

APPENDIX F (ii)

SITES SUBMITTED IN REPONSE TO THE CALL FOR SITES IN 2021 (ALL SITES) AND 2017 (NON-STRATEGIC SITES)

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EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

All Saints

Reference

Alls_01



Site address

Land lying to the south of Knights Lane, All Saints, Axminster (Gated access between the properties of Pendle and Spindlewood), EX13 7LS

Outside Cranbrook Plan Area

Yes

Description

Greenfield site comprising two fields on land south of Knights Lane, with road frontage on Knights Lane accessed by a narrow track. Level. Public footpath bisects them, within AONB. Adjacent to small group of dwellings detached from the main village of All Saints. Agricultural land to west. Dwelling to south and cricket ground to SE.

Total site size (ha)

1.30

Submitter development type

Affordable homes ,Custom and self-build homes ,Mixed use (1 to 10 (would depend on type of development)).

Availability assessment

Call for site : site type

Original (ie 2017 site submission not resubmitted)

Existing (ie 2017 site resubmitted in 2021)

New (ie 2021 submission)

Existing

Site promoter's availability comments

Within the next 5 years

Submission year

2021

2017 Site -2022 confirmation of availability

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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.30
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.30
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.3 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities but over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	Site is not located within any known area of biodiversity interest
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site immediately adjoins grade 2 listed Church and School
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Within AONB
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Outside of flood zones. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	The sites near village. The available capacity at All Saints primary school is judged in conjunction with the 2 schools within Axminster - St Mary's and Axminster Primary. Development within the village would have the effect of pushing back children to the 2 schools within the town. There are proposals to extend the capacity of the 2 Axminster schools to provide capacity for development already allocated in the local plan. Depending on the levels of additional development proposed in Axminster there could be a need for additional primary capacity and it would be difficult to extend the existing schools further. Axe Valley has capacity to support some additional development. Transport costs for secondary would apply.
DCC Highways comments	Existing access via P/Footpath, not suitable for vehicles NO
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable due to access constraints
Site Achievable for Housing	Probably unachievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	EO43
Site overlap description	2021 site (Alls_01) is eastern part of 2017 site (ObjectID 34005). The western part of the 2017 site was not resubmitted. Count all 2021 site Alls_01. Count residue of eastern part of Site 34005 as NIL.
Total site size	1.30

HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.30		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	1.04		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 21	Mid 26	Max 31
2. Site promoter – yield (upper)	10		
3. Lower of 1. (Mid) yield and 2. yield	10		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	1.30		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL			
Of the 1.3 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.3 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 26 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 26 dwellings. However HELAA Panel concluded the site is Probably unachievable. Therefore the net capacity of the site excluding overlaps is NIL dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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 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

All Saints

Reference

Alls_02



Site address	Land At Smallridge, Axminster, Devon, EX13 7JJ
Outside Cranbrook Plan Area	Yes
Description	Small greenfield site to the west of Smallridge Road, located west of the hamlet of Smallridge. Housing to the east on the opposite site of Smallridge Road, and largely surrounded by agricultural land to the west, north and south.
Total site size (ha)	0.13
Submitter development type	Affordable homes (Suitable for residential infill as a rural exception site capable of up to three dwellings it is located within the residential area of the settlement of Smallridge. Formerly part of an extensive scrap yard which has been cleared by the present owner, the site is a relatively level self-contained area of brownfield land.)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	
Submission year	2021
2017 Site -2022 confirmation of availability	
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	No
Does the site meet the minimum size threshold for employment?	No
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Discounted at Stage A – Housing (ha)	0.13
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.13
Stage A Assessment conclusion	This site has not passed the Stage A Suitability Assessment for housing or for employment due to the site size being below the size threshold.
Does site pass Stage A Assessment - Housing	No
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	
For Housing - Will the site have an unacceptable impact on biodiversity?	
For Employment - Will the site have an unacceptable impact on biodiversity?	
Heritage commentary	
For Housing - Will the site have an unacceptable impact on heritage?	
For Employment - Will the site have an unacceptable impact on heritage?	
Landscape commentary	

For Housing - Will the site have an unacceptable impact on landscape?	
For Employment - Will the site have an unacceptable impact on landscape?	
Flooding/land/resources commentary	
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	
Safety	
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	No
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	
DCC Highways comments	
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	0.13		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.10		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	1.00		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30

1. Calculated yield (HELAA Methodology)	Min	Mid 3	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.10		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Site available for housing but has not passed Stage A Suitability Assessment for housing or employment for HELAA. Housing: Therefore site potential is NIL dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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	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	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

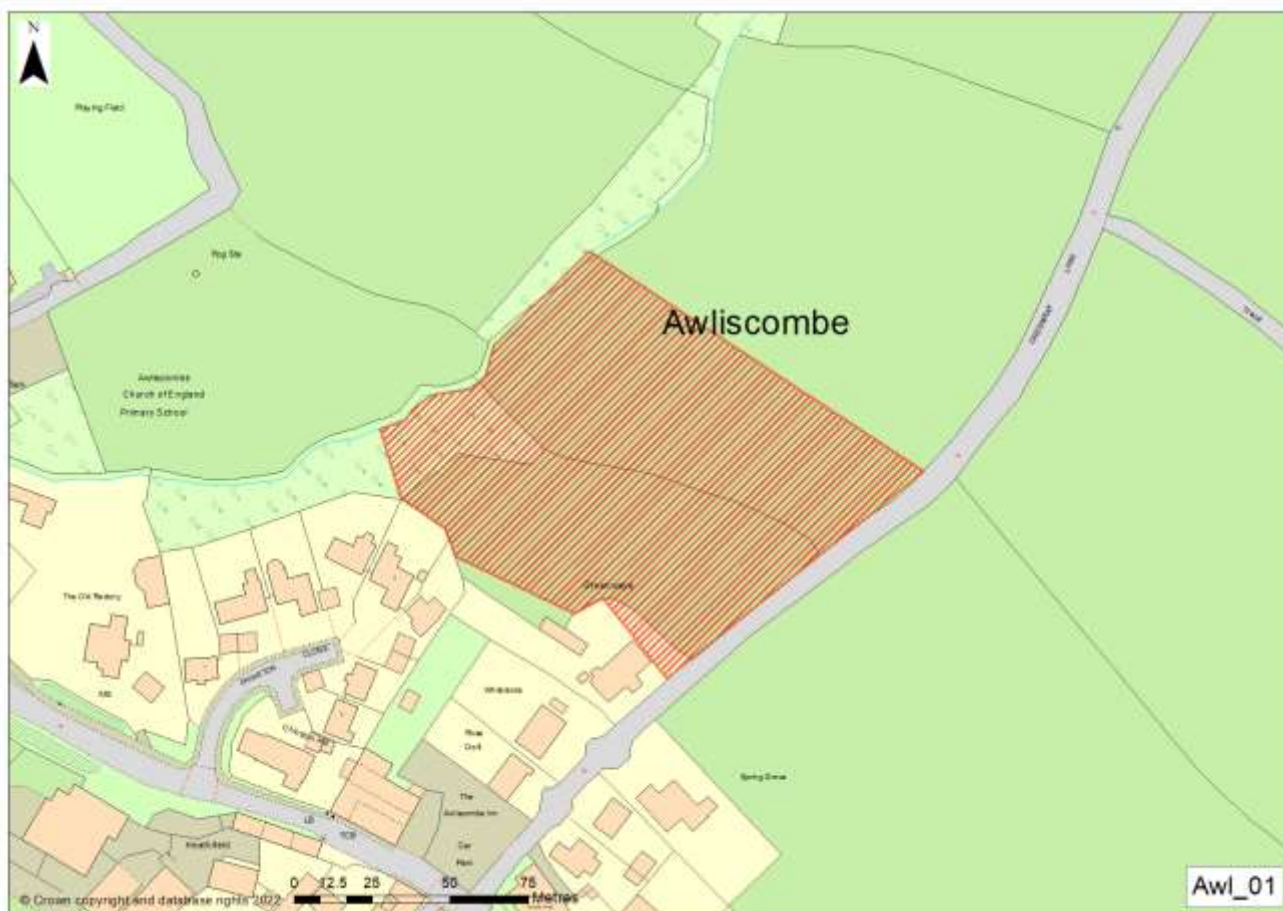
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Awliscombe

Reference

Awl_01



Site address	Land adjacent to Greenways, Greenway Lane, Awliscombe, EX14
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising two fields and a paddock, slightly sloped, immediately to the north of housing in Awliscombe. Northern section of the site is within the AONB. Greenway Lane abuts the site's eastern boundary.
Total site size (ha)	1.21
Submitter development type	Dwellings (12 Dwellings)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	No response received
Site available for Housing	Yes 2017
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.1 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.1ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.11
GDA Discounted at Stage A – Housing (ha)	0.10
GDA Passes Stage A – Employment (ha)	1.11
GDA Discounted at Stage A – Employment (ha)	0.10
Stage A Assessment conclusion	An area of approximately 1.11 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities but over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	Site is not located within any known area of biodiversity interest but is in the Blackdown Hills ESA
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade 1 and 2 buildings within 150m
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Part (approx half of site) within AONB
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Around 1/4 of site liable to flood. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	In close proximity to the primary school which has some capacity to support development. Transport costs for secondary would apply. Additional secondary capacity required.
DCC Highways comments	Access from Greenways Lane OK (app 19/0101/FUL, 5 units)
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	Note: since the evidence for this site's HELAA analysis was gathered, planning application for 5 dwellings - 19/0101/FUL was granted on 25 March 2022. The net count should be for 7 dwellings- but has not yet been reduced from 12.
Total site size	1.21
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.10
Gross development area – Passes Stage B Housing	1.11

Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.89		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 18	Mid 22	Max 27
2. Site promoter – yield (upper)	12		
3. Lower of 1. (Mid) yield and 2. yield	12		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	12		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	1.20		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.21 ha site, approximately 0.1 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.11 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 22 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 12 dwellings. Site suitable, available Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 12 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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 2017	Yes	Probably achievable

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		12
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

Awliscombe

Reference

Awl_02



Site address	The Oaks, Awliscombe, Honiton, Devon, EX14 3PH
Outside Cranbrook Plan Area	Yes
Description	Triangular greenfield site bisecting two fields adjacent to a house, to the west of Weston Lane, to the south of the housing on the south eastern edge of the village of Awliscombe. Largely surrounded by agricultural land to the east, south and west. Caravan site (Marles Farm) to the west,
Total site size (ha)	0.32
Submitter development type	Dwellings (5)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	No response received
Site available for Housing	Yes 2017
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.32
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.32
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.32 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any known area of biodiversity interest
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade 1 building within 500m and Grade 2 within 150m
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Outside these designations
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No

Flooding/land/resources commentary	Outside of flood zones. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	The primary school has some capacity to support development. A safe walking route would be required. Transport costs for secondary would apply. Additional Secondary capacity required.
DCC Highways comments	Access possible from Weston Lane OK
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	GESP HELAA		
Site overlap description	No overlap		
Total site size	0.32		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.32		
Gross to net area conversion factor applied %	1.00		
Net developable area (ha)	0.32		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 6	Mid 8	Max 10
2. Site promoter – yield (upper)	5		

3. Lower of 1. (Mid) yield and 2. yield	5
4. Percentage of site to count– housing	100
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	5
EMPLOYMENT CAPACITY	
Land discounted Stage A and Stage B – Employment (Ha)	0.00
Gross development area – Passes Stage B Employment (Ha)	0.32
Percentage of site to count – employment	0
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00
SITE POTENTIAL	Of the 0.32 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.32 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 8 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 5 dwellings. Site suitable, available Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 5 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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 2017	Yes	Probably achievable

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	Yes	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	Awliscombe	Reference	Awl_03



Site address	Land at Church Hill, Awliscombe, Devon, EX14 3GB, EX14 3GB
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising pair of fields forming an 'L' shaped site to the north of the village. The larger, rectangular northern field is within the AONB. The SE boundary is liable to flood. Site lies to the north east of housing on the north east edge of the village of Awliscombe. Largely surrounded by agricultural land to the east. The lane of Church Hill abuts the site's western boundary. Playing fields to the west of Church Hill.
Total site size (ha)	2.63
Submitter development type	Custom and self-build homes (The site extends to 6.45 acres, the situation of this land lends itself to a bespoke development of 15-25 residential houses, in-keeping with the character of the rest of Awliscombe. Low carbon, high energy efficiency homes)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Later than 15 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.1 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.1ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.53
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.53
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.53 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities but over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	Site is not located within any known area of biodiversity interest
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade 1 and 2 buildings within 20m
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Approx 2/3 of site within AONB
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Small band of floodplain along boundary. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	In close proximity to the primary school which has some capacity to support development. Transport costs for secondary would apply. Additional secondary capacity required.
DCC Highways comments	Large redundant car park area suitable for a wide access with visibility, possible secondary access for emergency/ cycle/peds onto Greenway Lane. Possible footway required along Church Lane, particularly with adjacent school.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	2.63
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.10		
Gross development area – Passes Stage B Housing	2.53		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.52		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 30	Mid 38	Max 46
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	38		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	38		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	2.63		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 2.63 ha site, approximately 0.1 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 2.53 ha for housing (NIL for employment). Housing Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 38 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 38 dwellings. Site suitable available Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 38 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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	38
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

Awliscombe

Reference

Awl_04



Site address	land on the south and west side Hillcrest, Awliscombe, Honiton, EX14 3NU
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising large field located between two groups of housing. Located east of Weston Road, detached from the SE edge of the main part of Awliscombe village. Small detached group of dwellings to the east. Otherwise largely surrounded by agricultural land to the north and south. Footpath along road front.
Total site size (ha)	3.49
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Mixed use (Up to 20 dwellings, in addition to local facilities and open space.)

Availability assessment

Call for site : site type	New
Original (ie 2017 site submission not resubmitted)	
Existing (ie 2017 site resubmitted in 2021)	
New (ie 2021 submission)	
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	3.49
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	3.49
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 3.49 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any known area of biodiversity interest
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade 2 listed building under 300m away
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Outside AONB
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Small band of floodplain along boundary. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	The primary school has some capacity to support development. A safe walking route would be required. Transport costs for secondary would apply. Additional Secondary capacity required.
DCC Highways comments	Site was under previous application 19/0483/MOUT, which was withdrawn. Visibility and wide access obtainable, speed control/village entry measure possibly required.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	3.49
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	3.49
Gross to net area conversion factor applied %	0.60

Net developable area (ha)	2.09		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 42	Mid 52	Max 63
2. Site promoter – yield (upper)	20		
3. Lower of 1. (Mid) yield and 2. yield	20		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	3.49		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 3.49 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 3.49 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 52 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 20 dwellings. Site suitable, available Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 20 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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	Yes	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

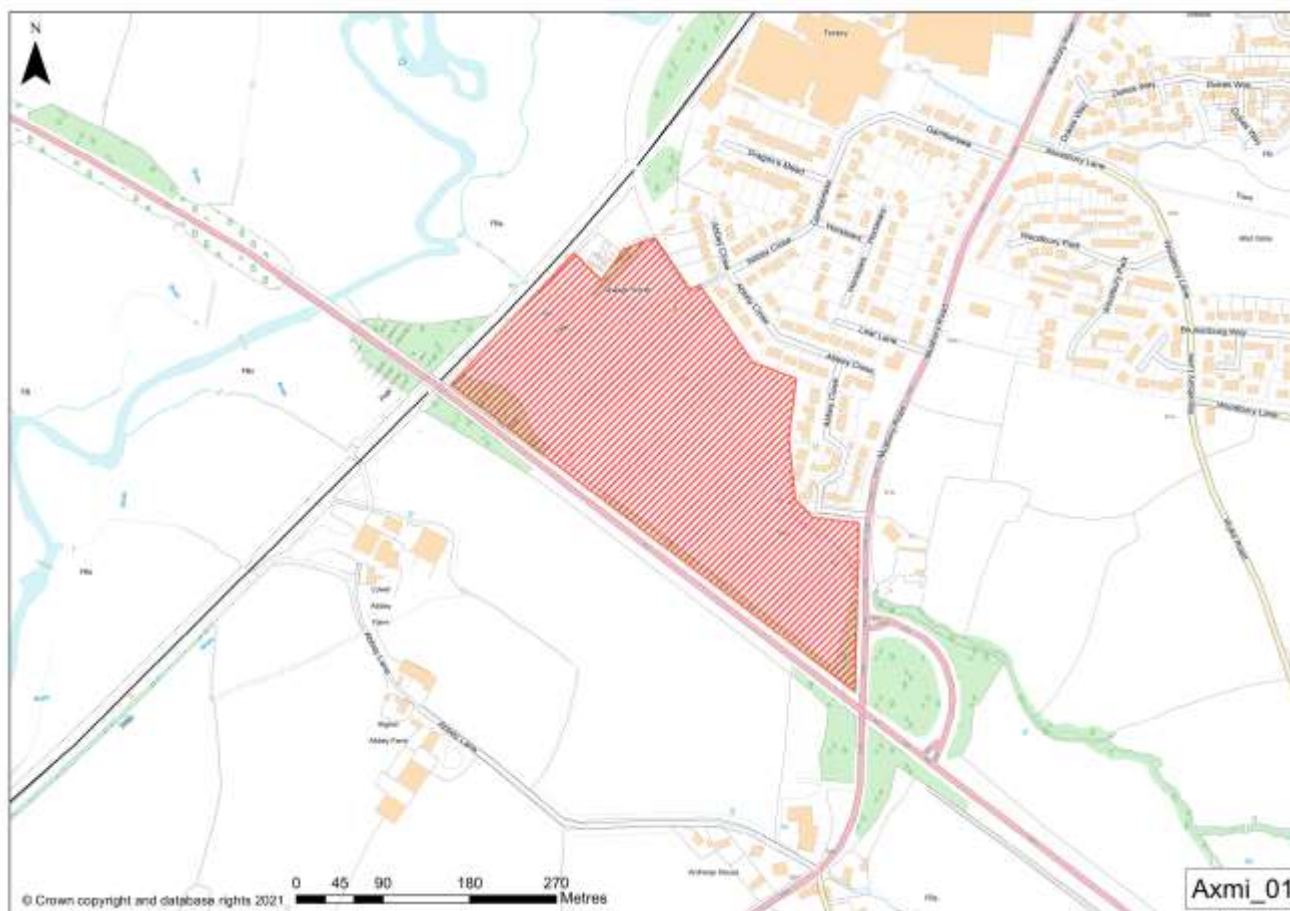
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Axminster

Reference

Axmi_01



Site address	Land off Musbury Road, Axminster, Devon
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising fairly flat fields north of the A35 Trunk Road, east of the railway line and abutting the SW edge of the town of Axminster. Musbury Road abuts the eastern boundary. Largely surrounded by agricultural land to the south and east. Sewage Works abut the site's NW boundary.
Total site size (ha)	8.79
Submitter development type	Dwellings (180 Dwellings) - no other uses indicated. Confirmed available for development at Jan 2022 presentation to Strategic Planning Committee. Note - presenter indicated uses for industrial with the possibility of some houses or even no houses. HELAA assessed for housing at original 180 dwellings.

