIL. Count all of GH/ED/74		
Total site size	8.28		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	7.88		
Net developable area (ha)	4.73		
1. Calculated yield dwellings (HELAA Methodology)	Min 95	Mid 118	Max 141
2. Site promoter – yield (upper)	100		
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	118		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	0.00		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	The gross site area could deliver an average of 118 dwellings, subject to the constraints set out above. The site adjoins other sites submitted in the HELAA.		

	POST GESP HELAA: No change.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	118
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Lympstone

Reference

GH/ED/75



Site address	Land off Grange Close, Lympstone
Outside Cranbrook Plan Area	Yes
Description	Small field sloping down towards a watercourse in the south. Bounded by mature trees and hedgerows. Accessed off Grange Close.
Total site size (ha)	0.35
Submitter's proposed use	Housing

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes

Flood Risk text	Approximately 0.01 ha of the site, along its south-eastern boundary, is within Flood Zone 3. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.34
GDA Passes Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of c.0.34 ha has passed Stage A Suitability Assessment for strategic housing development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Access to the county highway may be possible to the site from Grange Close. However, the restricted nature of this access will limit the number of dwellings that can be achieved. The site is 1km away from an existing bus route with a 15 minute service to Exeter City Centre. The nearest public train station is located approximately 1km away in Lymestone Village. Site would need to provide improved road infrastructure.
Ecology	Within 10 km recreational disturbance zone for both Exe Estuary SPA and Pebblebed Heaths SAC, so requires Habitat Regulations mitigation. Within 5km GCN consultation zone. There are also some infield trees that should be retained as part of GI.
Flood risk, water quality and drainage	Flooding: Other than the area within floodzone 3, the site lies within floodzone 1. Land in floodzone 1 has a low probability of experiencing fluvial flooding. Any planning application should include a Flood Risk Assessment. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Elements are at risk mainly from diffuse sources in this water body. Possible that development would enable some delivery of mitigation measures for dredging, obstruction management or habitat restoration.
Heritage and archaeology	Heritage sensitivity: low.
Infrastructure	Education: Lymestone Primary has limited capacity to support housing development and cannot be expanded further. The school would not be able to support an allocation of 500 dwellings. Small scale development would support the sustainability of the school. Exmouth Community College is at capacity and has very limited opportunities for expansion over and above what has been planned. The secondary solution for Exmouth CC needs to be seen in the wider context of the GESP plan i.e. development in Exmouth itself is likely to see changes in the school's catchment area and therefore the need for additional secondary capacity elsewhere in the area, to potentially include changes to the catchment area.
Landscape	Landscape sensitivity: medium. Site may be visible from the East Devon AONB and development has potential to impact upon nearby listed buildings. Includes hedgerows bordering the field boundaries and a number of mature trees.
Safety	No safety-related constraints identified.

Soils and contamination	Agricultural land classification: Regional mapping indicates that the site is grade 3. Minerals and Waste: No constraints.
Other	Site slopes gently downwards from north-west to the south- east, where it borders a small brook.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No

Achievability assessment

Panel's conclusions	The HELAA Panel has assessed the site as achievable for strategic housing development alongside HELAA sites GH/ED/71-74, although capacity across the sites could fall below 500 due to constraints. The Panel advises that access to site 75 is reliant upon the delivery of sites 71 and 74. Therefore it could not come forwards until after sites 71 and 74.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity

Site overlap description	No overlap		
Total site size	0.35		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	0.34		
Net developable area (ha)	0.20		
1. Calculated yield dwellings (HELAA Methodology)	Min 4	Mid 5	Max 6
2. Site promoter – yield (upper)	8		
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	5		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	0.00		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	The gross site area could deliver an average of 5 dwellings, subject to the constraints set out above. The site adjoins other sites submitted in the HELAA. POST GESP HELAA: No change.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory		Number of Dwellings
2020-22 Completions		0
Phasing of future housing development		
Deliverable 1/4/2022 to 31/3/2027		0
Developable 1/4/2027 to 31/3/2032		5
Developable 1/4/2032 to 31/3/2037		0
Developable 1/4/2037 to 31/3/2040		0
Post plan period		0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Employment Trajectory		Hectares
2020-22 Completions		0
Phasing of future housing development		
Deliverable 1/4/2022 to 31/3/2027		0.00
Developable 1/4/2027 to 31/3/2032		0.00
Developable 1/4/2032 to 31/3/2037		0.00
Developable 1/4/2037 to 31/3/2040		0.00
Post plan period		0.00

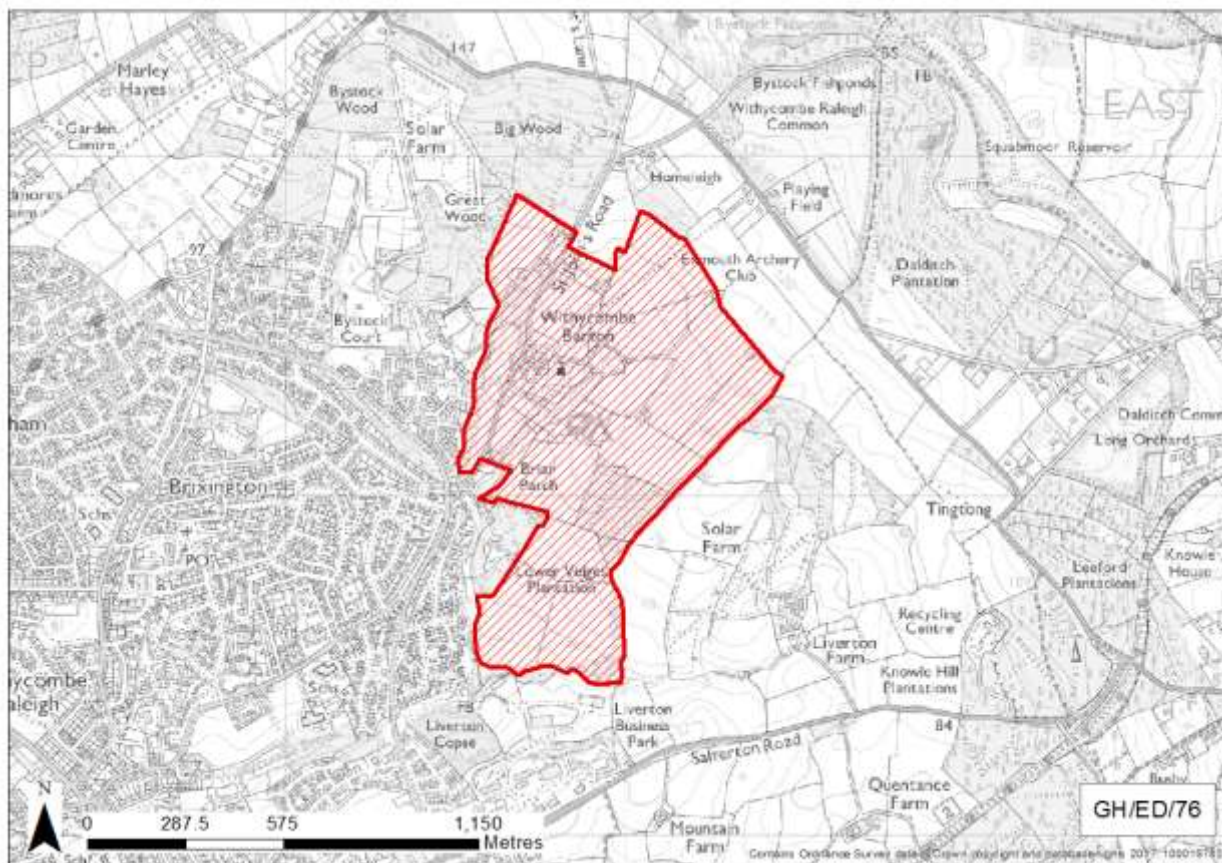
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Exmouth

Reference

GH/ED/76



Site address	Land east of St John's Road, Exmouth
Outside Cranbrook Plan Area	Yes
Description	Various fields bounded by mature trees and hedgerows. Rises upwards quite steeply to the east. There is an area of dense woodland to the south. The site contains a number of existing dwellings (c.26), some listed, plus a campsite. The Grade II* listed church of St John and associated cemetery is located centrally within the site. The Pebblebed Heaths SAC lie close the northern edge. Access is via the single lane St John's Road.
Total site size (ha)	75.70
Submitter's proposed use	Mixed use 400-500 dws

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.

Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approximately 0.17 ha of the site is within Flood Zone 3, associated with a minor watercourse running adjacent to the site on the south side. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	75.33
GDA Passes Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 75.33 ha has passed Stage A Suitability Assessment for strategic housing development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Whilst the site could be accessed from St John's Road on either side, it is likely that there would need to be improvements to both junctions of St John's Road on the B3179 Exmouth Ring Road to the north of the site and also to the St John's Road/ Dinan Way junction to the west of the site. The south west section of the site is 100m away from an existing bus route along Dinan Way, which has a 15 minute service into Exeter City Centre. However, this extends to as much as 1km in other areas of the site. Cycle and pedestrian infrastructure along St John's road is poor and the junction with Dinan way appears fairly constrained and steep.
Ecology	Within 10 km recreational disturbance zone for both Exe Estuary SPA and Pebblebed Heaths SAC, so requires Habitat Regulations mitigation. An area of c.3.5 ha in the northern section of the site is within the residential 400m exclusion zone for the Pebblebed Heaths and is therefore excluded from the gross site area, reducing it to 72.03ha. There are also some infield trees and some ponds (probably marl pits), which could be used by great crested newts (and the site is within the GCN consultation zone). 2 unconfirmed wildlife sites on site, by virtue of being secondary woodlands. Both present on 1880 OS maps and are a particularly strong feature of this site and will need to be retained as part of GI.
Flood risk, water quality and drainage	Flooding: In addition to the area within floodzone 3, a narrow section of the site is covered by floodzone 2. Land in flood zone 2 has a medium probability of experiencing fluvial flooding and only has the potential to be developed for residential or economic use if the sequential and exceptions tests set out in the NPPG are adhered to. Any planning application must be accompanied by a Flood Risk Assessment. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: It is assumed that mains connection exists to Exmouth STW. Would require confirmation that

	capacity exists without detriment to current situation. Especially in relation to shellfish and bathing waters.
Heritage and archaeology	Heritage sensitivity: high. Potential impact on St Johns Lodge, Barton House and Church of St John in the Wilderness. Two prehistoric burial mounds - both Scheduled Monuments - lie c.400m to the north of the site.
Infrastructure	Site would form an urban extension to Exmouth and would need to provide infrastructure commensurate with its size. Education: Development would require a new primary school and / or the expansion of Brixington Primary onto a single school site, replacing the lower school which is in poor condition. Exmouth Community College is at capacity and has very limited opportunities for expansion over and above what has been planned. The secondary solution for Exmouth CC needs to be seen in the wider context of the GESP plan i.e. development in Exmouth itself is likely to see changes in the school's catchment area and therefore the need for additional secondary capacity elsewhere in the area, to potentially include changes to the catchment area.
Landscape	Landscape sensitivity: high. Intervisibility with the East Devon AONB is highly likely as the site is in very close proximity to the AONB. Includes a variety of fields in agricultural use, bounded by mature trees and hedgerows. There is an area of dense woodland known as Higher Veiges Plantation within the site, along with various scattered groups of mature trees.
Safety	No safety-related constraints identified.
Soils and contamination	Agricultural land classification: Detailed mapping indicates the site is grade 3b agricultural land. Minerals and Waste: The north eastern part of the site is within a Mineral Consultation Area associated with a nearby sand and gravel resource. Proposal
Other	Site slopes quite steeply upwards from the south-west to the north-east.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as unachievable for strategic housing development, primarily due to access constraints which a site of this scale may not be able to overcome.
Site Achievable for Housing	Probably unachievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Site overlap description	Partial overlap. 2021 Site Exmo_20 overlaps most of GH/ED/76 (which overlies 2 smaller 2017 submissionsite 2017 sites ObjectID 84004 & 84402). Exmo_20 has been assessed. Count all of Exmo_20. Count GH/ED/76 as NIL
Total site size	75.70
HOUSING CAPACITY	
Gross development area – Passes Stage B Housing	72.03

Net developable area (ha)	43.22		
1. Calculated yield dwellings (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	500		
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	72.03		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	The gross site area could deliver an average of c.1,508 dwellings (net), subject to the constraints identified above. POST GESP HELAA: Exmo_20 overlaps most of GH/ED/76 (which overlies 2 smaller 2017 submission site 2017 sites ObjectID 84004 & 84402). Exmo_20 is counted. Therefore for the trajectory count GH/ED/76 as NIL dwellings and NIL hectares employment land.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably unachievable

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Employment Trajectory	Hectares
2020-22 Completions	0

Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

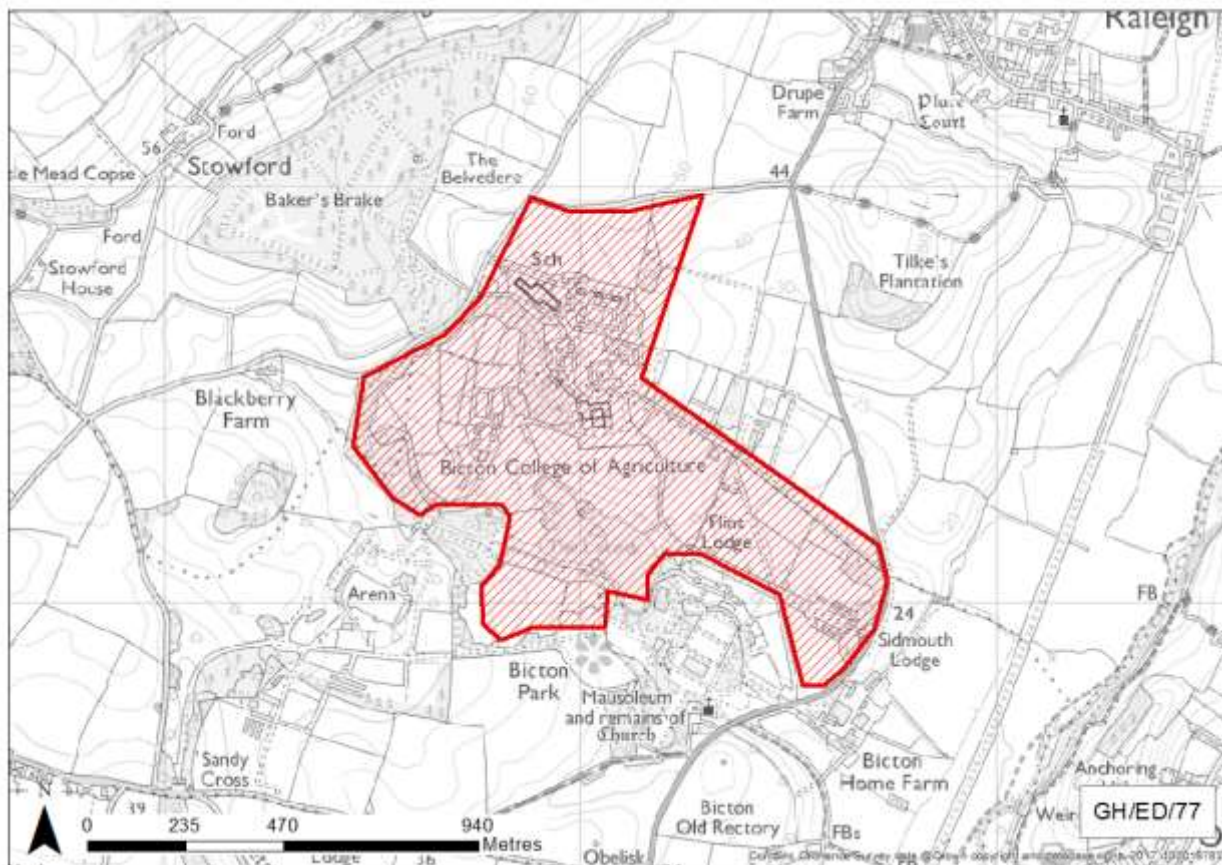
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Bicton and Collaton Raleigh

Reference

GH/ED/77



Site address	Bicton College, Collaton Raleigh
Outside Cranbrook Plan Area	Yes
Description	Large undulating area of land set within the East Devon AONB. Currently an agricultural college set within a Grade I registered park and garden. Contains a range of biodiversity rich features including a lake and a variety of veteran trees. Accessed off the two lane B3178.
Total site size (ha)	70.00
Submitter's proposed use	Mixed use

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	NOT AVAILABLE
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.

Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	No part of the site is within the functional flood plain.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	70.00
GDA Passes Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 70ha has passed Stage A Suitability Assessment for strategic housing development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	This large site is best accessed from the existing access at Sidmouth Lodge on the B3178 Budleigh Salterton Road. Although access could be gained from other smaller roads that abut the site, it is unlikely that they would be able to cope with the additional traffic. The site is on an existing bus route with an hourly service to Exmouth. There is no nearby railway station
Ecology	Within 10 km recreational disturbance zone for both Exe Estuary SPA and Pebblebed Heaths SAC, so requires Habitat Regulations mitigation. Within 5km GCN consultation zone and contains a large lake that could support GCN. The majority of the site is covered by a County Wildlife site and also includes an Unconfirmed Wildlife Site. Site contains a multitude of important sensitive features, including dense and dispersed areas of veteran trees shown on 1880 OS maps. These features are hugely important and would need to be retained and enhanced as part of GI ,with significant buffers from development provided to avoid harm.
Flood risk, water quality and drainage	Flooding: The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application should include a Flood Risk Assessment. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Any development should not cause deterioration to the nearby River Otter, which is currently at poor ecological status with a target for good by 2027.
Heritage and archaeology	Heritage sensitivity: high. Potential impact on Historic Parkland (Grade I), Church of St Mary and Thombs, Sidmouth Lodge, Garden Ornaments and Orangery, Palm House, The Hermitage including, pond, rockery and waterfalls, Bicton College and the Forge. Remains of the old Church.
Infrastructure	Current lack of infrastructure nearby so significant investment would be required on site. Education: Site is within the catchment areas of Otterton and Newton Poppleford Primary Schools, which have limited capacity to support housing development of this scale. The school would not be able to support an allocation of 500 dwellings. Small scale development may help support the sustainability of the school. The site falls within Exmouth and Sidmouth Community Colleges' catchment areas. Exmouth Community College is at capacity and has very limited opportunities for expansion over and above what has been

	planned. The secondary solution for Exmouth CC needs to be seen in the wider context of the GESP plan i.e. development in Exmouth itself is likely to see changes in the school's catchment area and therefore the need for additional secondary capacity elsewhere in the area, to potentially include changes to the catchment area. Sidmouth Community College has spare capacity and the ability to accommodate development. There would be school transport implications.
Landscape	Landscape sensitivity: very high. The site is wholly located within the East Devon AONB and forms part of a registered park and garden. Dense areas of mature trees are present throughout the site, with an area TPO covering the southern section.
Safety	No safety-related constraints identified.
Soils and contamination	Agricultural land classification: Regional mapping indicates that the site is a mix of grade 1, grade 2 and grade 3, although most of the site is brownfield and not currently in agricultural use. Minerals and Waste: No constraints.
Other	Site slopes gently upwards from south-east to north-west.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as unachievable for strategic housing development due to major heritage, biodiversity and landscape constraints. These are such that the site could deliver very little housing, if any.
Site Achievable for Housing	Probably unachievable
Site Achievable for Employment	Use unassessed

Potential capacity			
Site overlap description	No overlap		
Total site size	70.00		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	70.00		
Net developable area (ha)	42.00		
1. Calculated yield dwellings (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	70.00		
Employment land – potential yield (Ha)	0.00		

SITE POTENTIAL	The gross site area could deliver an average of 1,260 dwellings, subject to the constraints highlighted above. The site has not been assessed for strategic employment development due for reasons of location and access. POST GESP HELAA: - Site GH/ED/77 withdrawn/confirmed no longer available. For the trajectory count GH/ED/77 as NIL dwellings and NIL hectares employment.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
No	Yes	Probably unachievable

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

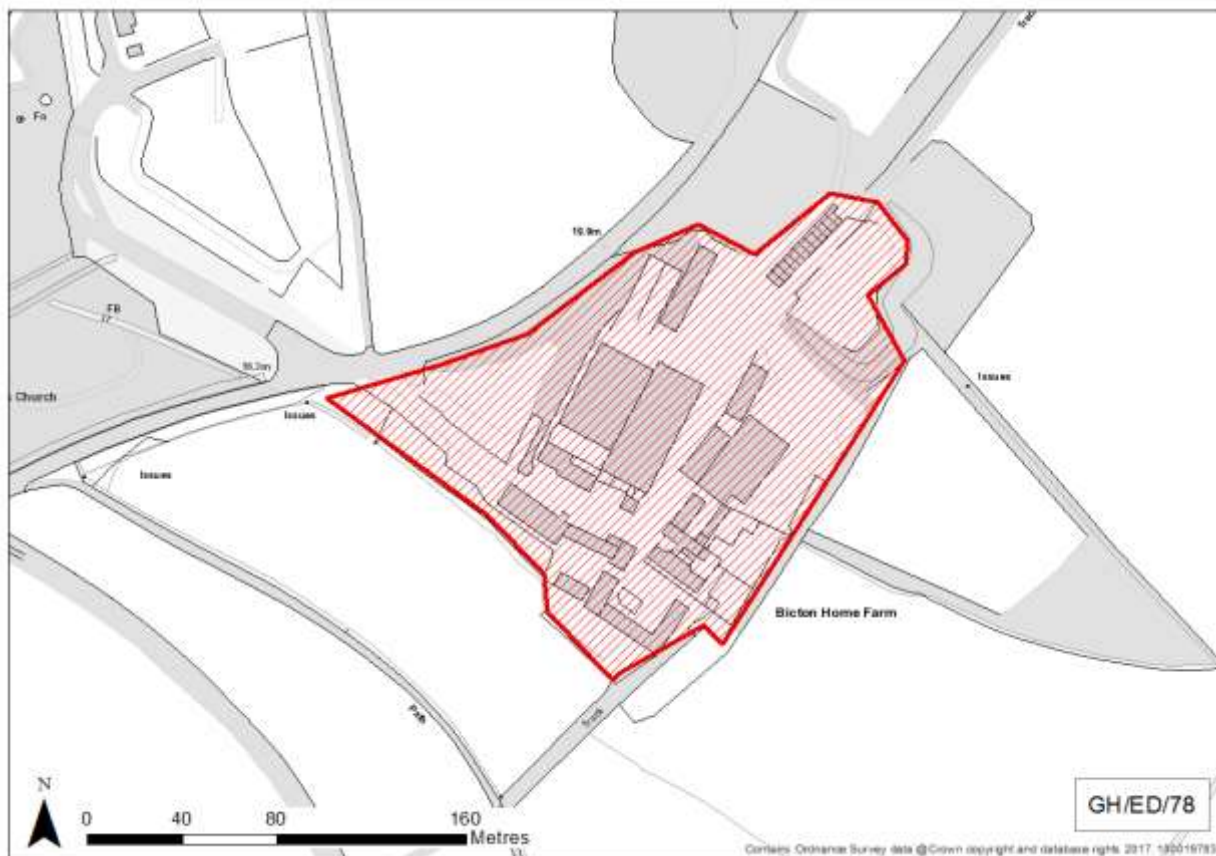
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Bicton

Reference

GH/ED/78



Site address	Bicton Home Farm, East Budleigh
Outside Cranbrook Plan Area	Yes
Description	Site comprises a farm and business units set within the East Devon AONB. Accessed off the two lane B1378.
Total site size (ha)	2.60
Submitter's proposed use	Dwellings

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	NOT AVAILABLE
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes

Flood Risk text	Approximately 0.02 ha of the site is within Flood Zone 3. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.58
GDA Passes Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.58 ha has passed Stage A Suitability Assessment for strategic housing development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	The existing access off the B3178 Budleigh Salterton Road is probably the only point at which this site could be accessed. Improvements would be required to visibility in the northerly direction, to maximise safety at the junction. The site is on an existing bus route, with an hourly service to Exmouth. There is no nearby railway station.
Ecology	Within 10 km recreational disturbance zone for both Exe Estuary SPA and Pebblebed Heaths SAC, so requires Habitat Regulations mitigation. Small copse shown on 1880 OS maps should be retained as part of GI.
Flood risk, water quality and drainage	Flooding: In addition to the area within floodzone 3, a small portion of site in the south is covered by floodzone 2, associated with the river Otter. Land in flood zone 2 has a medium probability of experiencing fluvial flooding and only has the potential to be developed for residential or economic use if the sequential and exceptions tests set out in the NPPG are adhered to. Any planning application must be accompanied by a Flood Risk Assessment. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Any development should not cause deterioration to the River Otter, which is currently at poor ecological status with a target for good by 2027.
Heritage and archaeology	Heritage sensitivity: high. Potential impact on Bicton Old Rectory (Grade II) and Sidmouth Lodge (Grade II*).
Infrastructure	Current lack of infrastructure located nearby, so significant investment would be required on this and adjacent site (GH/ED/77). Education: The site falls within the catchment areas of Otterton and Newton Poppleford Primary Schools, which have limited capacity to support housing development of this scale. The school would not be able to support an allocation of 500 dwellings. Small scale development may help support the sustainability of the school. The site falls within Exmouth and Sidmouth Community Colleges' catchment areas. Exmouth Community College is at capacity and has very limited opportunities for expansion over and above what has been planned. The secondary solution for Exmouth CC needs to be seen in the wider context of the GESP plan i.e. development in Exmouth itself is likely to see changes in the school's catchment area and therefore the need for additional secondary capacity elsewhere in the area, to potentially include changes to the catchment area. Sidmouth Community College

	has spare capacity and the ability to accommodate development. There would be school transport implications.
Landscape	Landscape sensitivity: very high. Site is wholly located within the East Devon AONB and adjoins a registered park and garden.
Safety	No safety-related constraints identified.
Soils and contamination	Agricultural land classification: Regional mapping indicates that the site is a mix of grade 1 and grade 3, although the site is brownfield. Minerals and Waste: No constraints.
Other	Site slopes gently downwards south-east towards the river Otter.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as unachievable for strategic housing development, even alongside GH/ED/77. This is due to the sites' major heritage, biodiversity and landscape constraints, meaning that they could deliver very little housing, if any.
Site Achievable for Housing	Probably unachievable
Site Achievable for Employment	Use unassessed

Potential capacity			
Site overlap description	No overlap		
Total site size	2.60		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	2.58		
Net developable area (ha)	1.59		
1. Calculated yield dwellings (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	50		
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	2.58		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	The gross site area could deliver an average of 39 dwellings, subject to the constraints set out above. It could only be considered a strategic residential site for the purposes of the GESP if it came forward with GH/EX/77. The site has not been assessed for strategic employment development for reasons of location and access. POST GESP HELAA: - Site GH/ED/78 withdrawn/confirmed no longer available. For the trajectory count GH/ED/78 as NIL dwellings and NIL hectares employment.		

GENERAL COMMENT FOR ALL SITES

Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.

Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
No	Yes	Probably unachievable

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

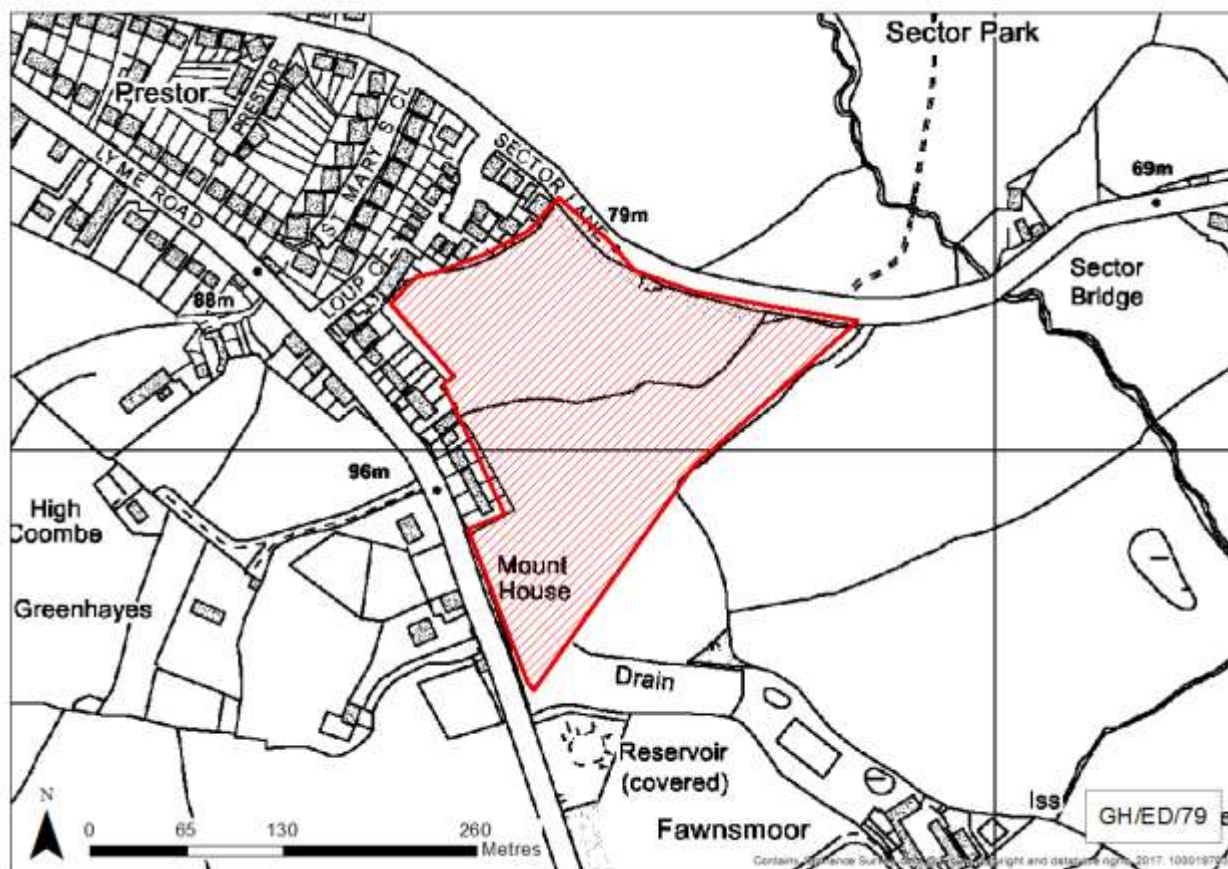
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Axminster

Reference

GH/ED/79



Site address	Land east of Axminster
Outside Cranbrook Plan Area	Yes
Description	Site comprises two agricultural fields between Sector Lane and the B3261, gently sloping to the south and bounded by hedgerows. Approximately 2.6 ha of the site is currently allocated for mixed-use in the Local Plan. This is excluded from the gross site area.
Total site size (ha)	4.32
Submitter's proposed use	850 dws (possible typo?)

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Unconfirmed
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.

Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	No part of the site is within the functional flood plain.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.72
GDA Passes Stage A – Employment (ha)	1.72
Stage A Assessment conclusion	Site has passed Stage A Suitability Assessment for strategic housing and employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	This site is on the proposed route of the Axminster North-South Relief Road and should be accessible for vehicles from that route. Any development would be expected to contribute to the cost of the relief road. Sector Lane to the north of the site should be used by pedestrians and cyclists as a route to the town centre. Site is approximately 150 metres from nearest bus route. There is a dedicated public footpath along Lyme Road, although not along Sector lane. The nearest public transport route to Exeter is via the train station some 2 km away. A public right of way runs along the eastern edge of the site.
Ecology	The site is within 1.2 km of the River Axe SAC/SSSI and a Habitat Regulations Assessment will be essential. A nutrient management plan will be essential to ensure that there is a net reduction in nitrate & phosphate input to the SAC. Development should avoid loss of the central hedgerow, otherwise ecological compensation will be required. The site is within the great crested newt consultation area, but doesn't appear to have any ponds. The development does not include, but is close to Sector Wood, a County Wildlife Site and Ancient Semi-Natural Woodland. Measures to enhance, expand, link and buffer this site should be sought.
Flood risk, water quality and drainage	Flooding: The site is entirely within floodzone 1. Any development would need to be accompanied by a Flood Risk Assessment. The site is entirely within the Axminster critical drainage area. There is a need for surface water to be managed to a higher standard than normal, to ensure that any new development will contribute to a reduction in flood risk in line with the NPPF. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Quality Directive: Assumption would be that this site would have a mains connection and be served by Axminster (Kilmington) STW. Would require confirmation that capacity exists without detriment to current situation via either the STW or via CSOs on infrastructure.
Heritage and archaeology	Heritage sensitivity: low. Potential impact on Loup House, which is Grade II listed.
Infrastructure	Partly allocated in the Local Plan to deliver a section of the Axminster relief road alongside a new primary school and a range of social, community and open space facilities. Additional development would require associated access and open space. Education: Additional primary capacity can be delivered at existing schools to secure a

	further 210 places. This is sufficient to accommodate the development currently planned in the town, without the need for the school site identified. The safeguarding of this school site would allow for further development in the town. In addition to the expansion, a new school of 210 places would allow 600-800 dwellings to be accommodated in the town. The secondary school can be expanded to accommodate development.
Landscape	Landscape sensitivity: medium-high. Site is located within the East Devon AONB 5km buffer zone and has a visual relationship with this protected landscape. Site includes some mature trees.
Safety	No identified safety related constraints.
Soils and contamination	Agricultural land classification: Regional mapping indicates that the site may be grade 4. Minerals and Waste: No constraints.
Other	Land gently slopes to the south.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment

Panel's conclusions	The HELAA Panel has assessed the site as achievable alongside HELAA sites GH/ED/80-83, although not until years 6-10 as they would essentially be extensions to existing undeveloped Local Plan allocations. The Panel also raised concerns about the current housing market in Axminster being a slow burner, particularly in view of the existing significant undeveloped allocations
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Probably achievable if

Potential capacity

Site overlap description	PARTIAL - Local Plan allocation on 2.6Ha for Mixed Use. Residue of 1.72 Ha Submitter confirmed Axmi_22 is available- overlaps GH/ED/79. So count allocation as NIL; Count GH/ED/79 as NIL. Count all Axmi_22 as 75 dws		
Total site size	4.32		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	1.72		
Net developable area (ha)	1.38		
1. Calculated yield dwellings (HELAA Methodology)	Min 43	Mid 49	Max 55
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	1.72		
Employment land – potential yield (Ha)	0.00		

SITE POTENTIAL	The gross site area could deliver an average of 49 dwellings or 1.72 ha employment, subject to the constraints highlighted above. The site adjoins other sites submitted in the HELAA. POST GESP HELAA: - Submitter confirmed Axmi_22 is available (Axmi_22 wholly overlaps GH/ED/79.) For the trajectory count GH/ED/19 as NIL dwellings and NIL employment land.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	Yes	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

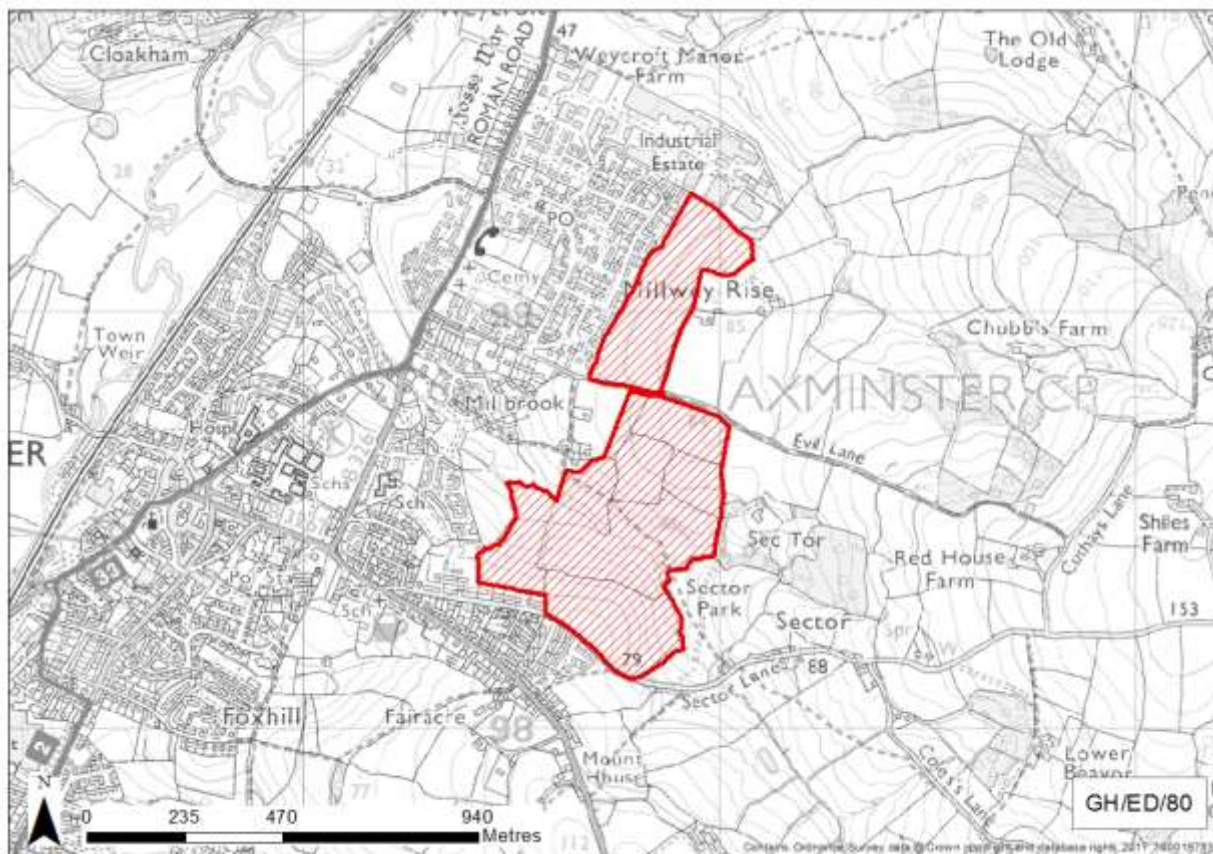
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Axminster

Reference

GH/ED/80



Site address	Prestaller Farm, Beavor Lane, Axminster
Outside Cranbrook Plan Area	Yes
Description	Two areas separated by Beavor Lane. Northern parcel is almost entirely allocated in the Local Plan for mixed-use and comprises a single roughly rectangular field bounded by hedgerows, which slopes gently upwards to the east. Southern parcel is approximately 25% allocated and comprises multiple fields to the south and north of Millbrook Dale, with both sides forming a shallow valley sloping downwards towards it. The existing allocations comprise around 13.8 ha and are not included in the gross site area.
Total site size (ha)	30.96
Submitter's proposed use	Mixed Use. Affordable homes ,Office ,Industrial / warehouse ,Retail ,Mixed use

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.8 ha of the unallocated part of the site is within Flood Zone 3. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	16.40
GDA Passes Stage A – Employment (ha)	16.40
Stage A Assessment conclusion	An area of c.16.40 ha has passed Stage A Suitability Assessment for strategic housing and employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Site bisects Beavor Lane but would most likely be accessed via the proposed Axminster North-South Relief Road or roads leading through adjoining land. Any development would be expected to contribute to the cost of the relief road. Site is approximately 750m from nearest bus route and public footpaths along Beavor and Sector Lane are poor, although improved service could be provided as part of wider development. The nearest public transport route to Exeter is via the train station some 2 km away. There is a public right of way through the centre of the southern part of the site.
Ecology	The site is within 1 km of the River Axe SAC/SSSI and a Habitat Regulations Assessment will be essential. A nutrient management plan will be essential to ensure that there is a net reduction in nitrate & phosphate input to the SAC. Development south of Evil Lane will need to incorporate a substantial ecological buffer of the Millbrook stream that flows into the River Axe SAC, but this could be part of public greenspace. There are records of otters in the stream. Development will probably result in the loss of hedgerow and ecological compensation would be required. Site is within the great crested newt consultation area. It does not include, but is immediately west of Sector Wood, a County Wildlife Site and Ancient Semi-Natural Woodland. Measures to enhance, expand, link and buffer this site should be sought.
Flood risk, water quality and drainage	Flooding: Approx. 0.1 ha of the unallocated part of the site is in floodzone 2 with a medium probability of experiencing fluvial flooding. It only has the potential to be developed for residential or economic use if the sequential and exceptions tests set out in the NPPG are adhered to. Any planning application must be accompanied by a Flood Risk Assessment. Much of the site is within the critical drainage area for Axminster. There is a need for surface water to be managed to a higher standard than normal, to ensure that any new development will

	contribute to a reduction in flood risk in line with the NPPF. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Ecological quality of the River Axe has been identified as being in poor for reasons including suspended solids and phosphates. There is a target to achieve good quality by 2027. Assumption would be that this site would have a mains connection and be served by Axminster (Kilminster) STW. Would require confirmation that capacity exists without detriment to current situation via either the STW or via CSOs on infrastructure.
Heritage and archaeology	Heritage sensitivity: medium. Potential impact on the setting of Coach House. Geophysics has identified a significant number of archaeological features and further evaluation is required.
Infrastructure	Part of the site is allocated in the Local Plan to deliver a section of the Axminster relief road, alongside a new primary school and a range of social, community and open space facilities. Additional development would require associated access and open space. Education: Additional primary capacity can be delivered at existing schools to secure a further 210 places. This is sufficient to accommodate the development currently planned in the town without the need for the school site identified. The safeguarding of this school site would allow for further development in the town. In addition to the expansion, a new school of 210 places would allow 600-800 dwellings to be accommodated in the town. The secondary school can be expanded to accommodate development.
Landscape	Landscape sensitivity: Medium-high. Site is located within the East Devon AONB 5km buffer zone and has a visual relationship with this protected landscape. Sector Wood, a County Wildlife Site, is located approximately 150 metres to the east. Site includes some mature trees.
Safety	No identified safety related constraints.
Soils and contamination	Agricultural land classification: Regional mapping indicates that the majority of site may be grade 3 and the remainder grade 4. Minerals and Waste: No constraints.
Other	Land slopes gently upwards to the east.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment

Panel's conclusions	The HELAA Panel has assessed the site as achievable alongside HELAA sites GH/ED/79 and GH/ED/81-83, although not until years 6-10 as they would essentially be extensions to existing undeveloped Local Plan allocations. The Panel also raised concerns about the current housing market in Axminster being a slow burner, particularly in view of the existing significant undeveloped allocations.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Probably achievable if

Potential capacity

Site overlap description	WHOLE overlap. 2017 site GH/ED/80 and 2021 site (resubmission) ObjectID 20401 are effectively identical. Site 20401 was not reassessed. Count 20401 as NIL. Count GH/ED/80 as 225; Count GH/ED/79 as NIL. Count Axmi_22 as 75		
Total site size	30.96		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	16.40		
Net developable area (ha)	9.84		
1. Calculated yield dwellings (HELAA Methodology)	Min 305	Mid 350	Max 394
2. Site promoter – yield (upper)	650		
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	225		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	16.40		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	The gross site area could deliver an average of 350 dwellings or 16.4 ha employment, subject to the constraints highlighted above. The site adjoins other sites submitted in the HELAA. POST GESP HELAA: - GH/ED/80 is still available but latest information is that the area for housing development is reduced. Housing: For the trajectory count GH/ED/80 as 225 dwellings Employment land. Mindful of the reduced area, for the trajectory count GH/ED/80 as NIL employment land.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	225
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Axminster

Reference

GH/ED/81



Site address	Land east of Axminster - Site 2
Outside Cranbrook Plan Area	Yes
Description	Site comprises three roughly rectangular agricultural fields with hedged boundaries, with Prestaller Farm located in the centre. Forms the north-eastern part of the mixed-use allocation in the East Devon Local Plan. Gently sloping upwards to the east and downwards to the north, where it borders a floodplain to a tributary of the river Axe. Approximately 2.6 ha of the site allocated and is removed from the gross site area. Currently has poor access and is therefore reliant on neighbouring allocated sites coming forward.
Total site size (ha)	12.30
Submitter's proposed use	Mixed Use (850 dws - appears to be the combined capacity of the 3 sites submitted by the housebuilder)

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes

Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approximately 0.3 ha of the site is within Flood Zone 3. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	9.40
GDA Passes Stage A – Employment (ha)	9.40
Stage A Assessment conclusion	An area of c.9.40 ha has passed Stage A Suitability Assessment for strategic housing and employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	This site is close to the proposed route of the Axminster North-South Relief Road and should be accessible from that route. Any development would be expected to contribute to the cost of the relief road. Beavor Lane could offer pedestrian and cycle connection to the town centre. Site is approximately 750m from nearest bus route and public footpaths along Beavor Lane are poor, although improved service could be provided as part of wider development. The nearest public transport route to Exeter is via the train station some 2 km away.
Ecology	The site is within 1 km of the River Axe SAC/SSSI and a Habitat Regulations Assessment will be essential. A nutrient management plan will be essential to ensure that there is a net reduction in nitrate & phosphate input to the SAC. Development will need to incorporate a substantial ecological buffer of the stream that flows into the River Axe SAC, but this could be part of public greenspace. Development will probably result in the loss of hedgerow and ecological compensation will be required. The site is within the great crested newt consultation area, but there do not appear to be any ponds on the 2010 aerial image. The development does not include, but is immediately west of Chubb's Farm, a County Wildlife Site. Measures to enhance, expand, link and buffer this site should be sought.
Flood risk, water quality and drainage	Flooding: In addition to the area within floodzone 3, the site borders a section of floodzone 2 relating to a tributary of the River Axe to the north. Land in floodzone 2 has a medium probability of experiencing fluvial flooding and only has the potential to be developed for residential or economic use if the sequential and exceptions tests set out in the NPPG are adhered to. Any planning application must be accompanied by a Flood Risk Assessment. A small section of the site in the south is located in the Axminster critical drainage area. There is a need for surface water to be managed to a higher standard than normal, to ensure that any new development will contribute to a reduction in flood risk in line with the NPPF. Any development must be

	accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Ecological quality of the River Axe has been identified as being in poor for reasons including suspended solids and phosphates. There is a target to achieve good quality by 2027. Assumption would be that this site would have a mains connection and be served by Axminster (Kilminster) STW. Would require confirmation that capacity exists without detriment to current situation via either the STW or via CSOs on infrastructure.
Heritage and archaeology	Heritage sensitivity: medium-low. Potential impact on the setting of Coach House. Undesignated features include Catch Meadow, with potential for prehistoric archaeology.
Infrastructure	Part of the site is allocated in the Local Plan to deliver a section of the Axminster relief road, alongside a new primary school and a range of social, community and open space facilities. Education: Additional development would require associated access and open space. Additional primary capacity can be delivered at existing schools to secure a further 210 places. This is sufficient to accommodate the development currently planned in the town without the need for the school site identified. The safeguarding of this school site would allow for further development in the town. In addition to the expansion, a new school of 210 places would allow 600-800 dwellings to be accommodated in the town. The secondary school can be expanded to accommodate development.
Landscape	Landscape sensitivity: medium-high. Site is located within the East Devon AONB 5km buffer zone and has a visual relationship with this protected landscape. Site includes some mature trees.
Safety	A row of overhead utility lines run through the site from south to north.
Soils and contamination	Agricultural land classification: Regional mapping indicates that the majority of site may be grade 3 and the remainder grade 4. Minerals and Waste: No constraints.
Other	Topography: Land gently slopes upwards to the east and downwards to the north.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment

Panel's conclusions	The HELAA Panel has assessed the site as achievable alongside HELAA sites GH/ED/79-80 and GH/ED/82-83, although not until years 6-10 as they would essentially be extensions to existing undeveloped Local Plan allocations. The Panel also raised concerns about the current housing market in Axminster being a slow burner, particularly in view of the existing significant undeveloped allocations.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Probably achievable if

Potential capacity

Site overlap description	PARTIAL overlap with Local Plan allocation. Forms NE corner of allocation for mixed use. Discount 2.6 Ha.