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	2022 SPC presentation
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 3.26 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 3.26ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	5.53
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	5.53
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 5.53 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	close proximity to River Axe SSSI could affect development potential. Within River Axe nutrient management zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	Although close to SAM, it is separated by the A35 Trunk Road

For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	most of site is within the East Devon AONB
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Flood zone 3 bisects the site and yield has been reduced, but it may be necessary to further reduce the yield to reflect isolation of the southern part of the site from road access by both the floodplain and the A35 Trunk Road and also it's AONB location. Grade 3 strategic ALC
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant land proposed when combined. There is a proposal to extend the capacity of the 2 Axminster primary schools to provide capacity for development already allocated within the local plan. Depending on the level of additional development proposed in Axminster there could be the need for an additional primary capacity and it would be difficult to extend the existing schools further. Axe Valley has secondary capacity to support some additional development. Potential issues for sites outside of the immediate town in respect of home to school transport for primary, statutory walking distance less than 2 miles 'SAFE' walking. Medium sized development could be unsustainable as too little to generate need for new primary but too much to accommodate locally
DCC Highways comments	Access via Musbury Rd OK, poss flood issues ?
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable. Generic issue about the Nutrient Management Plan and mitigation needs to be resolved.

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	Previously allocated for employment LSE3		
Site overlap description	No overlap		
Total site size	8.79		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	3.26		
Gross development area – Passes Stage B Housing	5.53		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	3.32		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 66	Mid 83	Max 100
2. Site promoter – yield (upper)	180		
3. Lower of 1. (Mid) yield and 2. yield	83		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	83		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	3.26		
Gross development area – Passes Stage B Employment (Ha)	5.53		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 8.79 ha site, approximately 3.26 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 5.53 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 83 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 83 dwellings. Site suitable available Probably achievable for housing. To avoid double		

	counting, the net capacity of the site excluding overlaps is approximately 83 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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	83
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	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

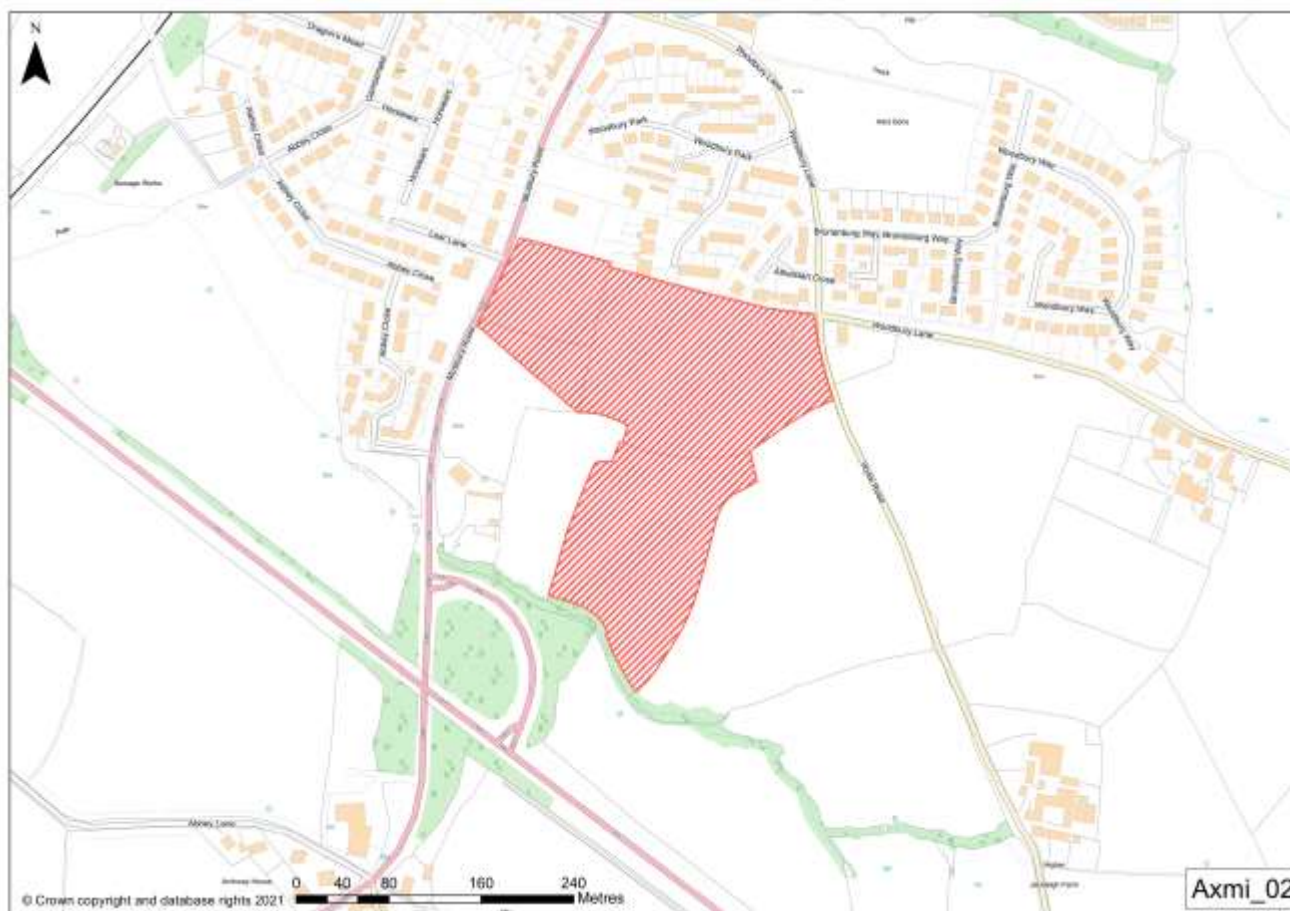
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Axminster

Reference

Axmi_02



Site address	Land North of Shoals, Musbury Road, Axminster, Devon, EX13 8TQ
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising three fields with a gentle to moderate slope down towards the west, located next to housing on the southern edge of Axminster. Bounded by Musbury Road to part of the western boundary with open countryside and largely agricultural to the south/east. Woodville Lane/Wykes Road on the eastern boundary.
Total site size (ha)	5.61
Submitter development type	Homes for sale (The submitted land is circa 1.83hectares (4.5acres) so say 50 -75 dwellings subject to site design.)

Availability assessment

Call for site : site type	Existing
Original (ie 2017 site submission not resubmitted)	
Existing (ie 2017 site resubmitted in 2021)	
New (ie 2021 submission)	
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	2022 SPC presentation
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.08 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.08ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	5.53
GDA Discounted at Stage A – Housing (ha)	0.08
GDA Passes Stage A – Employment (ha)	5.53
GDA Discounted at Stage A – Employment (ha)	0.08
Stage A Assessment conclusion	An area of approximately 5.53 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	within River Axe nutrient management zone
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	Site lies adjacent to SAM and is likely to require archaeological investigation.
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no

Landscape commentary	Site forms part of attractive countryside south of the town, but is outside of the AONB
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Small part of site along southern boundary is in Floodzones 2 and 3. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant land proposed when combined. There is a proposal to extend the capacity of the 2 Axminster primary schools to provide capacity for development already allocated within the local plan. Depending on the level of additional development proposed in Axminster there could be the need for an additional primary capacity and it would be difficult to extend the existing schools further. Axe Valley has secondary capacity to support some additional development. Potential issues for sites outside of the immediate town in respect of home to school transport for primary, statutory walking distance less than 2 miles 'SAFE' walking. Medium sized development could be unsustainable as too little to generate need for new primary but too much to accommodate locally
DCC Highways comments	Access via Musbury Rd OK, or poss via Wyke Rd OK
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable. Generic issue about the Nutrient Management Plan and mitigation needs to be resolved.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity

Planning application			
Planning Status			
Previous HELAA site ref no(s)	Not aware of one.		
Site overlap description	2017 site Axmi_02 is wholly overlain by 2021 site (ObjectID68802) . 2021 site is about twice the 2017 site area. Count all 2021 site. Count 2017 site as NIL.		
Total site size	5.61		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.08		
Gross development area – Passes Stage B Housing	5.53		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	3.32		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 66	Mid 83	Max 100
2. Site promoter – yield (upper)	75		
3. Lower of 1. (Mid) yield and 2. yield	75		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	75		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.08		
Gross development area – Passes Stage B Employment (Ha)	5.53		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 5.61 ha site, approximately 0.08 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 5.53 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 83 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 75 dwellings. Site suitable, available, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 75 dwellings.		

	Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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	75
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	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

Axmi_03



Site address	Land adjacent to Fire Station at Lyme Close, Axminster, EX13 5BA
Outside Cranbrook Plan Area	Yes
Description	Very small greenfield site adjacent to the Fire Station at Lyme Close, within the town of Axminster. Housing to the north, west and south. Agricultural land to the east.
Total site size (ha)	0.08
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people ,Mixed use (For previous investigation of potential of the site: no discussions with LPA but was submitted for previous SHLAA. Site area is 0.12ha (0.296 acres) likely to produce 5 -10 residential units.)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Existing
Site promoter's availability comments	
Submission year	2021
2017 Site -2022 confirmation of availability	
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	No
Does the site meet the minimum size threshold for employment?	No
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Discounted at Stage A – Housing (ha)	0.08
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.08
Stage A Assessment conclusion	This site has not passed the Stage A Suitability Assessment for housing or for employment due to the site size being below the size threshold.
Does site pass Stage A Assessment - Housing	No
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	
For Housing - Will the site have an unacceptable impact on biodiversity?	
For Employment - Will the site have an unacceptable impact on biodiversity?	
Heritage commentary	
For Housing - Will the site have an unacceptable impact on heritage?	
For Employment - Will the site have an unacceptable impact on heritage?	
Landscape commentary	
For Housing - Will the site have an unacceptable impact on landscape?	

For Employment - Will the site have an unacceptable impact on landscape?	
Flooding/land/resources commentary	
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	
Safety	
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	No
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Significant land proposed when combined. There is a proposal to extend the capacity of the 2 Axminster primary schools to provide capacity for development already allocated within the local plan. Depending on the level of additional development proposed in Axminster there could be the need for an additional primary capacity and it would be difficult to extend the existing schools further. Axe Valley has secondary capacity to support some additional development. Potential issues for sites outside of the immediate town in respect of home to school transport for primary, statutory walking distance less than 2 miles 'SAFE' walking. Medium sized development could be unsustainable as too little to generate need for new primary but too much to accommodate locally
DCC Highways comments	
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	AXMI-03
Site overlap description	2017 site Axmi_03 comprises 2 very small fields. The 2021 site (ObjectID 102006) is one field and its area comprises northern two thirds of 2017 site. 2017 site residue is too small possibly for 1-2 dws, and has not been resubmitted.

Total site size	0.08		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.08		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	1.00		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min	Mid	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.08		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Site available for housing but has not passed Stage A Assessment. Not suitable for housing for HELAA. Housing : Therefore site potential is NIL dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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	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	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

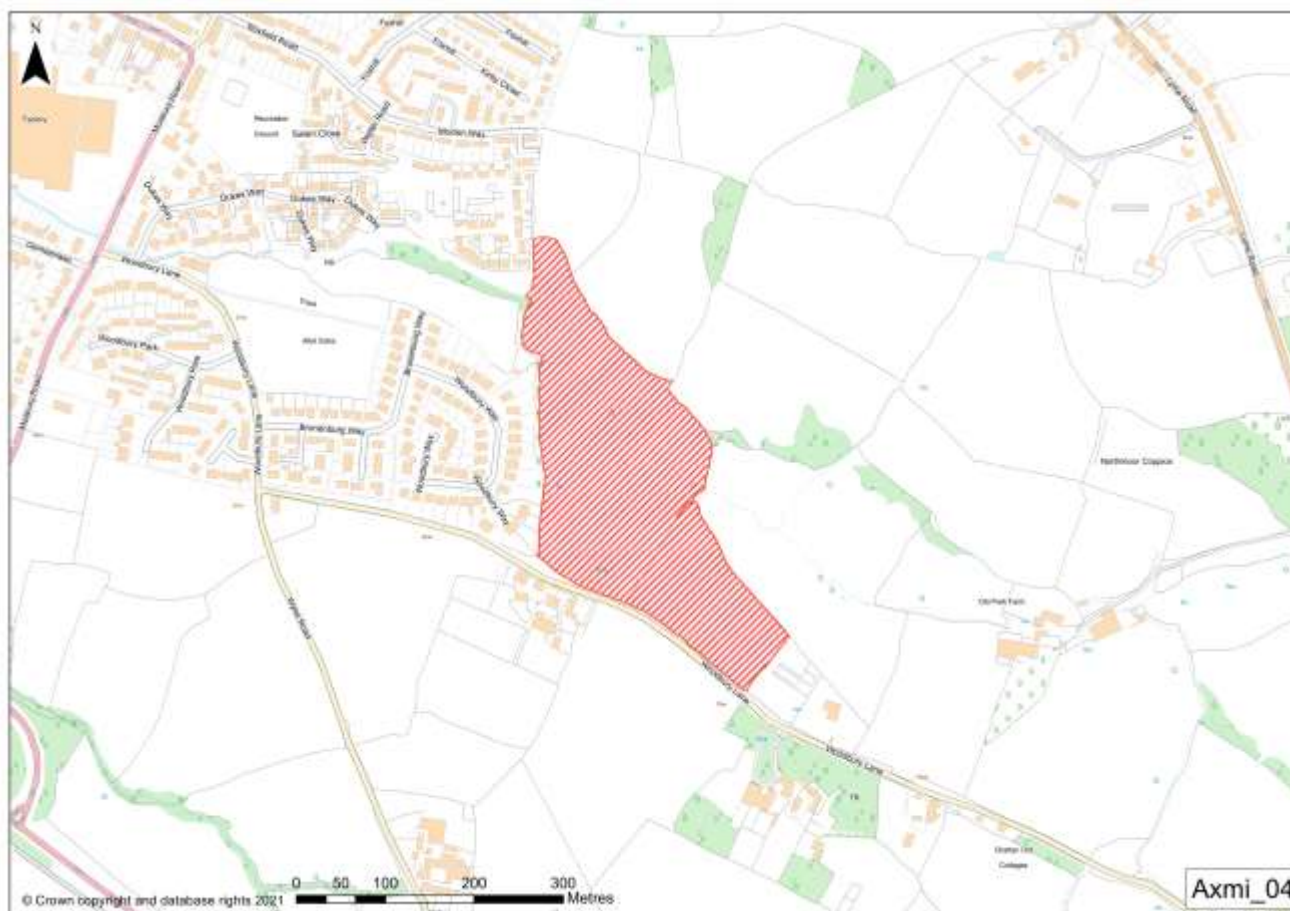
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Axminster

Reference

Axmi_04



Site address	Land at Kings Farm, Woodbury Lane, Axminster, EX13 5TL
Outside Cranbrook Plan Area	Yes
Description	Greenfield site, comprising steeply sloping fields that form part of the very attractive countryside to the east of Axminster and accessed via single track lanes. (Part of site Axmi_11). Housing to the west (Woodbury Way). Largely agricultural land to the north, south and east. Woodbury Lanes abuts the site's southern boundary.
Total site size (ha)	6.60
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people ,Purpose built student accommodation ,Office ,Industrial / warehouse ,Retail ,Hotel ,Renewable energy ,Mixed use (Number of dwellings not specified)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Existing
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.28 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.28ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	6.32
GDA Discounted at Stage A – Housing (ha)	0.28
GDA Passes Stage A – Employment (ha)	6.32
GDA Discounted at Stage A – Employment (ha)	0.28
Stage A Assessment conclusion	An area of approximately 6.32 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	within River Axe nutrient management zone
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	Site lies adjacent to SAM and is likely to require archaeological investigation.
For Housing - Will the site have an unacceptable impact on heritage?	no

For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	Steeply sloping attractive fields intersected by tree lined streams form a very attractive enclosed landscape, although outside of the AONB. Steepness of slope reduces potential yield.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Streams run through the site and the majority of the site is within Floodzone 2. Potential yield has been reduced accordingly. Strategic Agricultural Land Value 3
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant land proposed when combined. There is a proposal to extend the capacity of the 2 Axminster primary schools to provide capacity for development already allocated within the local plan. Depending on the level of additional development proposed in Axminster there could be the need for an additional primary capacity and it would be difficult to extend the existing schools further. Axe Valley has secondary capacity to support some additional development. Potential issues for sites outside of the immediate town in respect of home to school transport for primary, statutory walking distance less than 2 miles 'SAFE' walking. Medium sized development could be unsustainable as too little to generate need for new primary but too much to accommodate locally
DCC Highways comments	Access via Woodbury Lane OK
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable subject to suitable access being achieved. Generic issue about the Nutrient Management Plan and mitigation needs to be resolved.