Total site size	12.30		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	9.40		
Net developable area (ha)	5.64		
1. Calculated yield dwellings (HELAA Methodology)	Min 174	Mid 199	Max 223
2. Site promoter – yield (upper)			
3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	199		
EMPLOYMENT CAPACITY			
Gross development area – Passes Stage B Employment (Ha)	9.40		
Employment land – potential yield (Ha)	4.00		
SITE POTENTIAL	The gross site area could deliver an average of 199 dwellings (net), or up to 9.4 ha employment land, subject to the constraints highlighted above. The site adjoins other sites submitted in the HELAA. POST GESP HELAA: - GH/ED/81 is still available. Housing: For the trajectory continue to count site as 199 dwellings Employment land. Count GH/ED/81 as 4 hectares of employment land - but discount this from the trajectory the 4 hectares (estimated) is currently part of the local plan allocation.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	199
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

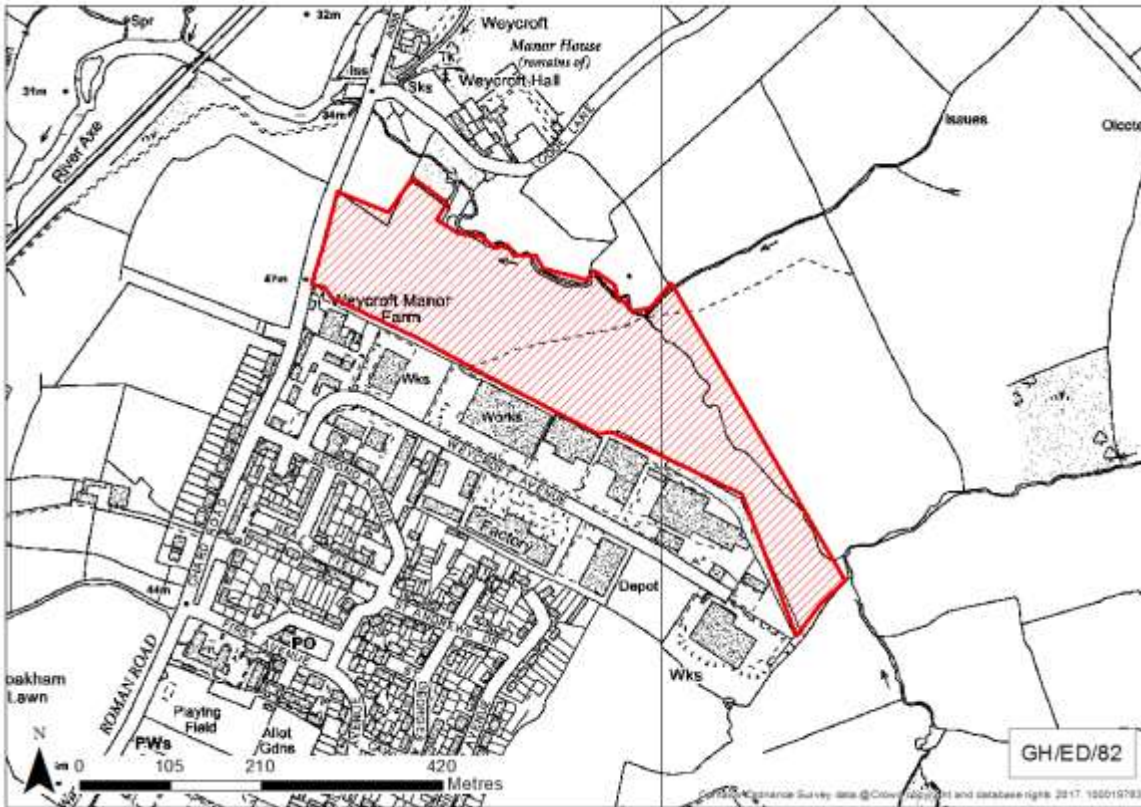
Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)

No	Yes	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	2.00
Developable 1/4/2032 to 31/3/2037	2.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Axminster	Reference	GH/ED/82



Site address	Land east of Axminster - Site 3
Outside Cranbrook Plan Area	Yes
Description	Long, thin field with hedged boundary to the north of Axminster, forming the northern part of a mixed-use allocation in the East Devon Local Plan. Site gently slopes down northwards to where it borders and, in places includes, a floodplain to a tributary of the river Axe. Borders Millway Rise Industrial Estate to the south and adjoins Chard Road to the east. Approximately 3.59 ha of site is allocated and this area is excluded from the gross site area.
Total site size (ha)	8.87
Submitter's proposed use	Mixed use (850 dws - appears to be the combined capacity of the 3 sites submitted by the housebuilder)

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.

Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approximately 0.76 ha of the unallocated part of the site, along its northern boundary, is within Flood Zone 3. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	4.52
GDA Passes Stage A – Employment (ha)	4.52
Stage A Assessment conclusion	An area of c.4.52 ha has passed Stage A Suitability Assessment for strategic housing and employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	Site is on the proposed route of the Axminster North-South Relief Road and should be accessible for vehicular traffic from that route. Any development would be expected to contribute to the cost of the relief road. Site is 100m from bus stop to Taunton and other nearby settlements. The nearest public transport route to Exeter is via the train station some 2 km away. Safe pedestrian routes via dedicated walkway into Axminster town centre. A public right of way runs through the centre of the site.
Ecology	Site is within 100m of the River Axe SAC/SSSI and a Habitat Regulations Assessment will be essential. A nutrient management plan will be essential to ensure that there is a net reduction in nitrate & phosphate input to the SAC. Development might be possible with adequate buffering of the stream feeding into the SAC, which is in the floodzone anyway. The site itself appears to be arable and probably of low biodiversity value, except for the tree-lined stream forming the northern boundary. Within 5km GCN consultation zone.
Flood risk, water quality and drainage	Flooding: In addition to the area within floodzone 3, a section of the northern part of the site is in flood zones 2. Land in floodzone 2 has a medium probability of experiencing fluvial flooding and only has the potential to be developed for residential or economic use if the sequential and exceptions tests set out in the NPPG are adhered to. Any planning application must be accompanied by a Flood Risk Assessment. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: River Axe has been identified as being of poor ecological water quality for reasons including suspended solids and phosphates. There is a target to achieve good quality by 2027. Assumption would be that this site would have a mains connection and be served by Axminster (Kilmington) STW. Would require confirmation that capacity exists without detriment to current situation, via either the STW or via CSOs on infrastructure.

Heritage and archaeology	Heritage sensitivity: high. Impact on the setting of listed Weycroft Bridge, Manor & Hall. Undesignated features include roman road and medieval millpond. Further assessment would be required.
Infrastructure	Part of the site is allocated in the Local Plan to deliver a section of the Axminster relief road, alongside a new primary school and a range of social, community and open space facilities. Additional development would require associated access and open space. Education: Additional primary capacity can be delivered at existing schools to secure a further 210 places. This is sufficient to accommodate the development currently planned in the town without the need for the school site identified. The safeguarding of this school site would allow for further development in the town. In addition to the expansion, a new school of 210 places would allow 600-800 dwellings to be accommodated in the town. The secondary school can be expanded to accommodate development.
Landscape	Landscape sensitivity: High. Site is located within the East Devon AONB 5km buffer zone and is highly likely to have a visual relationship with this protected landscape. The site is likely to form part of the setting of nearby listed buildings. Open agricultural field with trees and hedgerows along its boundaries
Safety	No identified safety related constraints.
Soils and contamination	Agricultural land classification: Regional mapping indicates that the majority of site may be grade 4, with the remainder being grade 3. Minerals and Waste: No constraints.
Other	Topography: Land gently slopes down northwards.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable alongside HELAA sites GH/ED/79-81 and GH/ED/83, although not until years 6-10 as they would essentially be extensions to existing undeveloped Local Plan allocations. The Panel also raised concerns about the current housing market in Axminster being a slow burner, particularly in view of the existing significant undeveloped allocations.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Probably achievable if

Potential capacity			
Site overlap description	PARTIAL overlap. 3.59 ha of the site is the northern part of a mixed-use allocation. Discount the 3.59 Ha as well as 0.76 Ha for FZ3.		
Total site size	8.87		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	4.52		
Net developable area (ha)	2.71		
1. Calculated yield dwellings (HELAA Methodology)	Min 84	Mid 97	Max 109
2. Site promoter – yield (upper)			
3. Net Housing potential yield	97		

(ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	
EMPLOYMENT CAPACITY	
Gross development area – Passes Stage B Employment (Ha)	4.52
Employment land – potential yield (Ha)	4.00
SITE POTENTIAL	The gross site area could deliver an average of 97 dwellings, or up to 4.52 ha employment land, subject to the constraints set out above. The site adjoins other sites submitted in the HELAA. POST GESPP HELAA: - GH/ED/82 is still available Housing: For the trajectory continue to count site as 97 dwellings Employment land. Count GH/ED/82 as 4 hectares of employment land - but discount this from the trajectory the 4 hectares (estimated) is currently part of the local plan allocation.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	97
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	Yes	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	2.00

Developable 1/4/2032 to 31/3/2037	2.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