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	N/A		
Site overlap description	2021 site Axmi_04 and 2017 site (ObjectID 58809) are effectively identical. But all of Axmi_04 lies in Axmi_11. Count Axmi_04 as NIL. (Count all of Axmi_11)		
Total site size	6.60		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.28		
Gross development area – Passes Stage B Housing	6.32		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	3.79		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 76	Mid 95	Max 114
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	95		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.28		
Gross development area – Passes Stage B Employment (Ha)	6.32		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 6.6 ha site, approximately 0.28 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 6.32 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 95 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the		

	site promoter's yield would have the potential for 95 dwellings. To avoid double counting with Axmi_11, the net capacity of the site excluding overlaps is approximately 0 dwellings. Employment: Site not submitted as available for employment-led uses. Therefore the net capacity of the site for employment land is 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	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

Axmi_05



Site address	Land at the east side of Pidgeons lane, Raymonds Hill, Axminster, Devon,, EX13 5SY
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising small field on sloping ground forming part of a wider gap, at the western edge of the dispersed settlement at Raymonds Hill. Lies east of Pidgeons Lane. Dwelling adjoins the NE boundary north and east.
Total site size (ha)	0.43
Submitter development type	Dwellings (5 or more)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	No response received
Site available for Housing	Yes 2017
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.43
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.43
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.43 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	within River Axe nutrient management zone
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	No significant heritage features close to site
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	Site has mature trees to road frontage and forms part of landscape setting for nearby development. Not within East Devon AONB, but very close to it.
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	site is within a Critical Drainage Area. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant land proposed when combined. There is a proposal to extend the capacity of the 2 Axminster primary schools to provide capacity for development already allocated within the local plan. Depending on the level of additional development proposed in Axminster there could be the need for an additional primary capacity and it would be difficult to extend the existing schools further. Axe Valley has secondary capacity to support some additional development. Potential issues for sites outside of the immediate town in respect of home to school transport for primary, statutory walking distance less than 2 miles 'SAFE' walking. Medium sized development could be unsustainable as too little to generate need for new primary but too much to accommodate locally
DCC Highways comments	Access via Pidgeon's Lane only OK not via A35
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable. Generic issue about the Nutrient Management Plan and mitigation needs to be resolved.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap

Total site size	0.43		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.43		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.34		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 7	Mid 9	Max 10
2. Site promoter – yield (upper)	5		
3. Lower of 1. (Mid) yield and 2. yield	5		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	5		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.43		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.43 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.43 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 9 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 5 dwellings. Site suitable, available, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 5 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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 2017	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	Yes	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	Axmi_06



Site address	Land at Green Lane, Raymonds Hill, Axminster., EX13 5TD
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising gently sloping untended land surrounded by low density housing, within the eastern part of the dispersed settlement of Raymonds Hill.
Total site size (ha)	0.59
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (Dependant on house design/density)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Existing
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.59
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.59
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.59 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities but within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	within River Axe nutrient management zone
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	No significant heritage features close to site
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	Site appears to include several trees and possible remnant heathland, but cut off from public view by surrounding housing. Not within East Devon AONB, but very close to it.
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	No flooding constraints indicated. It may contain some grade 3 agricultural land, although this very small site is not in agricultural use and is severed from other agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant land proposed when combined. There is a proposal to extend the capacity of the 2 Axminster primary schools to provide capacity for development already allocated within the local plan. Depending on the level of additional development proposed in Axminster there could be the need for an additional primary capacity and it would be difficult to extend the existing schools further. Axe Valley has secondary capacity to support some additional development. Potential issues for sites outside of the immediate town in respect of home to school transport for primary, statutory walking distance less than 2 miles 'SAFE' walking. Medium sized development could be unsustainable as too little to generate need for new primary but too much to accommodate locally
DCC Highways comments	Access looks to be off private road issues?
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable subject to suitable access. Generic issue about the Nutrient Management Plan and mitigation needs to be resolved.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	

Site overlap description	2021 site Axmi_06 and 2017 site (ObjectID 50802) are effectively identical. Count all 2021 site. Count 2017 site as NIL.		
Total site size	0.59		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.59		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.47		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 9	Mid 12	Max 14
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	12		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	12		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.59		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.59 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.59 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 12 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 12 dwellings. Site suitable available, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 12 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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	12
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	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

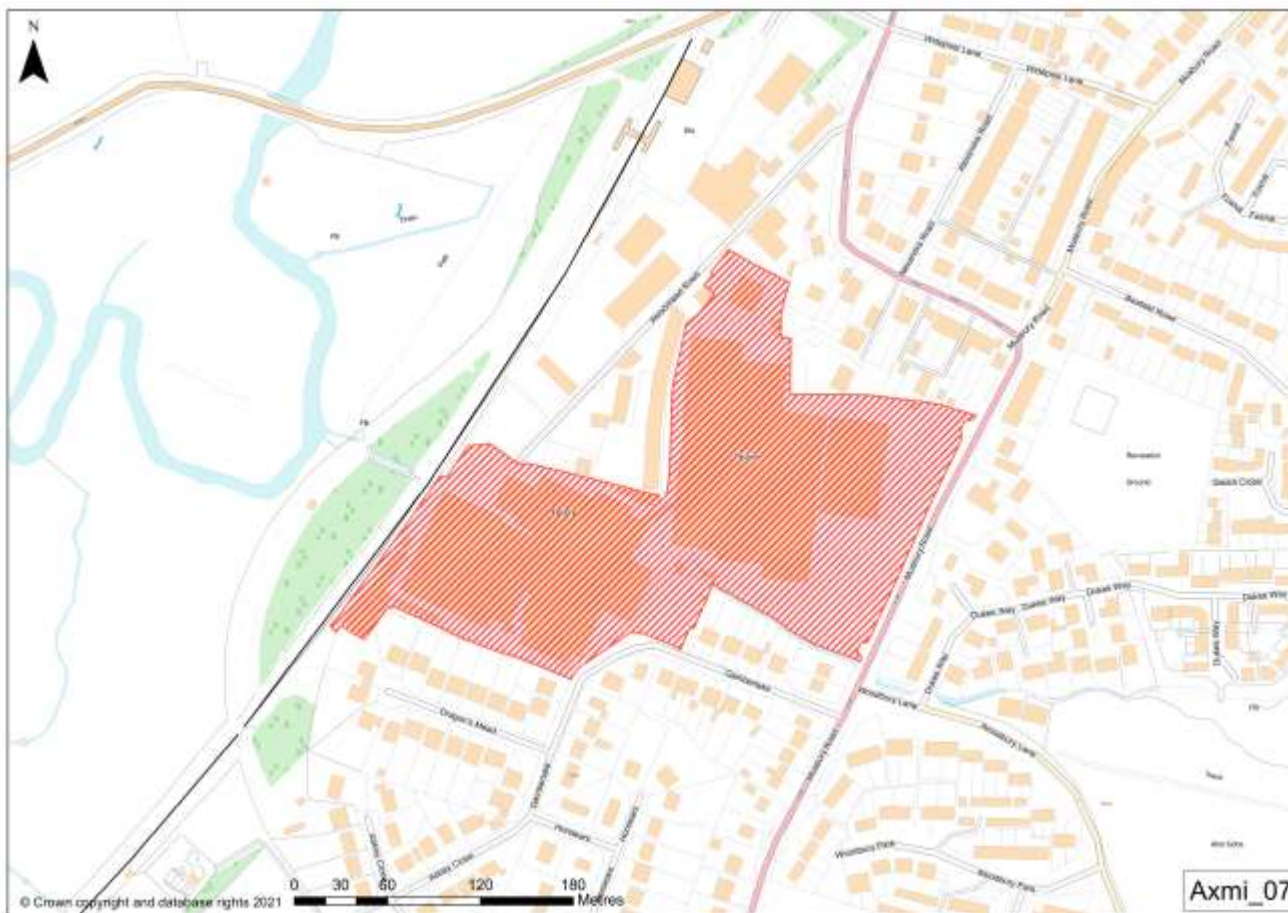
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Axminster

Reference

Axmi_07



Site address	Axminster Carpets Factory Site, Woodmead Road, Axminster, EX13 5PG
Outside Cranbrook Plan Area	Yes
Description	Brownfield site comprising large industrial buildings and associated hard standings within SW part of the town of Axminster. Surrounded by quite dense housing to the north and south and by industrial land. Lies east of the railway line and west of Musbury Road.
Total site size (ha)	4.99
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes , Office ,Industrial / warehouse , Retail ,Mixed Use

Availability assessment

Call for site : site type	New
Original (ie 2017 site submission not resubmitted)	
Existing (ie 2017 site resubmitted in 2021)	
New (ie 2021 submission)	
Site promoter's availability comments	Within a 6-10 year period
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 2.72 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 2.72ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.27
GDA Discounted at Stage A – Housing (ha)	2.72
GDA Passes Stage A – Employment (ha)	2.27
GDA Discounted at Stage A – Employment (ha)	2.72
Stage A Assessment conclusion	An area of approximately 2.27 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within River Axe nutrient management zone and adjacent to River Axe SAC
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	no significant issues
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no

Landscape commentary	Site comprises developed land within the fabric of the town, although part of the western boundary is adjacent to the railway line and the open countryside beyond
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Large parts of the site are in Flood zone 3 and at a high risk of surface water flooding. Whilst the site is classified as Grade 3 agricultural land, it is clearly urban.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant land proposed when combined. There is a proposal to extend the capacity of the 2 Axminster primary schools to provide capacity for development already allocated within the local plan. Depending on the level of additional development proposed in Axminster there could be the need for an additional primary capacity and it would be difficult to extend the existing schools further. Axe Valley has secondary capacity to support some additional development. Potential issues for sites outside of the immediate town in respect of home to school transport for primary, statutory walking distance less than 2 miles 'SAFE' walking. Medium sized development could be unsustainable as too little to generate need for new primary but too much to accommodate locally
DCC Highways comments	Access to the site is achievable from Woodmead Road, Gamberlake and Musbury Road. Pedcycle links needed
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable. Generic issue about the Nutrient Management Plan and mitigation needs to be resolved.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	4.99		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	2.72		
Gross development area – Passes Stage B Housing	2.27		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.36		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 27	Mid 34	Max 41
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	34		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	34		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	2.72		
Gross development area – Passes Stage B Employment (Ha)	2.27		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 4.99 ha site, approximately 2.72 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 2.27 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 34 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 34 dwellings. Site suitable available Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 34 dwellings.		

	Employment : part of mixed use development (housing and commercial/industrial). Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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	34
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	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

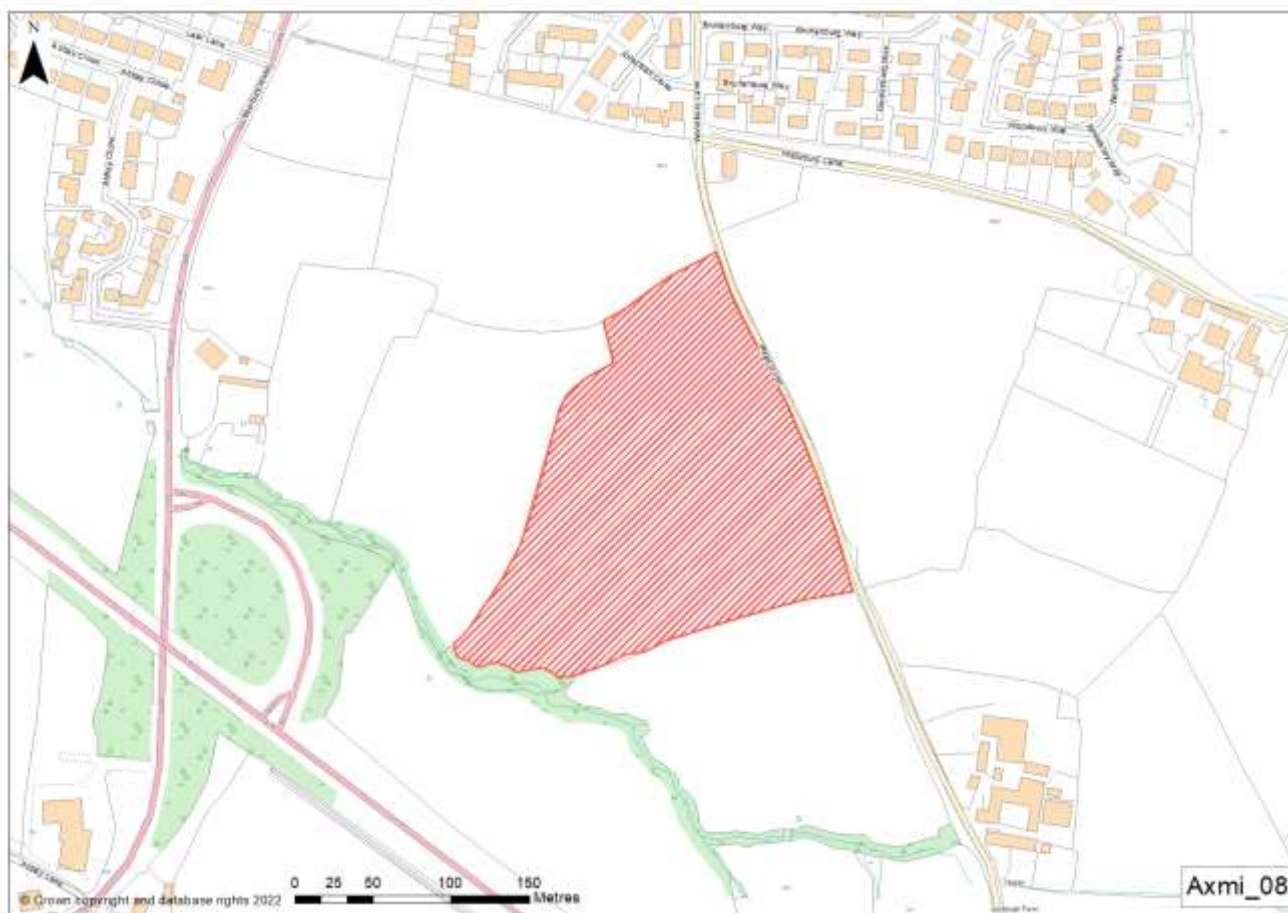
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Axminster

Reference

Axmi_08



Site address	Land off Wyke Lane, Axminster, Devon, EX13 5TL
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising medium sized field surrounded by farmland. Fairly flat but drops gently towards stream to south western boundary. Lies immediately west of Wyke Lane and separated by one field from the housing on the southern edge of Axminster.
Total site size (ha)	3.75
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (Typical estate density of houses and bungalows/acre)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	2022 SPC presentation
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	3.75
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	3.75
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 3.75 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within River Axe nutrient management zone
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	Site lies adjacent to SAM and is likely to require archaeological investigation.
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	Attractive site helping to form landscape setting for Axminster, but outside of the AONB
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	A very small part of the site, alongside the stream to the southern border is in flood zone 2 and 3 and is also at high risk of surface water flooding, together with a small area within the site. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant land proposed when combined. There is a proposal to extend the capacity of the 2 Axminster primary schools to provide capacity for development already allocated within the local plan. Depending on the level of additional development proposed in Axminster there could be the need for an additional primary capacity and it would be difficult to extend the existing schools further. Axe Valley has secondary capacity to support some additional development. Potential issues for sites outside of the immediate town in respect of home to school transport for primary, statutory walking distance less than 2 miles 'SAFE' walking. Medium sized development could be unsustainable as too little to generate need for new primary but too much to accommodate locally
DCC Highways comments	Access available from Wyke Rd. Pedcycle links needed
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable. Generic issue about the Nutrient Management Plan and mitigation needs to be resolved.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	

Previous HELAA site ref no(s)	Not aware of one.		
Site overlap description	No overlap		
Total site size	3.75		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	3.75		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	2.25		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 45	Mid 56	Max 68
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	56		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	56		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	3.75		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 3.75 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 3.75 ha. Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 56 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 56 dwellings. Site suitable available Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 56 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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	56
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

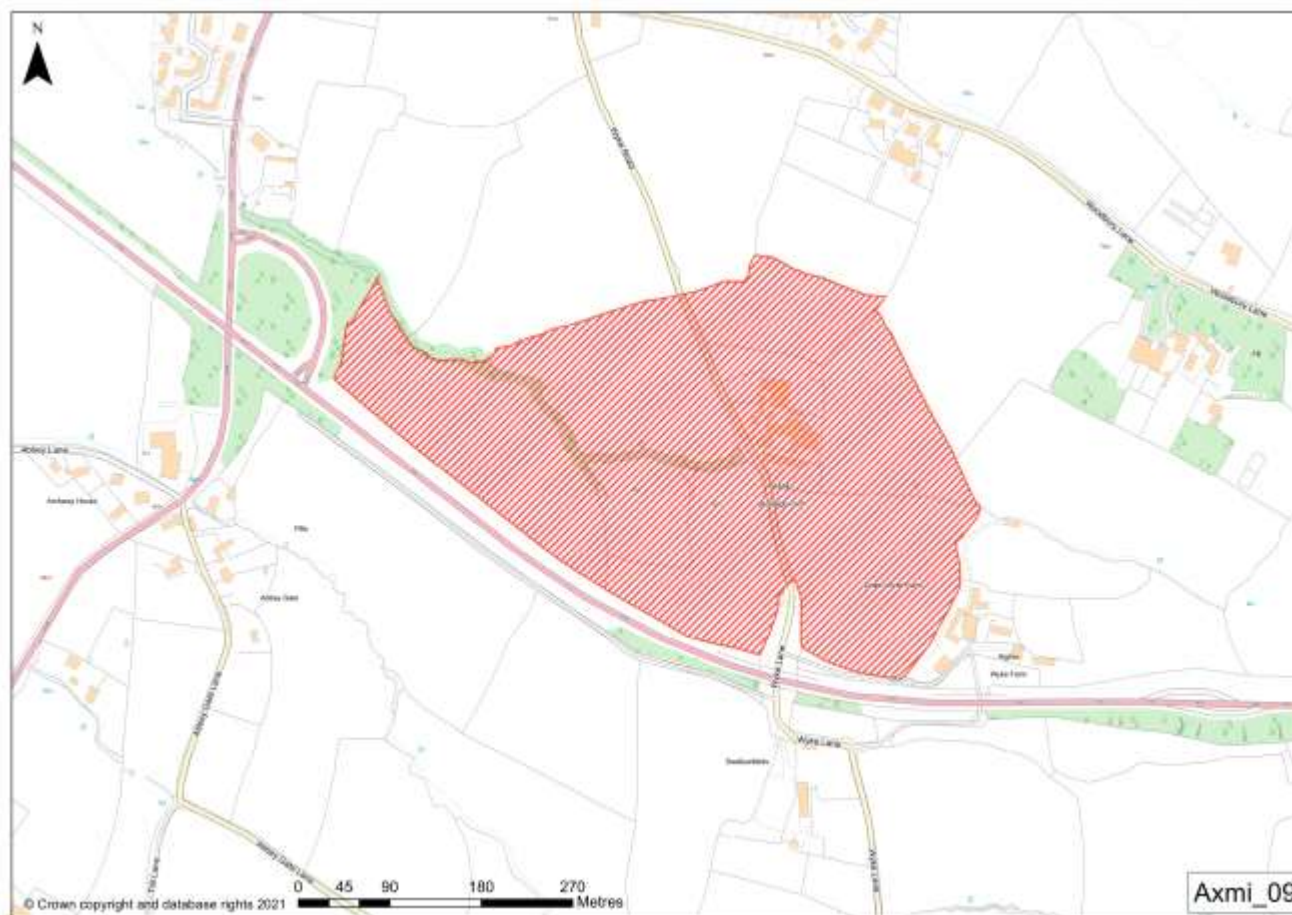
Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
No	Yes	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	Axmi_09



Site address	GREAT JACKLEIGH FARM, AXMINSTER, EX13 8TN
Outside Cranbrook Plan Area	Yes
Description	Large site, largely greenfield comprising a group of small and medium fields around a farm complex. The fields form part of an attractive area of countryside to the south of Axminster and north of the A35 Trunk Road. A fairly flat, open landscape with well trimmed hedges with small streams running through. Site is bisected (N-S) by Wyke Lane.
Total site size (ha)	15.34
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Homes for older people (TOO EARLY TO SAY AHEAD OF PROPER AND FULL TECHNICAL ANALYSIS AND MASTERPLANNING BUT NO OBVIOUS REASON NOT TO ASSUME AT LEAST 30DPH.) Note: 25 Jan 2022 Strategic Planning committee - presenter referred to 500 dws for combined sites Axmi_02, Axmi_08 and Axmi_09 but did not indicate the individual components

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	2022 SPC presentation

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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.35 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.35ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	14.99
GDA Discounted at Stage A – Housing (ha)	0.35
GDA Passes Stage A – Employment (ha)	14.99
GDA Discounted at Stage A – Employment (ha)	0.35
Stage A Assessment conclusion	An area of approximately 14.99 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within River Axe nutrient management zone
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	Site lies adjacent to SAM and is likely to require archaeological investigation.