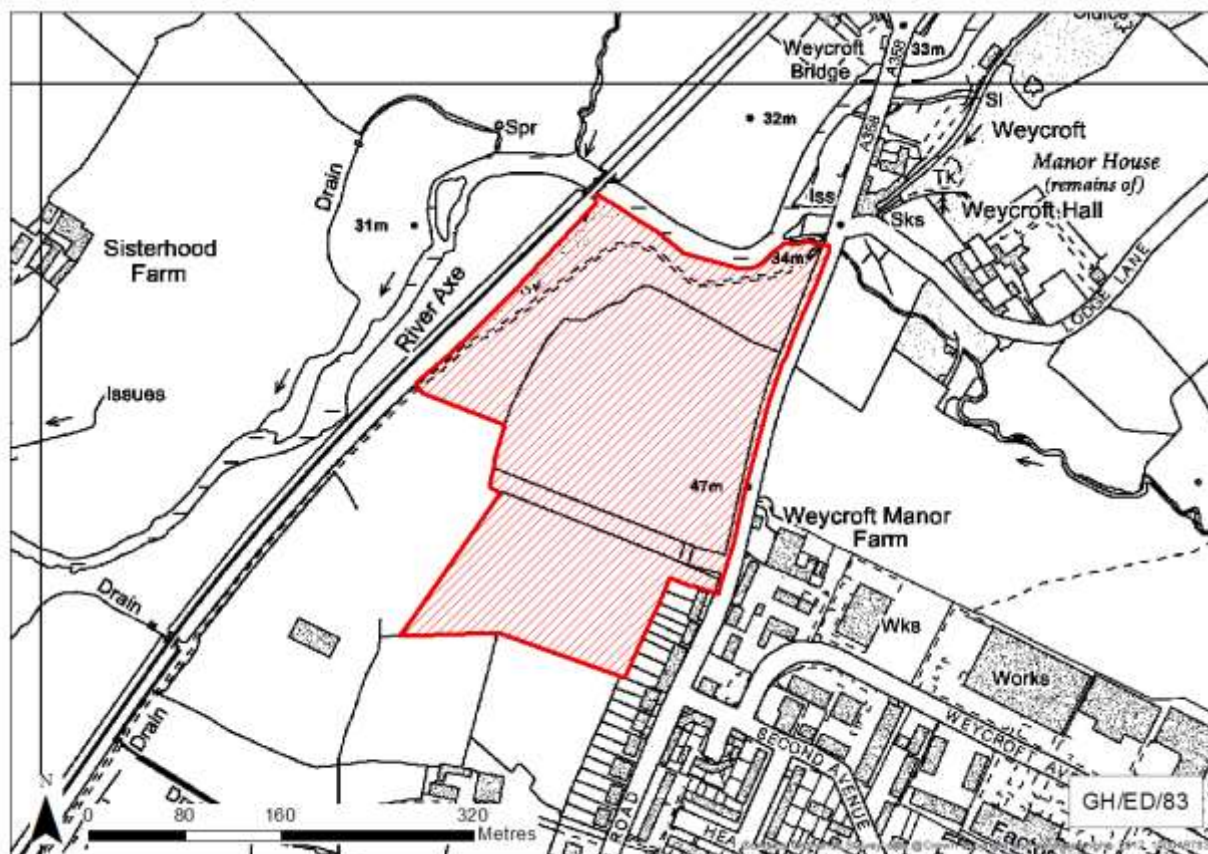
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Axminster

Reference

GH/ED/83



Site address	Land at Chard Road, Axminster
Outside Cranbrook Plan Area	Yes
Description	Roughly rectangular site comprising active agricultural land, with hedged boundaries. Lies the north of significant new development at Cloakham Lawns. Gently slopes down northwards, to a section of the floodplain of the River Axe. Access from the Chard Road, which borders the eastern side of the site.
Total site size (ha)	7.94
Submitter's proposed use	Homes for sale ,Affordable homes 160-215

Availability assessment

Site promoter's availability comments	The next 5 years
2022 Availability - Confirmation	Available
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	N/A. See paragraph 6.3 of the main HELAA Report.
Does the site avoid the major biodiversity designations?	No issues that would rule out site at Stage A.

Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approximately 0.3 ha of the site is within Flood Zone 3. A precautionary approach will be taken whereby it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	6.60
GDA Passes Stage A – Employment (ha)	6.60
Stage A Assessment conclusion	An area of approximately 6.6 ha has passed Stage A Suitability Assessment for strategic housing and employment development.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Access	This site is bisected by a private road that leads to Axminster Town Football Club, which could be used for vehicular access. Possible vehicular access to the site could also be gained from the proposed junction (roundabout) on Chard Road of the proposed Axminster North-South Relief Road. If this was the case, any development would be expected to contribute to the cost of the junction. There is an existing cycle route, Route 33, which runs through the site near to the western and northern boundaries. 100m from bus stop, with a service every hour and half to Taunton and other nearby settlements. The nearest public transport route to Exeter is via the train station some 2 km away. Safe pedestrian routes via dedicated walkway into Axminster town centre. A public right of way runs through the north of the site, adjacent to the railway line.
Ecology	The site is immediately adjacent to the River Axe SAC/SSSI and a Habitat Regulations Assessment will be essential. A nutrient management plan will be essential to ensure that there is a net reduction in nitrate & phosphate input to the SAC. Development might be possible if the fields adjoining the river are enhanced to form an ecological buffer. Within 5km GCN consultation zone.
Flood risk, water quality and drainage	Flooding: In addition to the area within floodzone 3, part of the northern section of the site (about 1.0 Ha) is in floodzone 2. Land in floodzone 2 has a medium probability of experiencing fluvial flooding and only has the potential to be developed for residential or economic use if the sequential and exceptions tests set out in the NPPG are adhered to. Any planning application must be accompanied by a Flood Risk Assessment. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: River Axe has been identified as being of poor ecological water quality for reasons including suspended solids and phosphates. There is a target to achieve good quality by 2027. Assumption would be that this site would have a mains connection and be served by Axminster (Kilmington) STW. Would require confirmation that capacity exists

	without detriment to current situation, via either the STW or via CSOs on infrastructure.
Heritage and archaeology	Heritage sensitivity: high. Potential impact on the setting of listed Weycroft Bridge, Mill, Manor & Hall. Undesignated features include part of Taunton Stop Line, identified as being of national importance. Also Fosse Way Roman Road.
Infrastructure	Education: Additional primary capacity can be delivered at existing schools to secure a further 210 places. This is sufficient to accommodate the development currently planned in the town without the need for the school site identified. The safeguarding of this school site would allow for further development in the town. In addition to the expansion, a new school of 210 places would allow 600-800 dwellings to be accommodated in the town. The secondary school can be expanded to accommodate development.
Landscape	Landscape sensitivity: high. Site is located within the East Devon AONB 5km buffer zone and is highly likely to have a visual relationship with this protected landscape. The site is likely to form part of the setting of nearby listed buildings. Open agricultural field with trees and hedgerows along its boundaries.
Safety	Some possible air quality issues from the A358 running adjacent to the site.
Soils and contamination	Agricultural land classification: Regional mapping indicates that the majority of site may be grade 4 and the remainder grade 3. Minerals and Waste: No constraints.
Other	Topography: Land is predominantly flat.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes

Achievability assessment	
Panel's conclusions	The HELAA Panel has assessed the site as achievable alongside HELAA sites GH/ED/79-82, although not until years 6-10 as they would essentially be extensions to existing undeveloped Local Plan allocations. The Panel also raised concerns about the current housing market in Axminster being a slow burner, particularly in view of the existing significant undeveloped allocations
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Probably achievable if

Potential capacity			
Site overlap description	WHOLE overlap. 2017 site GH/ED/83 and the 2021 resubmission site ObjectID 18403 are effectively identical. Count site 18403 as NIL. Count all of GH/ED/83.		
Total site size	7.94		
HOUSING CAPACITY			
Gross development area – Passes Stage B Housing	6.60		
Net developable area (ha)	3.96		
1. Calculated yield dwellings (HELAA Methodology)	Min 123	Mid 141	Max 158
2. Site promoter – yield (upper)	215		

3. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage(methodology) is applied to 4, to calculate the net supply count for the trajectory</i>	141
EMPLOYMENT CAPACITY	
Gross development area – Passes Stage B Employment (Ha)	6.60
Employment land – potential yield (Ha)	0.00
SITE POTENTIAL	The gross site area could deliver an average of 141 dwellings, or up to 6.6 ha of employment land, subject to the constraints set out above. The site adjoins other sites submitted in the HELAA. POST GESP HELAA: - GH/ED/83 is still available but latest information is that the area for housing development is reduced. Housing: For the trajectory continue to count site as 141 dwellings Employment land. Site not available for employment. For the trajectory count GH/ED/83 as NIL hectares.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	141
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	Yes	Probably achievable if

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00

Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00