For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	Attractive site helping to form landscape setting for Axminster, but outside of the AONB
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Very small and narrow parts of the site alongside the streams are in flood zone 2 and 3 and are also at high risk of surface water flooding.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant land proposed when combined. There is a proposal to extend the capacity of the 2 Axminster primary schools to provide capacity for development already allocated within the local plan. Depending on the level of additional development proposed in Axminster there could be the need for an additional primary capacity and it would be difficult to extend the existing schools further. Axe Valley has secondary capacity to support some additional development. Potential issues for sites outside of the immediate town in respect of home to school transport for primary, statutory walking distance less than 2 miles 'SAFE' walking. Medium sized development could be unsustainable as too little to generate need for new primary but too much to accommodate locally
DCC Highways comments	Access available from Wyke Rd only. No access available from A35. Pedcycle links needed
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Potentially achievable, subject to : either highway and footpath improvements to Wyke Road /Woodbury Lane; or agreement with 3rd

	party adjoining landowner(s) to achieve alternative access to site. Generic issue about the Nutrient Management Plan and mitigation needs to be resolved.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	15.34		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.35		
Gross development area – Passes Stage B Housing	14.99		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	8.99		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 180	Mid 225	Max 270
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	225		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	225		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.35		
Gross development area – Passes Stage B Employment (Ha)	14.99		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 15.34 ha site, approximately 0.35 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 14.99 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 225 dwellings (mid-yield). However, constraints highlighted above, may		

	significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 225 dwellings. Site suitable available Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 225 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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	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	Yes	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

Axmi_10



Site address	Scott Rowe Building, Axminster Hospital, Chard Street, Axminster, EX13 5DU
Outside Cranbrook Plan Area	Yes
Description	Small brownfield site containing single storey hospital building and car park with associated landscaping, within the built up area of Axminster. Located to the NW of the A358 (Chard Street). To the SW in the main part of the hospital, with housing to the north and east. Axe Valley Academy is nearby.
Total site size (ha)	0.18
Submitter development type	Homes for sale (The 0.18ha site could deliver 4 units of semi detached/detached residential units.)

Availability assessment

Call for site : site type	New
Original (ie 2017 site submission not resubmitted)	
Existing (ie 2017 site resubmitted in 2021)	
New (ie 2021 submission)	
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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?	No
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Discounted at Stage A – Housing (ha)	0.18
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.18
Stage A Assessment conclusion	At 0.18 Ha site not passed Stage A Suitability Assessment for employment. Site is above site area size for housing but submitted as available for only 4 dwellings which is below the dwelling number threshold so does not pass Stage A Suitability Assessment.
Does site pass Stage A Assessment - Housing	No
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within River Axe nutrient management zone. Tree preservation order to eastern corner of site.
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	no significant issues
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	Site is within urban area

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Whilst the site is classified as Grade 3 agricultural land, it is clearly urban.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	No
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Significant land proposed when combined. There is a proposal to extend the capacity of the 2 Axminster primary schools to provide capacity for development already allocated within the local plan. Depending on the level of additional development proposed in Axminster there could be the need for an additional primary capacity and it would be difficult to extend the existing schools further. Axe Valley has secondary capacity to support some additional development. Potential issues for sites outside of the immediate town in respect of home to school transport for primary, statutory walking distance less than 2 miles 'SAFE' walking. Medium sized development could be unsustainable as too little to generate need for new primary but too much to accommodate locally
DCC Highways comments	Access available from A358 Chard Rd, good pedcycle links already there.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable. Generic issue about the Nutrient Management Plan and mitigation needs to be resolved.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	

Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	0.18		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.18		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	1.00		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	4		
3. Lower of 1. (Mid) yield and 2. yield	4		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.18		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.18 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.18 ha. Housing : Site has not passed Stage A Suitability Assessment because site available for 4 dwellings which is below the dwelling number threshold so for the trajectory the net capacity of the site excluding overlaps is now NIL dwellings. Employment: Although Passed Stage A and B Suitability Assessment for employment, the site is not submitted as available for employment and is below the site size threshold for employment and therefore for the trajectory the net capacity of the site is 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	No	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

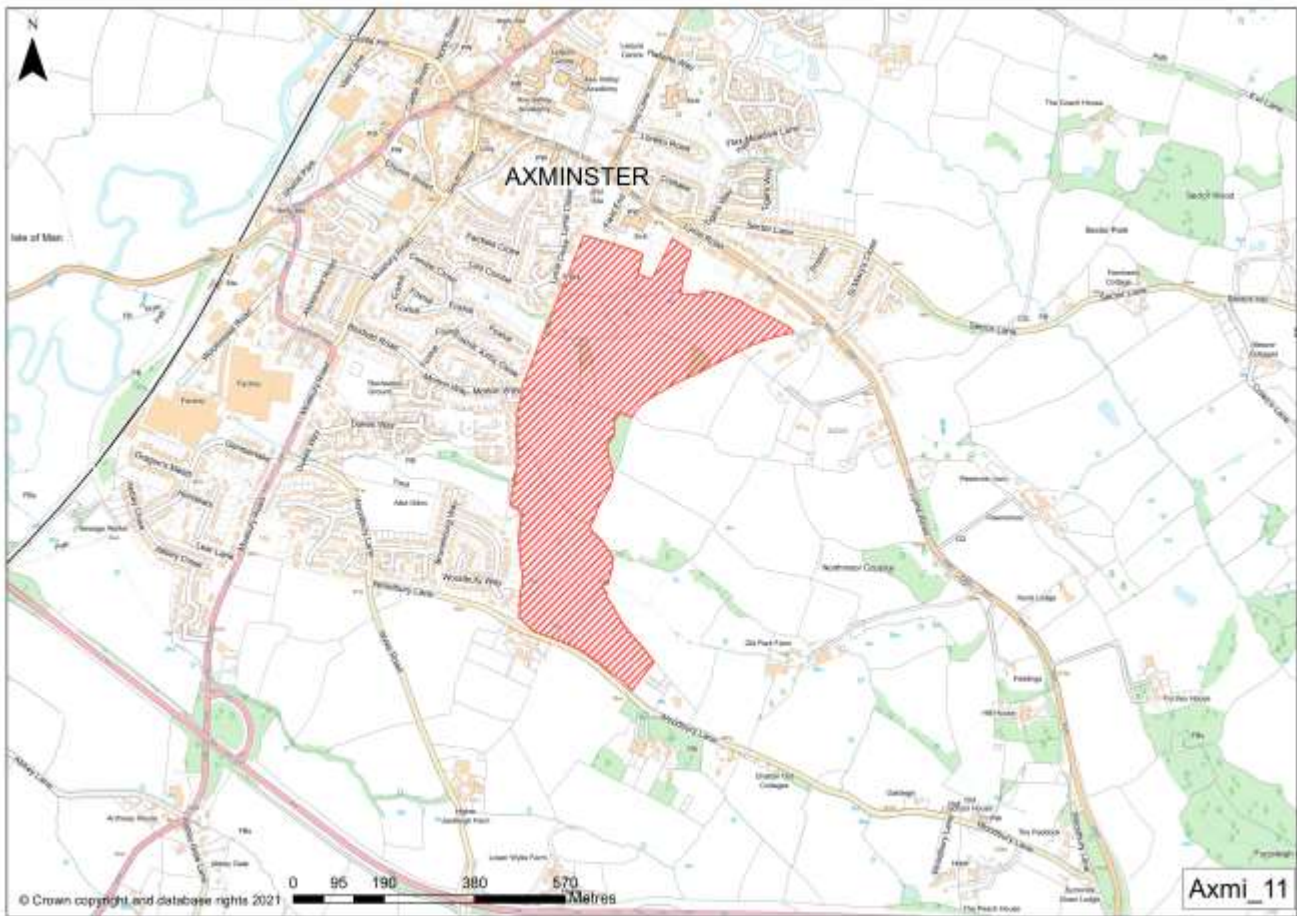
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Axminster

Reference

Axmi_11



Site address	Land on the south east side of Axminster,
Outside Cranbrook Plan Area	Yes
Description	Large greenfield site comprising group of small and medium fields on south eastern side of Axminster with hedgerows, some small copses and streams . Housing to the west and north. Largely agricultural land to the east. Woodbury Lane abuts the site's southern boundary. Includes Site Axmi_04.
Total site size (ha)	21.70
Submitter development type	Homes for sale ,Affordable homes (Number of dwellings - spreadsheet record is for 222 dws)

Availability assessment

Call for site : site type	New
Original (ie 2017 site submission not resubmitted)	
Existing (ie 2017 site resubmitted in 2021)	
New (ie 2021 submission)	
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.53 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.53ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	21.17
GDA Discounted at Stage A – Housing (ha)	0.53
GDA Passes Stage A – Employment (ha)	21.17
GDA Discounted at Stage A – Employment (ha)	0.53
Stage A Assessment conclusion	An area of approximately 21.17 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within River Axe nutrient management zone. Tree preservation order to small part of western boundary.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Northern part of site affords good views over town with views of Church tower.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	Very attractive countryside providing landscape setting for town, particularly to the northern part of site. This area also has good intervisibility with hills in AONB to west of the town. Southern part of site comprises steeply sloping attractive fields intersected by tree lined streams form a very attractive enclosed landscape, although outside of the AONB.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Streams run through the site and large parts of the south of the site is within Floodzone 2. Potential yield has been reduced accordingly. Strategic Agricultural Land Value 3.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant land proposed when combined. There is a proposal to extend the capacity of the 2 Axminster primary schools to provide capacity for development already allocated within the local plan. Depending on the level of additional development proposed in Axminster there could be the need for an additional primary capacity and it would be difficult to extend the existing schools further. Axe Valley has secondary capacity to support some additional development. Potential issues for sites outside of the immediate town in respect of home to school transport for primary, statutory walking distance less than 2 miles 'SAFE' walking. Medium sized development could be unsustainable as too little to generate need for new primary but too much to accommodate locally
DCC Highways comments	Access available from Lyme Close, poor cycle links on B3261 Lyme Rd
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable but if seeking to plan for a spine road to deliver an alternative route that avoids the town centre, then potentially a

	viability issue. Generic issue about the Nutrient Management Plan and mitigation needs to be resolved.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	2017 Site Axmi_04 lies wholly in 2021 Site Axmi_11. Count Axmi_04 as NIL. Count all of Axmi_11.		
Total site size	21.70		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.53		
Gross development area – Passes Stage B Housing	21.17		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	12.70		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 254	Mid 318	Max 381
2. Site promoter – yield (upper)	222		
3. Lower of 1. (Mid) yield and 2. yield	222		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	222		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.53		
Gross development area – Passes Stage B Employment (Ha)	21.17		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 21.7 ha site, approximately 0.53 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 21.17 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 318 dwellings (mid-yield). However, constraints highlighted above, may		

	significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 222 dwellings. Site suitable available Probably achievable for housing. To avoid double counting, the net capacity of the site is approximately 222 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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	222
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	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

Axmi_12



Site address	Land at Lea Combe, Field End, Axminster, EX13 5BD
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising small field in otherwise urban area of Axminster, lying south of Lyme Road and west of Field End. Agricultural land to the south, with housing to the north, east and west.
Total site size (ha)	0.31
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people ,Mixed use (Site area is 0.31ha (0.76 acres) Likely to produce 10 – 15 units.)

Availability assessment

Call for site : site type	New
Original (ie 2017 site submission not resubmitted)	
Existing (ie 2017 site resubmitted in 2021)	
New (ie 2021 submission)	
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.31
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.31
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.31 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within River Axe nutrient management zone. Tree preservation order to part of western site boundary.
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	There are Grade 2 Listed Buildings to the north and west of the site the setting of which would need to be considered. Axminster conservation area is just 60 metres to the west.
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	Attractive 'green' area with mature trees to boundaries in otherwise built-up road frontage.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Small parts of the north of the site are at a low risk of surface water flooding. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant land proposed when combined. There is a proposal to extend the capacity of the 2 Axminster primary schools to provide capacity for development already allocated within the local plan. Depending on the level of additional development proposed in Axminster there could be the need for an additional primary capacity and it would be difficult to extend the existing schools further. Axe Valley has secondary capacity to support some additional development. Potential issues for sites outside of the immediate town in respect of home to school transport for primary, statutory walking distance less than 2 miles 'SAFE' walking. Medium sized development could be unsustainable as too little to generate need for new primary but too much to accommodate locally
DCC Highways comments	Existing access from Lyme Rd is private and would require upgrading of visibility's and footway frontage.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable. Generic issue about the Nutrient Management Plan and mitigation needs to be resolved.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	

Planning Status			
Previous HELAA site ref no(s)	Not known		
Site overlap description	No overlap		
Total site size	0.31		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.31		
Gross to net area conversion factor applied %	1.00		
Net developable area (ha)	0.31		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 6	Mid 8	Max 9
2. Site promoter – yield (upper)	15		
3. Lower of 1. (Mid) yield and 2. yield	8		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	8		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.31		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.31 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.31 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 8 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 8 dwellings. Site is suitable available Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 8 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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	8
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	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

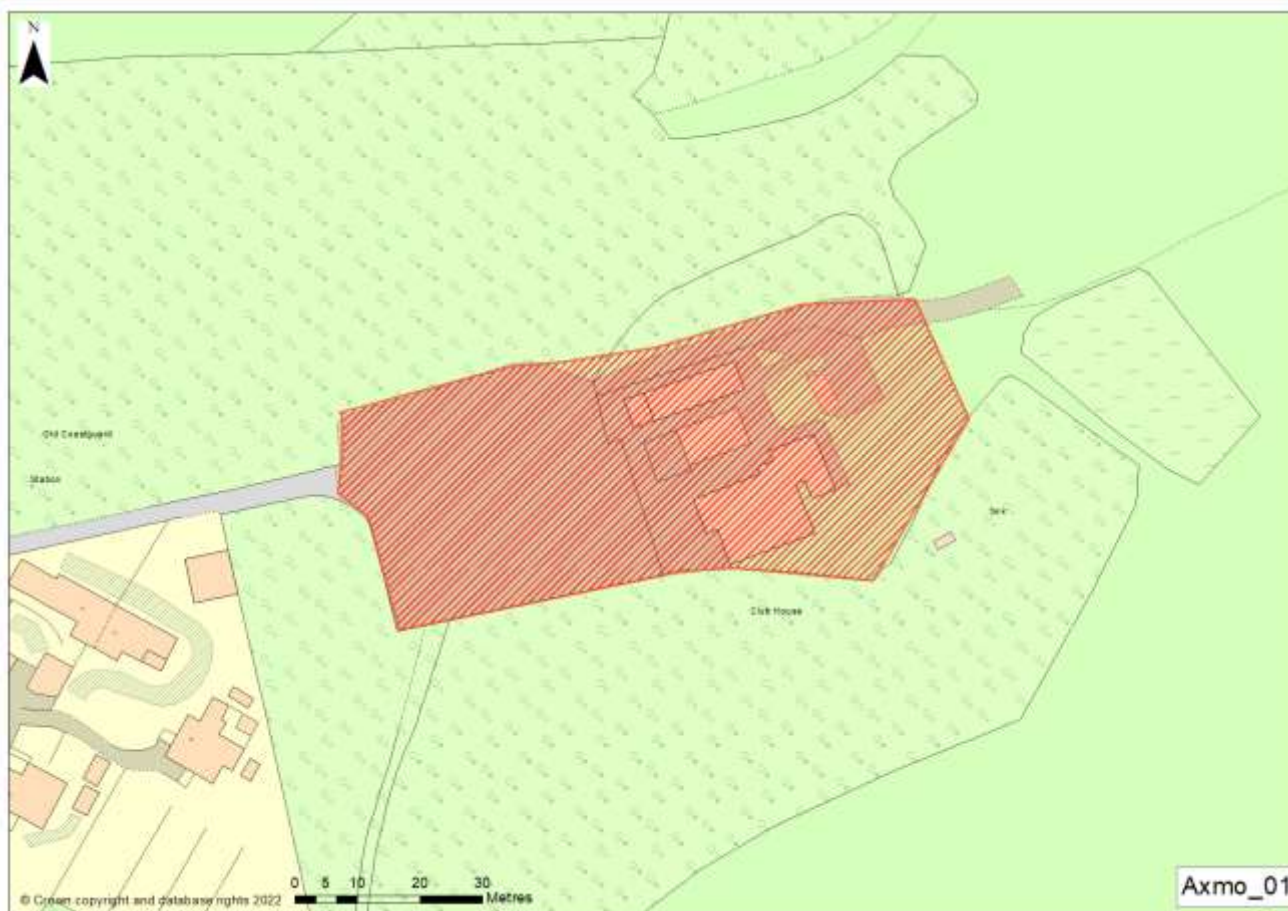
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Axmouth

Reference

Axmo_01



Site address	Axe Cliff Golf Club Squires Lane Seaton, EX12 4AB
Outside Cranbrook Plan Area	Yes
Description	Largely brownfield site comprising car park and club house buildings, up a long track, in open countryside. Site is detached from Seaton which lies west of the River Axe, and detached from the village of Axmouth which is 1000m to the north. Woodland to north and south of the site with golf course to the NE. Small group of dwellings to the west, close to but not abutting the site.
Total site size (ha)	0.36
Submitter development type	Homes for sale ,Mixed use (6-10 dwellings)

Availability assessment

Call for site : site type	New
Original (ie 2017 site submission not resubmitted)	
Existing (ie 2017 site resubmitted in 2021)	
New (ie 2021 submission)	
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.36
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.36
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.36 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	AONB, TPO, Car park (half the site) is a CWS
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 180m from the nearest grade II listed building.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Within AONB, surrounded by trees but could result in visual impact from a distance. Would need further consideration
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Band of SWF runs through site. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Seaton Primary limited capacity to support, school transport implications to Axe Valley
DCC Highways comments	Site appears to have a high level of tourism parking, which could potentially be displaced. Narrow access lane with no footways, which facilities a high amount of pedestrians, limited suitability for a larger parcel.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable for smaller scale development. Generic issue about the Nutrient Management Plan and mitigation needs to be resolved.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	0.36
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.36

Gross to net area conversion factor applied %	1.00		
Net developable area (ha)	0.36		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 7	Mid 9	Max 11
2. Site promoter – yield (upper)	10		
3. Lower of 1. (Mid) yield and 2. yield	9		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	9		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.36		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.36 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.36 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 9 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 9 dwellings.ite is suitable available Probably acheivable for housing To avoid double counting, the net capacity of the site excluding overlaps is approximately 9 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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		9
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	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

Axmouth

Reference

Axmo_02



Site address	Land south of Chapel Street, Axmouth, Seaton, Devon, EX12 4BT
Outside Cranbrook Plan Area	Yes
Description	Greenfield, L shaped site comprising several paddocks located adjoining the southern edge of Axmouth village. Lies immediately south of housing on Glenwater Close, Chapel Street and west of housing on Stepps Lane. Access proposed from Chapel Street between housing, to the land to the south. TPO on larger southern part of site, flooding to the north across access. All within AONB.
Total site size (ha)	1.64
Submitter development type	Homes for sale ,Affordable homes ,Custom and self-build homes (5-8 houses)

Availability assessment

Call for site : site type	New
Original (ie 2017 site submission not resubmitted)	
Existing (ie 2017 site resubmitted in 2021)	
New (ie 2021 submission)	
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.06 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.06ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.58
GDA Discounted at Stage A – Housing (ha)	0.06
GDA Passes Stage A – Employment (ha)	1.58
GDA Discounted at Stage A – Employment (ha)	0.06
Stage A Assessment conclusion	An area of approximately 1.58 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	AONB, TPO
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Adjacent to a Grade 2* property and close to Grade 2 and 1 listed buildings
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	Within AONB, part in Coastal Preservation Area.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Small area of flooding to north which would affect access. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Site is outside statutory waking distance for primary and secondary, limited capacity at Seaton, not a sustainable site educationally given transport implications
DCC Highways comments	Suitable access and visibility obtainable from Chapel Street, site size limited due to being infill development. Possible second access for emergency/cycle/ped from Coldwell Lane
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	1.64
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.06

Gross development area – Passes Stage B Housing	1.58		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	1.26		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 25	Mid 32	Max 38
2. Site promoter – yield (upper)	8		
3. Lower of 1. (Mid) yield and 2. yield	8		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	8		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.06		
Gross development area – Passes Stage B Employment (Ha)	1.58		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.64 ha site, approximately 0.06 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.58 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 32 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 8 dwellings. Site is suitable, available, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 8 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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	8
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	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

Axmouth

Reference

Axmo_03



Site address	Land south west of Stepps Lane, Axmouth, Seaton, Devon, EX12 4AS
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising Irregularly shaped field extending a ribbon of housing southwards from the south-east edge of Axmouth village into the countryside. Largely surrounded by agricultural land to the east, south and west. TPO on whole site. AONB. Steep, narrow access from Stepps Lane.
Total site size (ha)	0.63
Submitter development type	Homes for sale ,Affordable homes ,Custom and self-build homes (5-6 dws)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.63
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.63
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.63 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	AONB, TPO, close to CWS
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 100m from the nearest grade II listed building.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Within AONB and CPA (Visual relationship to the sea)
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No

Flooding/land/resources commentary	Small area of flooding to eastern boundary. Possible grade 4 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Site is outside statutory waking distance for primary and secondary, limited capacity at Seaton, not a sustainable site educationally given transport implications
DCC Highways comments	Narrow lane with large gradient changes, no footways or cycleways, limited connection onto facilities and services.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable subject to suitable access but at reduced yield of approximately 5 dwellings
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	0.63		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.63		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.50		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30

1. Calculated yield (HELAA Methodology)	Min 10	Mid 13	Max 15
2. Site promoter – yield (upper)	6		
3. Lower of 1. (Mid) yield and 2. yield	6		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	6		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.63		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.63 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.63 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 13 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 6 dwellings. Site is suitable, available, Probably acheivable for housing.To avoid double counting, the net capacity of the site excluding overlaps is approximately 6 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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	6
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	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

Axmouth

Reference

Axmo_04



Site address	Land at Stedcombe Vale, Axmouth, Seaton, Devon, EX12 4BJ
Outside Cranbrook Plan Area	Yes
Description	Small, square greenfield site comprising scubby paddock and woodland located to the east of a small group of houses a considerable distance from Axmouth and in open countryside, however access is acceptable. In AONB. TPO in the site. Access from the B3172 via the lane to Stedcombe Farm and the group of houses.
Total site size (ha)	0.23
Submitter development type	Homes for sale (5-6 units)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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?	No
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.02 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.02ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.21
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.21
Stage A Assessment conclusion	An area of approximately 0.21 ha has passed the Stage A Suitability Assessment for housing but not for employment as the site size is below the size threshold for employment land
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	AONB, TPO, close to CWS
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Close to Grade 2 and 2* listed buildings, may form part of their farmstead setting
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Within AONB and CPA (Visual relationship to the sea)
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Small band of flooding to the northern boundary. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Site is outside statutory waking distance for primary and secondary, limited capacity at Seaton, not a sustainable site educationally given transport implications
DCC Highways comments	Wide carriageway with capability for shared use, existing access in place with suitable visibility, some facilities and services in vicinity but okay for small development parcel.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	0.23
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.02		
Gross development area – Passes Stage B Housing	0.21		
Gross to net area conversion factor applied %	1.00		
Net developable area (ha)	0.21		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 4	Mid 5	Max 6
2. Site promoter – yield (upper)	6		
3. Lower of 1. (Mid) yield and 2. yield	5		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	5		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.23		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.23 ha site, approximately 0.02 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.21 ha for housing (NIL for employment) Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 5 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 5 dwellings. Site is suitable, available, Probably achievable for housing.To avoid double counting, the net capacity of the site excluding overlaps is approximately 5 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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

Axmouh

Reference

Axmo_05



Site address	Land to the south of Higher Lane, Axmouth
Outside Cranbrook Plan Area	Yes
Description	Southwards sloping greenfield site located within the northern part of the central built area of Axmouth village. Adjoined by fields to north and existing dwellings to south, east and west. Lane adjoins the site's northern boundary.
Total site size (ha)	0.19
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes (The site has capacity for 5 or 6 homes)

Availability assessment

Call for site : site type	New
Original (ie 2017 site submission not resubmitted)	
Existing (ie 2017 site resubmitted in 2021)	
New (ie 2021 submission)	
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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?	No
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.19
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.19
Stage A Assessment conclusion	An area of approximately 0.19 ha has passed the Stage A Suitability Assessment for housing but not for employment, as the site size is below the size threshold for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Not located within any known area of biodiversity interest.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed Southcombe Farm 17m to south of the site,
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Located entirely within East Devon AONB. views into site available from public road (chapel street).
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no identified flood risk. Possible grade 4 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Site is outside statutory waking distance for primary and secondary, limited capacity at Seaton, not a sustainable site educationally given transport implications
DCC Highways comments	Technically acceptable site from a highways perspective although internal gradients may be quite steep.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	0.19
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.19
Gross to net area conversion factor applied %	1.00
Net developable area (ha)	0.19

Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 4	Mid 5	Max 6
2. Site promoter – yield (upper)	6		
3. Lower of 1. (Mid) yield and 2. yield	5		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	5		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.19		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.19 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.19 ha for housing (NIL for employment) Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 5 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 5 dwellings. Site is suitable, available, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 5 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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

Axmouth

Reference

Axmo_06



Site address	Land to the south of Steps Lane, Dowlands, Rousdon, DT7 3XP
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising paddock and adjoining woodland. Located in open countryside (albeit adjacent to some sporadic housing). In AONB and Coastal Preservation Areas. Steps Lane abuts the northern edge of the site, and is narrow lane with large gradient changes. Cluster of buildings on the Rousden Estate about 600m to the east, and the hamlet of Rousden is about 1300m to the NE.
Total site size (ha)	0.41
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent (The land would be able to accommodate 5 + houses)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.41
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.41
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.41 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities but within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	AONB
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 80m from the nearest grade II listed building.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Within AONB and CPA (Visual relationship to the sea)
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Outside of flood zones. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Educationally unsustainable site, transport to primary and secondary
DCC Highways comments	Narrow lane with large gradient changes, no footways or cycleways, some connection onto facilities and services.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable subject to suitable access
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	0.41		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.41		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.33		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30

1. Calculated yield (HELAA Methodology)	Min 7	Mid 8	Max 10
2. Site promoter – yield (upper)	5		
3. Lower of 1. (Mid) yield and 2. yield	5		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	5		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.41		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.41 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.41 ha. Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 8 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 5 dwellings. Site is suitable, available, Probably acheivable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 5 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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	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	Yes	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

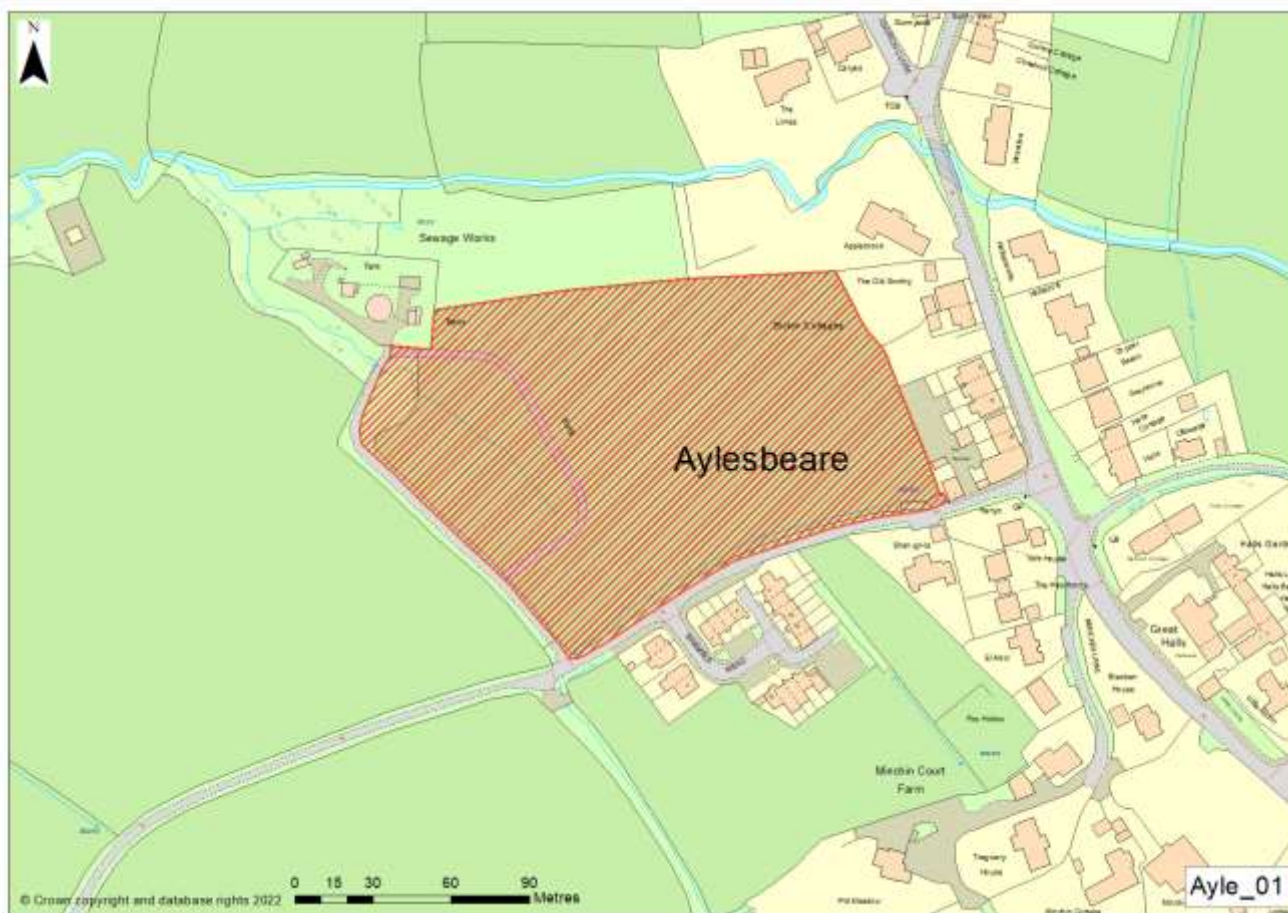
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Aylesbeare

Reference

Ayle_01



Site address	Land adjacent bramble mead and north of Withen Lane Aylesbeare, EX52BX
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising relatively level field adjacent to the western edge of Aylesbeare village. Housing to the east and south. Agricultural land to the west and north. Sewage works to the NW. Withen Lane abuts the site's southern edge. Part of site was included as an allocation in an early draft of the Aylesbeare Neighbourhood Plan.
Total site size (ha)	2.11
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (Number of dwellings not specified)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Existing
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.11
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.11
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.11 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 150m from the grade I listed newbury stone and grade II* listed Church and close to grade II listed buildings in Aylesbeare. The impact of these is likely to be reduced by intervening vegetation and buildings.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	Site is not located within any landscape designation. It is visually open but viewed in the context of existing development at Aylesbeare village and across the road.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	A large portion of south western section of the site is located in flood zone 2 and is at risk of surface water runoff which has reduced the overall potential yield and may reduce it further. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Very limited capacity at West Hill Primary to support additional development - certainly not on the level proposed by these 9 sites around Aylesbeare (29ha). Uncertain where new capacity could be provided - need to be funded by development. School transport costs would apply for primary and secondary. All proposed development impacting on West Hill Primary should be looked at in conjunction with proposed development sites in the vicinity of Ottery St Mary - depending on level could be the need for a new primary school site within Ottery? Kings school has no capacity to support additional development and it would be difficult to extend the school on its current site. Academy has previously clearly indicated it will not expand with significant investment and potentially new school. Educationally unsuitable due to home to school transport implications (Ayle_08, Ayle_09 and Ayle_15 possible exceptions in terms of primary, but would require safe route)
DCC Highways comments	Access possible from Withen Lane OK
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable

Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	2021 site Ayle_02 wholly overlaps the 2017 site(ObjectID 85616). The 2017 site is the western half of the 2021 site. Easter part not resubmitted. Count all 2021 site. Count 2017 site as NIL.		
Total site size	2.11		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	2.11		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.27		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 25	Mid 32	Max 38
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	32		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	32		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	2.11		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 2.11 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 2.11 ha. Housing Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 32 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site		

	promoter's yield would have the potential for 32 dwellings. Site is suitable, available, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 32 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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	32
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	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

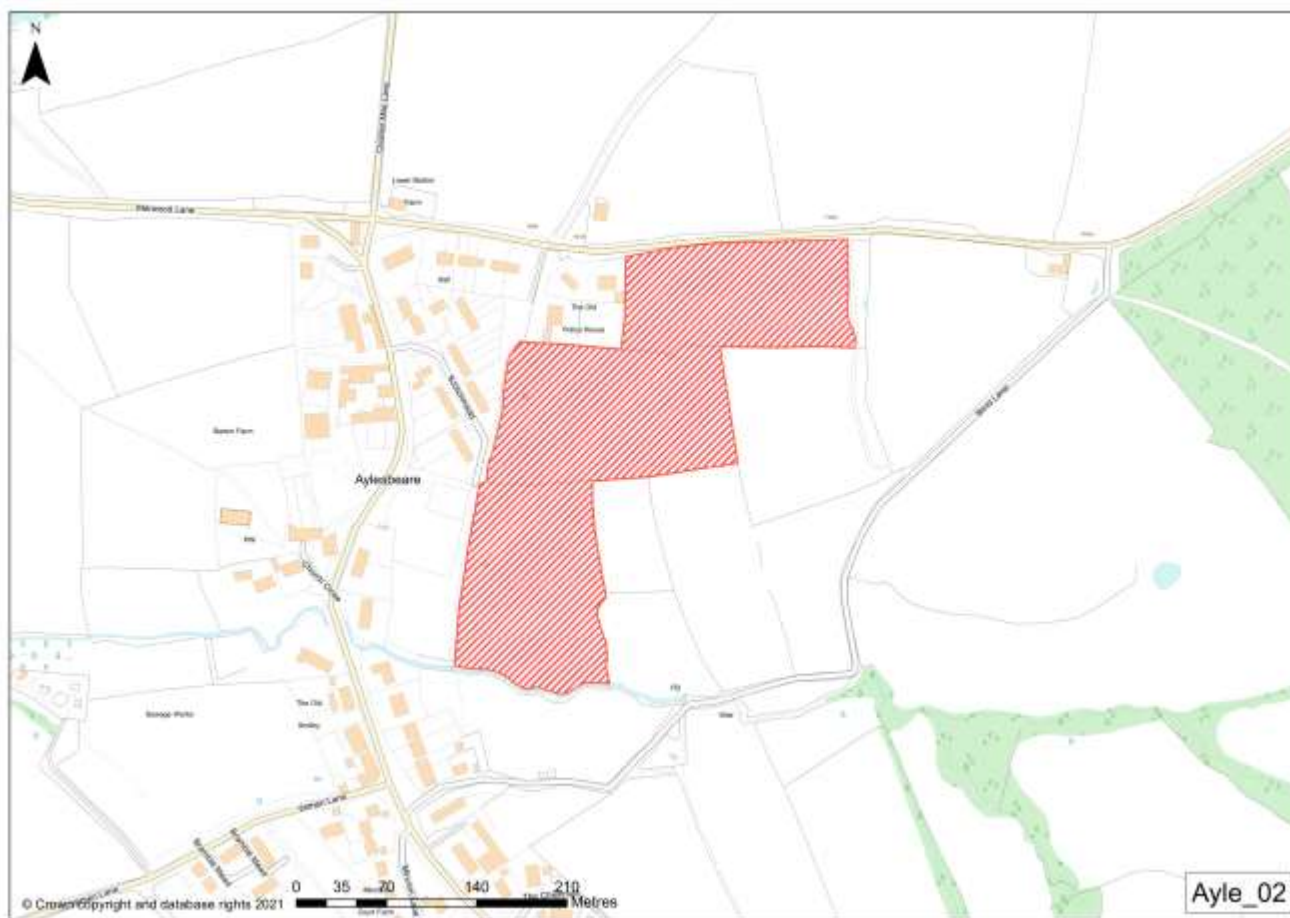
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Aylesbeare

Reference

Ayle_02



Site address	Land Part Halls Farm, Aylesbeare,
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising relatively level field east of and adjacent to the north east edge of Aylesbeare village. Housing to the west, agricultural land to the east, north and south. Oak Road abuts the site's northern edge.
Total site size (ha)	4.81
Submitter development type	Dwellings (20)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Existing
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.11 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.11ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	4.70
GDA Discounted at Stage A – Housing (ha)	0.11
GDA Passes Stage A – Employment (ha)	4.70
GDA Discounted at Stage A – Employment (ha)	0.11
Stage A Assessment conclusion	An area of approximately 4.7 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 170m from the grade I listed newbury stone and grade II* listed Church and close to grade II listed buildings in Aylesbeare. The impact of these is likely to be reduced by intervening vegetation and buildings.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	Site is not located within any landscape designation and is set on relatively flat ground. Thick existing hedgerows limit views into the site from the north.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	A small section of the southern part of the site is located within flood zones 2 and 3 and are at risk of surface water runoff which has reduced the overall potential yield. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines. High pressure gas pipeline and related easement lies beneath 30% of the site. Discount 1.44 hectares, reducing gross development area to 3.37Ha.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Very limited capacity at West Hill Primary to support additional development - certainly not on the level proposed by these 9 sites around Aylesbeare (29ha). Uncertain where new capacity could be provided - need to be funded by development. School transport costs would apply for primary and secondary. All proposed development impacting on West Hill Primary should be looked at in conjunction with proposed development sites in the vicinity of Ottery St Mary - depending on level could be the need for a new primary school site within Ottery? Kings school has no capacity to support additional development and it would be difficult to extend the school on its current site. Academy has previously clearly indicated it will not expand with significant investment and potentially new school. Educationally unsuitable due to home to school transport implications (Ayle_08, Ayle_09 and Ayle_15 possible exceptions in terms of primary, but would require safe route)
DCC Highways comments	Access possible from Oak OK & possibly Scotchmead?
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment

EDDC Economic Development comments

Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	W034		
Site overlap description	2021 site Ayle_02 and 2017 site (ObjectID 86808) are effectively identical. Count all 2021 site. Count 2017 site as NIL.		
Total site size	4.81		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	1.44		
Gross development area – Passes Stage B Housing	3.37		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	2.02		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 40	Mid 51	Max 61
2. Site promoter – yield (upper)	20		
3. Lower of 1. (Mid) yield and 2. yield	20		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	20		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	1.44		
Gross development area – Passes Stage B Employment (Ha)	3.37		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 4.81 ha site, approximately 1.44 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 3.37 ha. Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 51 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the		

	site promoter's yield would have the potential for 20 dwellings. Site is suitable, available, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 20 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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	Yes	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

Aylesbeare

Reference

Ayle_03



Site address	New Nutwalls, Harp Lane, Aylesbeare, EX5 2JL
Outside Cranbrook Plan Area	Yes
Description	Mixed greenfield /brownfield site comprising relatively flat area of land containing two existing dwellings and fields. Located east of Harp Lane about 330m south of the village of Aylesbeare, separated by fields. Largely surrounded by agricultural land.
Total site size (ha)	1.64
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Office ,Industrial / warehouse ,Renewable energy ,Mixed use (AYLE_03 adjoins AYLE_05 and AYLE_07 with easy links onto A3052,walking distance to local amenities and could offer housing opportunities totalling appoximately 25 acres in total. AYLE_03 in total is appoximately 6-7 acres. Potential for renewable energy eg solar)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Existing
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	

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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.64
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.64
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.64 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 25m from a grade II listed building which would need to be considered
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation and is set on relatively flat ground. Relatively open but contains existing built development.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is outside flood zones 2 and 3. A small portion of the site is at risk from surface water runoff which will need to be considered, It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines. High pressure gas pipeline and related easement lies beneath the whole site. Discount 1.64 hectares, reducing gross development area to 0Ha.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	No
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Very limited capacity at West Hill Primary to support additional development - certainly not on the level proposed by these 9 sites around Aylesbeare (29ha). Uncertain where new capacity could be provided - need to be funded by development. School transport costs would apply for primary and secondary. All proposed development impacting on West Hill Primary should be looked at in conjunction with proposed development sites in the vicinity of Ottery St Mary - depending on level could be the need for a new primary school site within Ottery? Kings school has no capacity to support additional development and it would be difficult to extend the school on its current site. Academy has previously clearly indicated it will not expand with significant investment and potentially new school. Educationally unsuitable due to home to school transport implications (Ayle_08, Ayle_09 and Ayle_15 possible exceptions in terms of primary, but would require safe route)
DCC Highways comments	Access possible via Harp Lane OK
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment

EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	AYLE_03		
Site overlap description	2021 site Ayle_03 and 2017 site (ObjectID 60805) are effectively identical. Count all 2021 site. Count 2017 site as NIL.		
Total site size	1.64		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	1.64		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %			
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid 0	Max
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	1.64		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.64 ha site, approximately 1.64 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 0		

	dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 0 dwellings. Site is available, Probably achievable but not suitable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 0 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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	No	Probably achievable

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

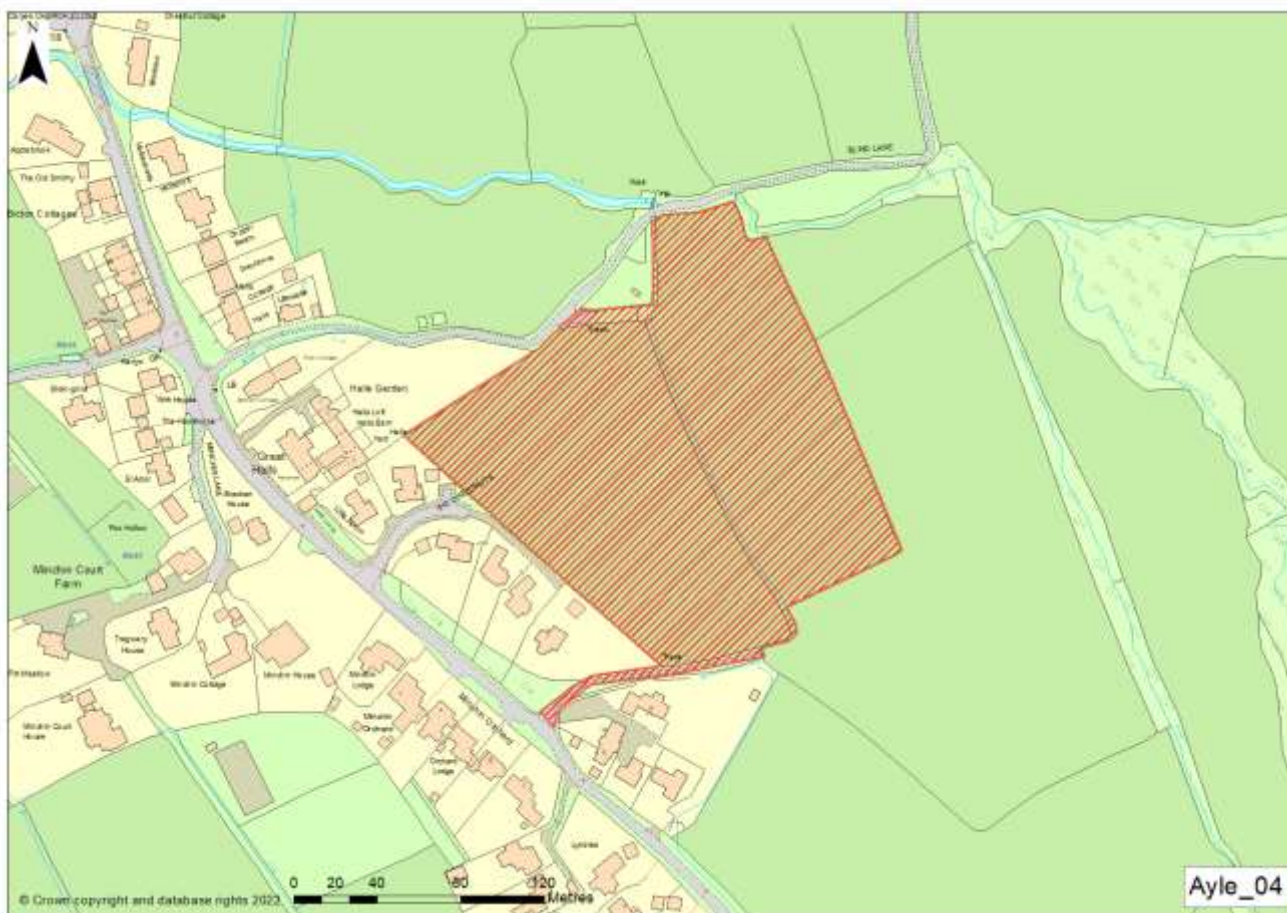
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Aylesbeare

Reference

Ayle_04



Site address	Land on the outskirts of Aylesbeare near the chestnuts,
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising agricultural field gradually sloping down to the north-west outside but adjoining the eastern edge of Aylesbeare Village. Housing to the west, agricultural land to the east, north and south. Proposed site access is via a track from the south of the site to Village Way which is the main road through Aylesbeare.
Total site size (ha)	2.92
Submitter development type	Dwellings (10-20)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Existing
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.92
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.92
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.92 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 85m from a grade II listed building which would need to be considered
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation and slopes gradually down towards the north-west. Some visibility in views from the south and the north but adjacent to existing built development.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	A section of the south part of the site is located within flood zones 2 and 3 and is at risk of surface water runoff which has reduced the overall potential yield. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines. High pressure gas pipeline and related easement lies beneath 20% of the site. Discount 0.58 hectares, reducing gross development area to 2.34Ha.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Very limited capacity at West Hill Primary to support additional development - certainly not on the level proposed by these 9 sites around Aylesbeare (29ha). Uncertain where new capacity could be provided - need to be funded by development. School transport costs would apply for primary and secondary. All proposed development impacting on West Hill Primary should be looked at in conjunction with proposed development sites in the vicinity of Ottery St Mary - depending on level could be the need for a new primary school site within Ottery? Kings school has no capacity to support additional development and it would be difficult to extend the school on its current site. Academy has previously clearly indicated it will not expand with significant investment and potentially new school. Educationally unsuitable due to home to school transport implications (Ayle_08, Ayle_09 and Ayle_15 possible exceptions in terms of primary, but would require safe route)
DCC Highways comments	Access only from private roads, track by school narrow NO
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable due to poor access
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	W035		
Site overlap description	2021 site Ayle_04 and 2017 site (ObjectID 103606) are effectively identical. Count all 2021 site. Count 2017 site as NIL.		
Total site size	2.92		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.58		
Gross development area – Passes Stage B Housing	2.34		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.40		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 28	Mid 35	Max 42
2. Site promoter – yield (upper)	20		
3. Lower of 1. (Mid) yield and 2. yield	20		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.58		
Gross development area – Passes Stage B Employment (Ha)	2.34		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 2.92 ha site, approximately 0.58 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 2.34 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 35 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 20 dwellings. (this is 40% less than the mid yield figure and no need to further reduce the capacity to take account of the extent of the gas pipeline and constulation area). However, the HELAA Panel concluded that the site		

	is Probably Unachievable. So the the net capacity of the site excluding overlaps is NIL dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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	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

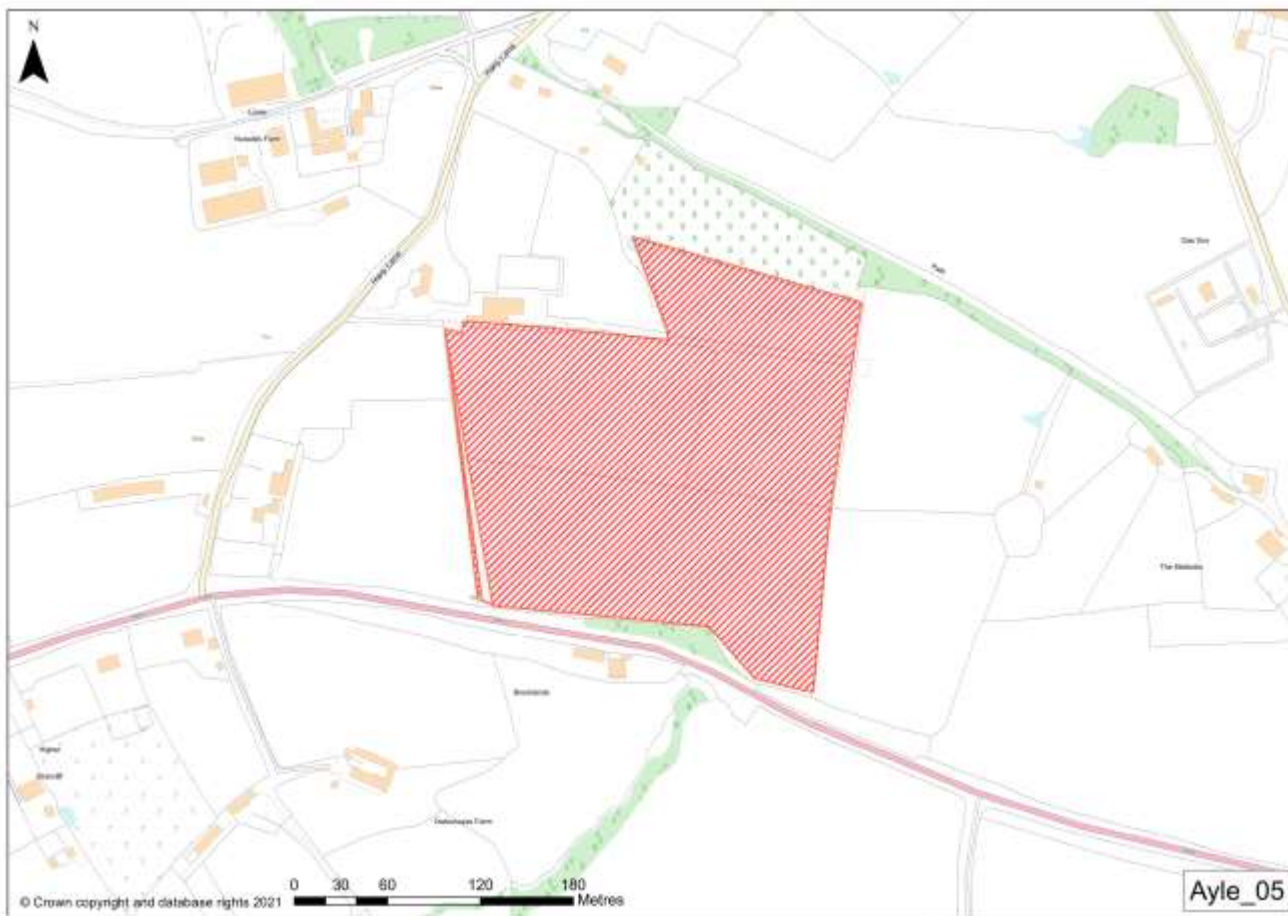
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Aylesbeare

Reference

Ayle_05



Site address	land adjoining New Nutwalls, Harp Lane, Aylesbeare,
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising series of relatively flat agricultural fields adjacent to and north of the A3052, approximately 500m south of the southern edge of Aylesbeare village. Largely surrounded by agricultural land. Southern boundary of the site is close to but not directly abutting the A3052. However, the submission proposes that access could be on to the A3052 or through New Nutwalls (in the same ownership as Ayle_05).
Total site size (ha)	5.14
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Renewable energy ,Mixed use (number of dwellings not specified)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Existing
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	5.14
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	5.14
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 5.14 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 115m from a grade II listed building which would need to be considered
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	Site is not located within any landscape designation and is set on relatively flat ground. Heavily screened to the south and north.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is partially located within flood zone 2 and is at risk from surface water runoff which has reduced the overall potential yield. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines. High pressure gas pipeline and related easement lies beneath the whole site. Discount 5.14 hectares, reducing gross development area to 0Ha.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	No
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Very limited capacity at West Hill Primary to support additional development - certainly not on the level proposed by these 9 sites around Aylesbeare (29ha). Uncertain where new capacity could be provided - need to be funded by development. School transport costs would apply for primary and secondary. All proposed development impacting on West Hill Primary should be looked at in conjunction with proposed development sites in the vicinity of Ottery St Mary - depending on level could be the need for a new primary school site within Ottery? Kings school has no capacity to support additional development and it would be difficult to extend the school on its current site. Academy has previously clearly indicated it will not expand with significant investment and potentially new school. Educationally unsuitable due to home to school transport implications (Ayle_08, Ayle_09 and Ayle_15 possible exceptions in terms of primary, but would require safe route)
DCC Highways comments	Access be available from A3052? and (Ayle_03) OK
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable

Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	AYLE_05		
Site overlap description	2021 site Ayle_05 and 2017 site (ObjectID 60405) are effectively identical. Count all 2021 site. Count 2017 site as NIL.		
Total site size	5.14		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	5.14		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %			
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid 0	Max
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	5.14		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 5.14 ha site, approximately 5.14 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0 ha. Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 0 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 0 dwellings. Site is available, Probably achievable but not suitable for housing. To avoid		

	double counting, the net capacity of the site excluding overlaps is approximately 0 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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	No	Probably achievable

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

Aylesbeare

Reference

Ayle_06



Site address	Land on the outskirts of Aylesbeare near the Old School, EX5 2BY
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising agricultural field gradually sloping down to the north-west adjacent to and NE of the southeastern part of Aylesbeare village. Largely surrounded by agricultural land to the east and south, with housing to the north and west. Village Way (the main road running through Aylesbeare) abuts the site's western boundary.
Total site size (ha)	2.52
Submitter development type	Dwellings (5-10)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Existing
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.52
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.52
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.52 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 200m from a grade II listed building which would need to be considered
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. It is visually open but viewed in the context of existing development at Aylesbeare village and across the road.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is split in two by flood zone 2 and an area at risk of surface water runoff which has reduced the overall potential yield and would likely reduce it further. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines. High pressure gas pipeline and related easement lies beneath 40% of the site. Discount 1.01 hectares, reducing gross development area to 1.51Ha.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Very limited capacity at West Hill Primary to support additional development - certainly not on the level proposed by these 9 sites around Aylesbeare (29ha). Uncertain where new capacity could be provided - need to be funded by development. School transport costs would apply for primary and secondary. All proposed development impacting on West Hill Primary should be looked at in conjunction with proposed development sites in the vicinity of Ottery St Mary - depending on level could be the need for a new primary school site within Ottery? Kings school has no capacity to support additional development and it would be difficult to extend the school on its current site. Academy has previously clearly indicated it will not expand with significant investment and potentially new school. Educationally unsuitable due to home to school transport implications (Ayle_08, Ayle_09 and Ayle_15 possible exceptions in terms of primary, but would require safe route)
DCC Highways comments	Access available from Village Way OK
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	W156		
Site overlap description	2021 site Ayle_06 and 2017 site (ObjectID 88003) are effectively identical. Count all 2021 site. Count 2017 site as NIL.		
Total site size	2.52		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	1.01		
Gross development area – Passes Stage B Housing	1.51		
Gross to net area conversion factor applied %	0.90		
Net developable area (ha)	1.36		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 27	Mid 30	Max 41
2. Site promoter – yield (upper)	10		
3. Lower of 1. (Mid) yield and 2. yield	10		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	10		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	1.01		
Gross development area – Passes Stage B Employment (Ha)	1.51		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 2.52 ha site, approximately 1.01 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.51 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 30 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 10 dwellings. Site is suitable, available, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 10 dwellings.		

	Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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	10
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	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

Aylesbeare

Reference

Ayle_07



Site address	Land adjoining New Nutwalls,
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising agricultural fields adjacent to the A3052 set on a fairly sharp slope up to the south-west. Approximately 500m south of the southern edge of Aylesbeare village. Largely surrounded by agricultural land. Southern boundary lies close to but not directly abutting the A3052. Proposed access through site Ayle_05.
Total site size (ha)	2.96
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Renewable energy ,Mixed use (Number of dwellings not specified)

Availability assessment

Call for site : site type	Existing
Original (ie 2017 site submission not resubmitted)	
Existing (ie 2017 site resubmitted in 2021)	
New (ie 2021 submission)	
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.96
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.96
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.96 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 200m from a grade II listed building which would need to be considered
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation and is set on relatively flat ground. Heavily screened to the south and north.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	A small section of the southern part of the site is located within flood zone 2 and is at risk of surface water runoff which has reduced the overall potential yield. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines. High pressure gas pipeline and related easement lies beneath the whole site. Discount 2.96 hectares, reducing gross development area to 0Ha.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	No
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Very limited capacity at West Hill Primary to support additional development - certainly not on the level proposed by these 9 sites around Aylesbeare (29ha). Uncertain where new capacity could be provided - need to be funded by development. School transport costs would apply for primary and secondary. All proposed development impacting on West Hill Primary should be looked at in conjunction with proposed development sites in the vicinity of Ottery St Mary - depending on level could be the need for a new primary school site within Ottery? Kings school has no capacity to support additional development and it would be difficult to extend the school on its current site. Academy has previously clearly indicated it will not expand with significant investment and potentially new school. Educationally unsuitable due to home to school transport implications (Ayle_08, Ayle_09 and Ayle_15 possible exceptions in terms of primary, but would require safe route)
DCC Highways comments	Access may only via Ayle_05 not via A5052
DCC Minerals comments	Part of the site extends into the MCA for aggregates but it is a reasonable distance from the resource and therefore no objection as MPA.
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable on its own due to no access but achievable in combination with Ayle_05.

Site Achievable for Housing	Probably unachievable unless
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	AYLE_07		
Site overlap description	2021 site Ayle_07 and 2017 site (ObjectID 60807) are effectively identical. Count all 2021 site. Count 2017 site as NIL.		
Total site size	2.96		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	2.96		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %			
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid 0	Max
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	2.96		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 2.96 ha site, approximately 2.96 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 0 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 0 dwellings. Panel		

	concludes that site is Probably unachievable. To avoid double counting, the net capacity of the site excluding overlaps is approximately 0 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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	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

Aylesbeare

Reference

Ayle_08



Site address	Land at Houndbeare Farm, Rockbeare Hill - to the south west of 'Ferndale', EX5 2EZ
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising flat agricultural field situated south of the road - Rockbeare Hil. Site is at the western extremity of the detached cluster of road frontage dwellings to the west of B3180, Those dwellings are well detached from the western edge of the main part of West Hill village. Other than the dwelling to the east, the site is largely surrounded by agricultural land.
Total site size (ha)	0.50
Submitter development type	Homes for sale (5-9 dwellings.)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Existing
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.50
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.50
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.5 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is not located near to any listed heritage features.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Countryside location but existing built development opposite.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is outside flood zones 2 and 3. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Very limited capacity at West Hill Primary to support additional development - certainly not on the level proposed by these 9 sites around Aylesbeare (29ha). Uncertain where new capacity could be provided - need to be funded by development. School transport costs would apply for primary and secondary. All proposed development impacting on West Hill Primary should be looked at in conjunction with proposed development sites in the vicinity of Ottery St Mary - depending on level could be the need for a new primary school site within Ottery? Kings school has no capacity to support additional development and it would be difficult to extend the school on its current site. Academy has previously clearly indicated it will not expand with significant investment and potentially new school. Educationally unsuitable due to home to school transport implications (Ayle_08, Ayle_09 and Ayle_15 possible exceptions in terms of primary, but would require safe route)
DCC Highways comments	Access via Rockbeare Hill, very small wooded site OK
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity

Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	2021 site Ayle_08 and 2017 site (ObjectID 45606) are effectively identical. Count all 2021 site. Count 2017 site as NIL.		
Total site size	0.50		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.50		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.40		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 8	Mid 10	Max 12
2. Site promoter – yield (upper)	9		
3. Lower of 1. (Mid) yield and 2. yield	9		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	9		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.50		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.5 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.5 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 10 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 9 dwellings. Site is suitable, available, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 9 dwellings.		

	Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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	9
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	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

Aylesbeare

Reference

Ayle_09



Site address	Land lying to the North of the road leading from Tipton Cross to Aylesbeare
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising a series of fields and wooded area sloping down to the west. Located west of the B3180 and separated by a field from the SW edge of West Hill
Total site size (ha)	9.02
Submitter development type	Dwellings (Say 15)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	Within the next 5 years
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.25 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.25ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	8.77
GDA Discounted at Stage A – Housing (ha)	0.25
GDA Passes Stage A – Employment (ha)	8.77
GDA Discounted at Stage A – Employment (ha)	0.25
Stage A Assessment conclusion	An area of approximately 8.77 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones. There is an area of woodland located centrally in the site which would need to be retained and would reduce the yield
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is not located near to any listed heritage features.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	Site is not located within any landscape designation. Rural location but topography limits views into the site from the road to the east.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is split in two by flood zone 2 and an area at risk of surface water runoff which has reduced the overall potential yield and would likely reduce it further. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Very limited capacity at West Hill Primary to support additional development - certainly not on the level proposed by these 9 sites around Aylesbeare (29ha). Uncertain where new capacity could be provided - need to be funded by development. School transport costs would apply for primary and secondary. All proposed development impacting on West Hill Primary should be looked at in conjunction with proposed development sites in the vicinity of Ottery St Mary - depending on level could be the need for a new primary school site within Ottery? Kings school has no capacity to support additional development and it would be difficult to extend the school on its current site. Academy has previously clearly indicated it will not expand with significant investment and potentially new school. Educationally unsuitable due to home to school transport implications (Ayle_08, Ayle_09 and Ayle_15 possible exceptions in terms of primary, but would require safe route)
DCC Highways comments	Accessible only from private roads NO
DCC Minerals comments	Part of the site extends into the MCA but no objection as reasonable distance to nearby area of resource.
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable due to poor access
Site Achievable for Housing	Probably unachievable

Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	N/A		
Site overlap description	No overlap		
Total site size	9.02		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.25		
Gross development area – Passes Stage B Housing	8.77		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	5.26		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 105	Mid 132	Max 158
2. Site promoter – yield (upper)	15		
3. Lower of 1. (Mid) yield and 2. yield	15		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.25		
Gross development area – Passes Stage B Employment (Ha)	8.77		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 9.02 ha site, approximately 0.25 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 8.77 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 132 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 15 dwellings. HELAA Panel concluded that the site is Probably Unachievable - therefore the net capacity of the site excluding overlaps is NIL dwellings.		

	Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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 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	Yes	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

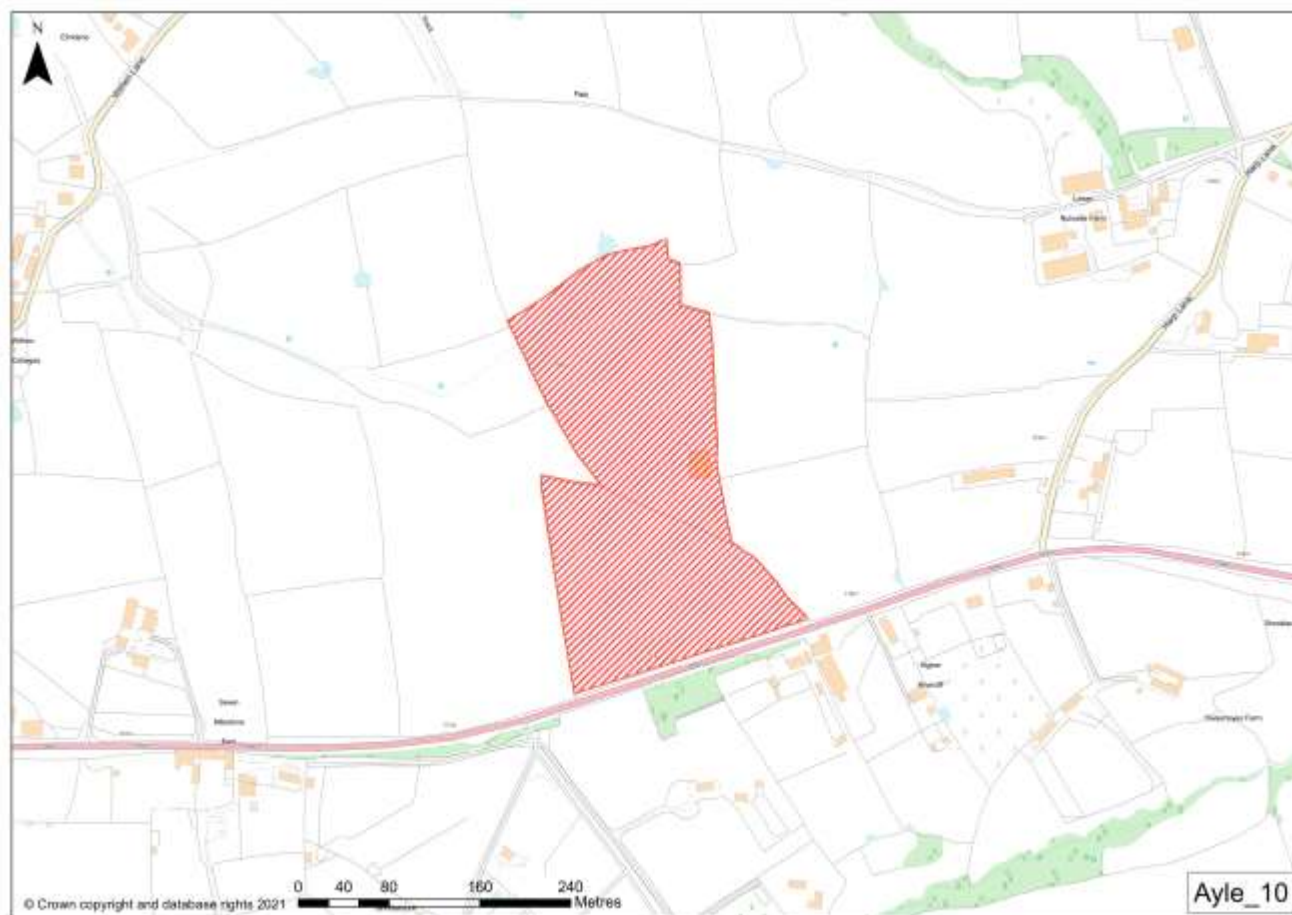
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Aylesbeare

Reference

Ayle_10



Site address	Land at Oaklands Field, north of Martins Gate, Sidmouth Road, Aylesbeare,
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising two relatively level agricultural fields 600m to the south of Aylesbeare Village. Almost entirely surrounded by agricultural land. Southern edge of site abuts the A3052.
Total site size (ha)	5.62
Submitter development type	Industrial / warehouse ,Other (B8 - storage. Further details to be investigated.)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	5.60
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	5.60
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 5.6 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is not located near to any listed heritage features.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Rural in nature and very flat and open in character.
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Flood zone 2 crosses the site to the north as a result of a narrow stream which will reduce the overall potential yield. This area is also prone to flooding from surface water runoff. It may contain areas of grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines. High pressure gas pipeline and related easement lies beneath the whole site. Discount 5.6 hectares, reducing gross development area to 0Ha.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Very limited capacity at West Hill Primary to support additional development - certainly not on the level proposed by these 9 sites around Aylesbeare (29ha). Uncertain where new capacity could be provided - need to be funded by development. School transport costs would apply for primary and secondary. All proposed development impacting on West Hill Primary should be looked at in conjunction with proposed development sites in the vicinity of Ottery St Mary - depending on level could be the need for a new primary school site within Ottery? Kings school has no capacity to support additional development and it would be difficult to extend the school on its current site. Academy has previously clearly indicated it will not expand with significant investment and potentially new school. Educationally unsuitable due to home to school transport implications (Ayle_08, Ayle_09 and Ayle_15 possible exceptions in terms of primary, but would require safe route)
DCC Highways comments	A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	Seems achievable subject to Utilities Report; Transport/Highways Assessment; Phase 1 Extended Habitat Survey Report and Flood Risk Assessment. I can't comment of the likelihood or capacity of the

	owner to bring development forward. Only 8.6 miles to Exeter, the site has reasonable access to a large potential labour market and the site is reasonably well served by existing public transport - at least 4 bus services linking to the city centre. Site is served by the Woodbury broadband exchange 4.16km away and connectivity is v. poor. Openreach FTTC and FTTP is not enabled limiting broadband speeds to 2 to 5 mbps which could mean expensive leased line costs for future site users. Having said this, there is significant unmet demand for B8 storage and distribution premises and land given the expansion of on-line trade. Pent up demand is evident in the success of new build B8 in the west of district and demand is set to increase further. Alder King have highlighted a particular shortage of land for open storage (March 2021).
Panel's conclusions	Probably unachievable due to location and extent of major hazard of high pressure gas pipeline and safeguarding zones
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably unachievable

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	5.62		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	5.60		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %			
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	5.60		
Percentage of site to count – employment	100		

Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00
SITE POTENTIAL	Of the 5.6 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 5.6 ha for employment (NIL for housing as not submitted for housing) Housing : the site was not submitted as available for housing. So the site capacity is NIL dwellings Employment: The site is available for employment. It has been assessed as suitable. However the Panel concluded that the site is Probably unachievable. Therefore the site capacity for the trajectory is 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	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

Aylesbeare

Reference

Ayle_11



Site address	Land to the west of Barton Farm, Aylesbeare,
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising relatively level agricultural field adjacent to Aylesbeare Village to the west. Eastern edge adjoins site Ayle_13. Housing to the north and south, agricultural land to the east.
Total site size (ha)	1.98
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (Approximately 10+ units)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.98
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.98
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.98 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Although screening exists, the site is directly adjacent to the Grade II* listed Church and Grade I listed Newbury headstone. Further listed building exist nearby in Aylesbeare Village. The potential for a negative impact is high although could be reduced through design.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	Site is not located within any landscape designation. Site is open in nature and is heavily screened on the southern boundary, limiting views to the Church.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is largely free of flood risk. It may contain areas of grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Very limited capacity at West Hill Primary to support additional development - certainly not on the level proposed by these 9 sites around Aylesbeare (29ha). Uncertain where new capacity could be provided - need to be funded by development. School transport costs would apply for primary and secondary. All proposed development impacting on West Hill Primary should be looked at in conjunction with proposed development sites in the vicinity of Ottery St Mary - depending on level could be the need for a new primary school site within Ottery? Kings school has no capacity to support additional development and it would be difficult to extend the school on its current site. Academy has previously clearly indicated it will not expand with significant investment and potentially new school. Educationally unsuitable due to home to school transport implications (Ayle_08, Ayle_09 and Ayle_15 possible exceptions in terms of primary, but would require safe route)
DCC Highways comments	Suitable access/egress with visibility obtainable. Some services and facilities available within Aylesbeare. B3181 has footway pavement in the majority.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable

Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	N/A		
Site overlap description	No overlap		
Total site size	1.98		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.98		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	1.58		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 32	Mid 40	Max 47
2. Site promoter – yield (upper)	10		
3. Lower of 1. (Mid) yield and 2. yield	10		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	10		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.98		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.98 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.98 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 40 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 10 dwellings. Site is suitable, available, achievable for housing. To avoid double counting,		

	the net capacity of the site excluding overlaps is approximately 10 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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	10
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	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	Aylesbeare	Reference	Ayle_12



Site address	LAND ADJACENT TO BRAMBLE MEAD WITHEN LANE, Ex52bx
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising agricultural field adjacent to the west of Aylesbeare Village, south of Withen Lane and to the rear of dwellings on Village Way. Housing to the north, south and east. Agricultural land to the west. Site slopes gradually up to the south-east.
Total site size (ha)	0.77
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (25-30 homes)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.77
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.77
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.77 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 50m from a grade II listed building which would need to be considered
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. It is visually open but viewed in the context of existing adjacent development at Aylesbeare village

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	A section of the site to the east is at low risk of flooding from surface water runoff. It may contain areas of grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Very limited capacity at West Hill Primary to support additional development - certainly not on the level proposed by these 9 sites around Aylesbeare (29ha). Uncertain where new capacity could be provided - need to be funded by development. School transport costs would apply for primary and secondary. All proposed development impacting on West Hill Primary should be looked at in conjunction with proposed development sites in the vicinity of Ottery St Mary - depending on level could be the need for a new primary school site within Ottery? Kings school has no capacity to support additional development and it would be difficult to extend the school on its current site. Academy has previously clearly indicated it will not expand with significant investment and potentially new school. Educationally unsuitable due to home to school transport implications (Ayle_08, Ayle_09 and Ayle_15 possible exceptions in terms of primary, but would require safe route)
DCC Highways comments	Village entry/speed control measure potentially required, access with visibility possible, small amount of ground height difference, some facilities and services within Aylesbaere.No footway on Withen Lane.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	0.77		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.77		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.62		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 12	Mid 16	Max 19
2. Site promoter – yield (upper)	30		
3. Lower of 1. (Mid) yield and 2. yield	16		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	16		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.77		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.77 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.77 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 16 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 16 dwellings. Site is suitable, available, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 16 dwellings.		

	Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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	16
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	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

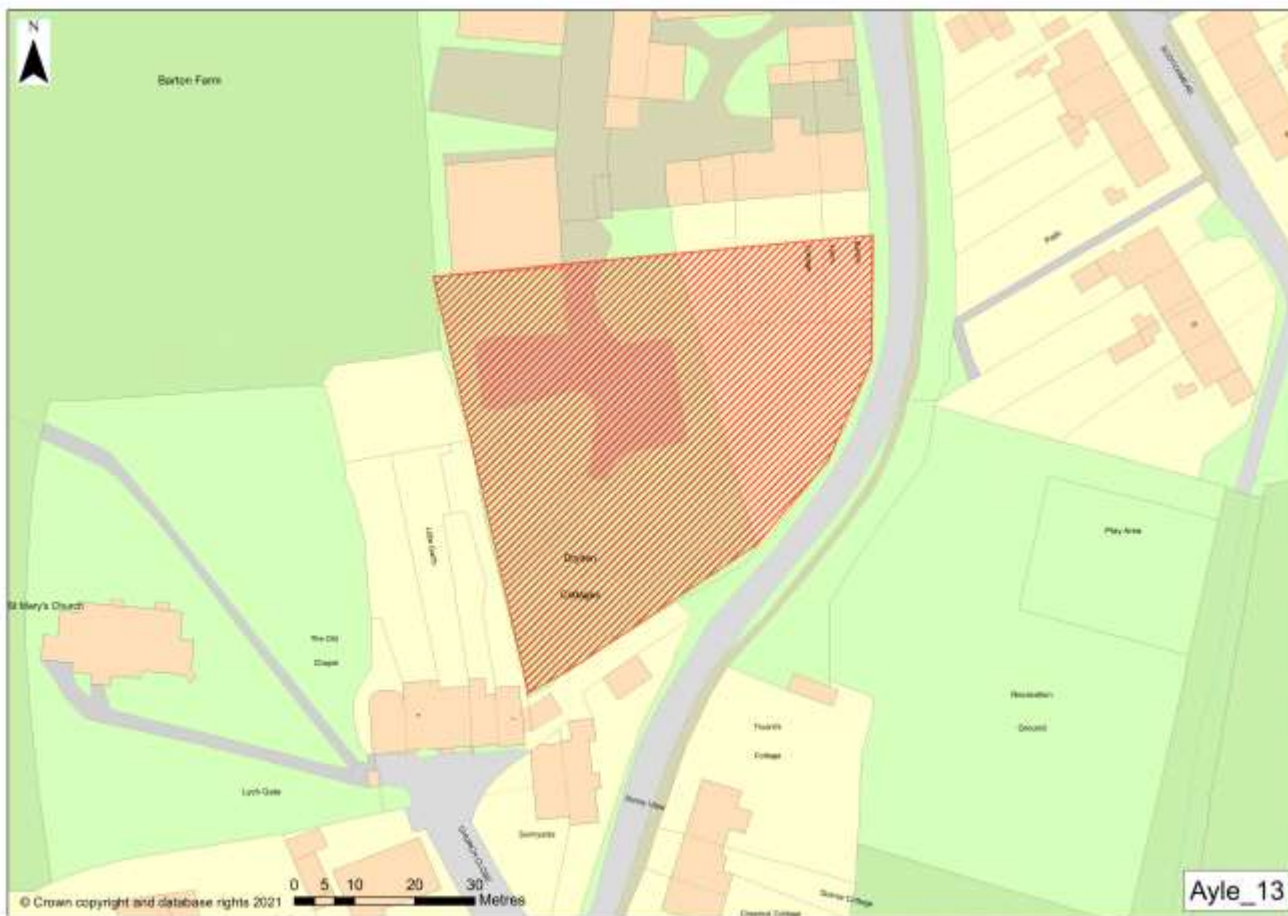
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Aylesbeare

Reference

Ayle_13



Site address	Barton Farm, Village Way Aylesbeare, EX5 2FF
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising field, hardstanding and gardens located centrally within Aylesbeare Village. Adjacent farm with extant permission to convert two agricultural buildings to five dwellings. Site slopes down towards the south. Housing to north and south. Village way is next to eastern edge of site,
Total site size (ha)	0.36
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (6 – 8 units - Concept Layout plan submitted that demonstrates the sites ability to accommodate this level of development.)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.36
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.36
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.36 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 50m from the Grade II* listed Church and Grade I listed Newbury headstone. Further listed building exist nearby in Aylesbeare Village. The potential for a negative impact is high although could be reduced through design.
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Centrally located in the village but has the potential to be quite prominent given the site is set higher on higher ground to the road.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is largely free of flood risk. It may contain areas of grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Very limited capacity at West Hill Primary to support additional development - certainly not on the level proposed by these 9 sites around Aylesbeare (29ha). Uncertain where new capacity could be provided - need to be funded by development. School transport costs would apply for primary and secondary. All proposed development impacting on West Hill Primary should be looked at in conjunction with proposed development sites in the vicinity of Ottery St Mary - depending on level could be the need for a new primary school site within Ottery? Kings school has no capacity to support additional development and it would be difficult to extend the school on its current site. Academy has previously clearly indicated it will not expand with significant investment and potentially new school. Educationally unsuitable due to home to school transport implications (Ayle_08, Ayle_09 and Ayle_15 possible exceptions in terms of primary, but would require safe route)
DCC Highways comments	Suitable access/egress with visibility obtainable. Some services and facilities available within Aylesbeare. B3181 has footway pavement.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment

EDDC Economic Development comments	

Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	N/A		
Site overlap description	No overlap		
Total site size	0.36		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.36		
Gross to net area conversion factor applied %	1.00		
Net developable area (ha)	0.36		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 7	Mid 9	Max 11
2. Site promoter – yield (upper)	8		
3. Lower of 1. (Mid) yield and 2. yield	8		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	8		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.36		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.36 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.36 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 9 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 8 dwellings. Site is		

	suitable, available, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 8 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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	8
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	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

Aylesbeare

Reference

Ayle_14



Site address	Land off village way Aylesbeare, EX5 2BY
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising rectangular agricultural field located adjacent to and SE of the south eastern edge of Aylesbeare Village, adjoining and SW Village Way. Other than dwellings to the NW , the site is largely surrounded by agricultural land. Site slopes gradually up to the south-east.
Total site size (ha)	1.39
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (7-8 bungalows)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.39
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.39
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.39 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is not located near to any listed heritage features.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Open and rural in character with extensive views although adjacent to existing built development.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is largely free of flood risk. It may contain areas of grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines. High pressure gas pipeline and related easement lies beneath 10% of the site. Discount 0.14 hectares, reducing gross development area to 1.25Ha.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Very limited capacity at West Hill Primary to support additional development - certainly not on the level proposed by these 9 sites around Aylesbeare (29ha). Uncertain where new capacity could be provided - need to be funded by development. School transport costs would apply for primary and secondary. All proposed development impacting on West Hill Primary should be looked at in conjunction with proposed development sites in the vicinity of Ottery St Mary - depending on level could be the need for a new primary school site within Ottery? Kings school has no capacity to support additional development and it would be difficult to extend the school on its current site. Academy has previously clearly indicated it will not expand with significant investment and potentially new school. Educationally unsuitable due to home to school transport implications (Ayle_08, Ayle_09 and Ayle_15 possible exceptions in terms of primary, but would require safe route)
DCC Highways comments	Access and visibility obtainable, limited services and facilities in area, on main village road which the benefit of footways in the majority.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	1.39		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.14		
Gross development area – Passes Stage B Housing	1.25		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	1.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 20	Mid 25	Max 30
2. Site promoter – yield (upper)	8		
3. Lower of 1. (Mid) yield and 2. yield	8		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	8		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.14		
Gross development area – Passes Stage B Employment (Ha)	1.25		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.39 ha site, approximately 0.14 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.25 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 25 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 8 dwellings. Site is suitable, available, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 8 dwellings.		

	Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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	8
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	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

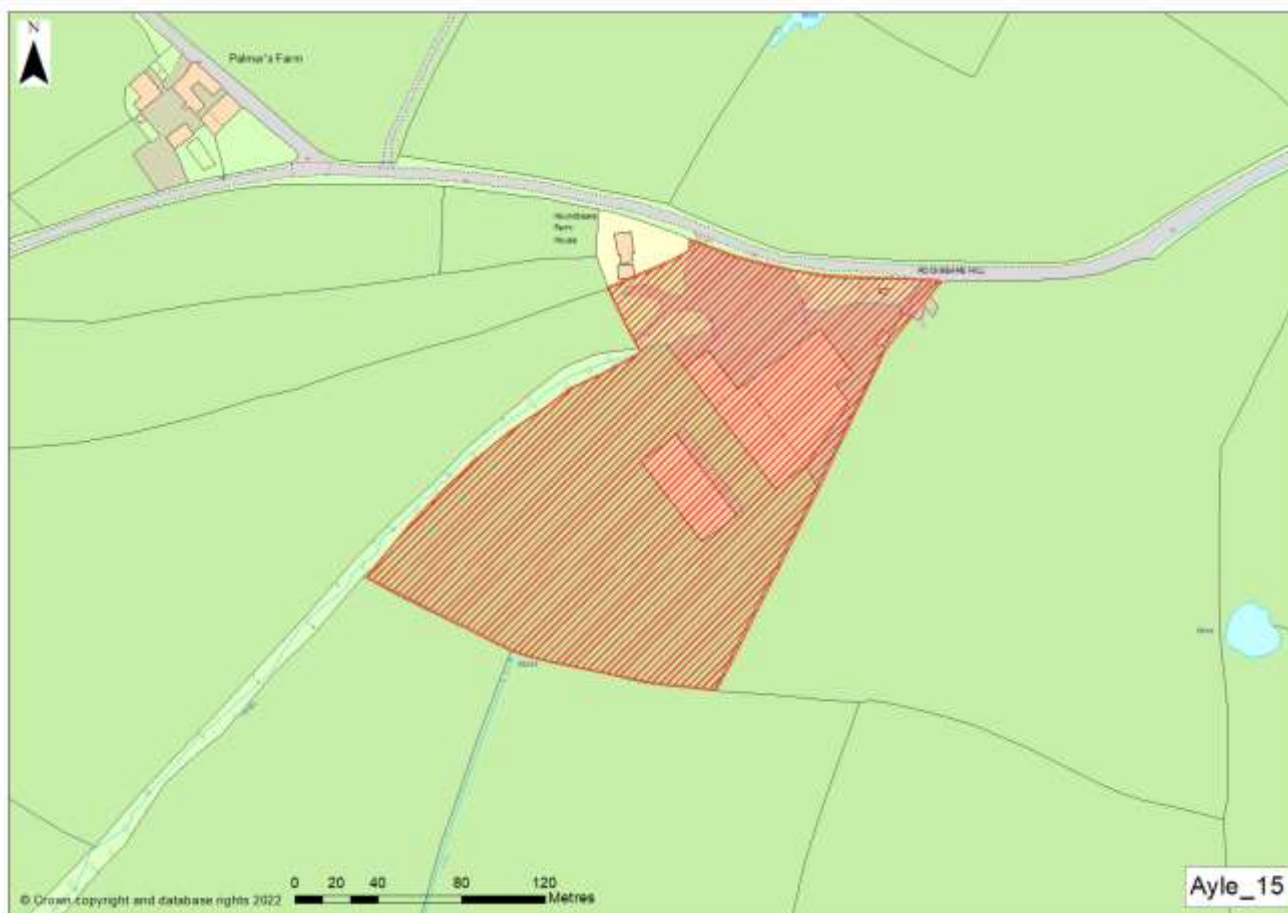
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Aylesbeare

Reference

Ayle_15



Site address	Land at Houndbeare Farm, Rockbeare Hill, EX5 2EZ
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising Farm buildings and agricultural field 600m from Marsh Green village. Located south of the road Rockbeare Hill and detached from the western extremity of the cluster of dwellings on Rockbeare Hill. Largely surrounded by agricultural land. Site is fairly level.
Total site size (ha)	3.02
Submitter development type	Industrial / warehouse ,Renewable energy (Suitable uses include storage (B8). Further details to be investigated. There is potential for existing buildings on the site (of circa 2,000 sqm) to be converted to accommodate employment uses. External yard space of circa 1,200 sqm.)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	3.00
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	3.00
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 3 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities but within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 80m from a grade II listed building which would need to be considered
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Rural in character although largely flat.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is largely free of flood risk. It may contain areas of grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Very limited capacity at West Hill Primary to support additional development - certainly not on the level proposed by these 9 sites around Aylesbeare (29ha). Uncertain where new capacity could be provided - need to be funded by development. School transport costs would apply for primary and secondary. All proposed development impacting on West Hill Primary should be looked at in conjunction with proposed development sites in the vicinity of Ottery St Mary - depending on level could be the need for a new primary school site within Ottery? Kings school has no capacity to support additional development and it would be difficult to extend the school on its current site. Academy has previously clearly indicated it will not expand with significant investment and potentially new school. Educationally unsuitable due to home to school transport implications (Ayle_08, Ayle_09 and Ayle_15 possible exceptions in terms of primary, but would require safe route)
DCC Highways comments	Rockbeare Hill is wide with existing footway in places and room for improvement, existing access and visibility suitable, some distance to facilities and services.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment

EDDC Economic Development comments	Small site with existing agricultural structure. I note the suggested lack of infrastructure investment but the scale of B8 which could be

	accommodated is comparatively low. If viable, it may be achievable subject to Utilities Report; Transport/Highways Assessment; Phase 1 Extended Habitat Survey Report. 11+ miles to Exeter centre, the site has less access to that labour market but may link to Cranbrook's working population. The site is not well served by existing public transport requiring a 15 min walk to connect to services 4A/B. The lane the site opens onto (Rockbeare Hill) may struggle with larger industrial vehicles. It doesn't appear to be 2 lane.
Panel's conclusions	Possibly unachievable if third party land is required for road improvements due to additional development resulting in increased trip generation above that already permitted
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably unachievable unless

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	3.02		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	3.00		
Gross to net area conversion factor applied %			
Net developable area (ha)	1.80		
Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid 45	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	3.00		
Percentage of site to count – employment	100		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		

SITE POTENTIAL	Of the 3.02 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 3.02 ha Housing : the site was not submitted as available for housing. So the site capacity is NIL dwellings Employment: The site is available for employment. It has been assessed as suitable. However the Panel concluded that the site is Probably unachievable. Therefore the site capacity for the trajectory is 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	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 unless

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

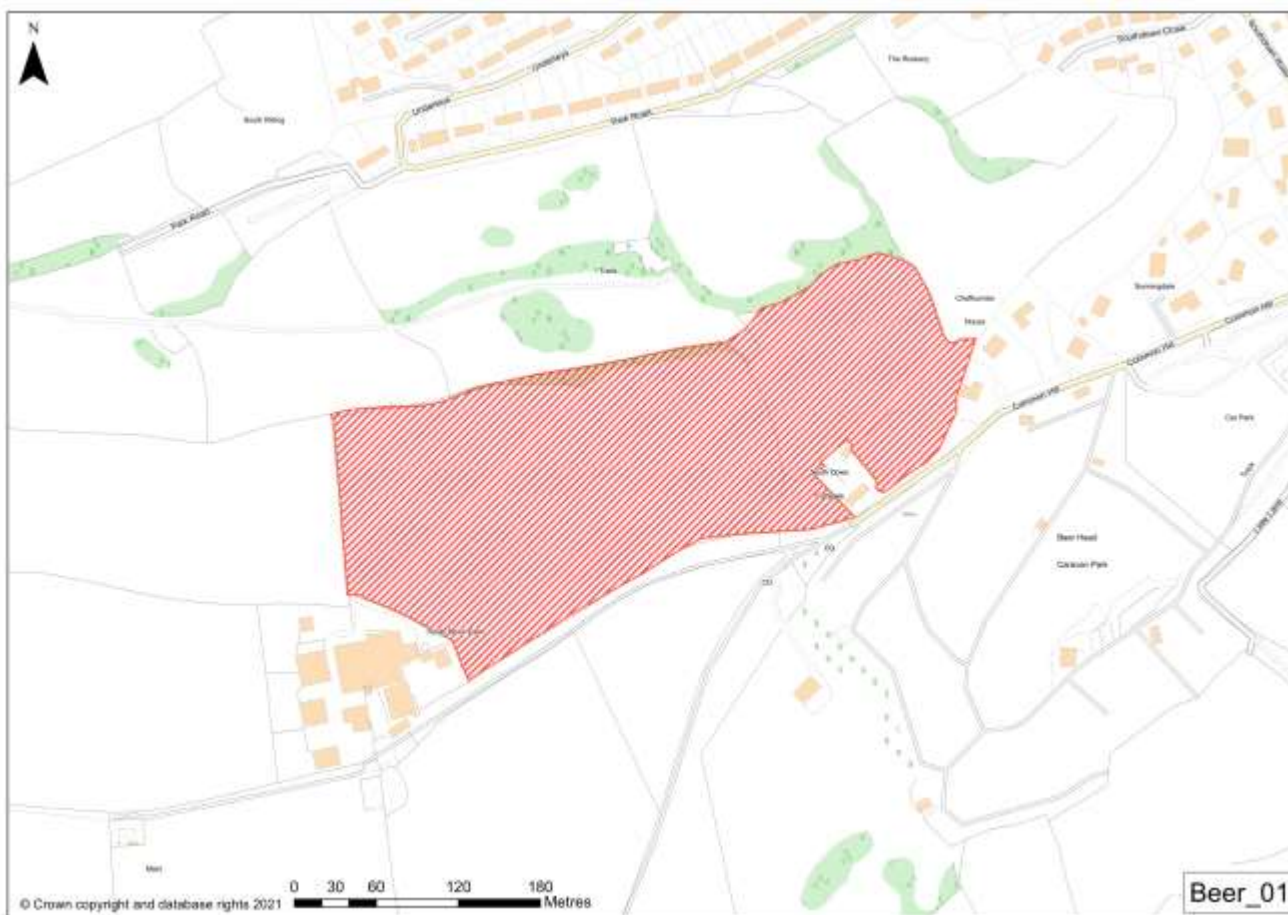
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Beer

Reference

Beer_01



Site address

Part South Down Farm, Common Hill, Beer, EX12 3AH

Outside Cranbrook Plan Area

Yes

Description

Greenfield site comprising pair of adjoining fields, within AONB. Located west of the dwellings on Common Hill which at the SW edge of the settlement of Beer. Extends ribbon of development into countryside. Caravan site opposite. Adjoins farmhouse. Within the Coastal Preservation Area so visual relationship to sea due to clifftop location.

Total site size (ha)

7.25

Submitter development type

Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people ,Purpose built student accommodation ,Office ,Industrial / warehouse ,Retail ,Hotel ,Renewable energy ,Mixed use (Number of dwellings not specified)

Availability assessment

Call for site : site type

Original (ie 2017 site submission not resubmitted)

Existing (ie 2017 site resubmitted in 2021)

New (ie 2021 submission)

New

Site promoter's availability comments

Within the next 5 years

Submission year

2021

2017 Site -2022 confirmation of availability

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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	7.25
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	7.25
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 7.25 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within bat feeding grounds
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No issues identified
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Within AONB and CPA (Visual relationship to the sea)

For Housing - Will the site have an unacceptable impact on landscape?	Yes
For Employment - Will the site have an unacceptable impact on landscape?	Yes
Flooding/land/resources commentary	Free from flood risk. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Beer primary has limited capacity to support development and on very constrained site, transport implication for secondary
DCC Highways comments	Access to this site would be from the Private Track off Common Hill. This may be ideal for holiday accommodation but is remote from Beer Town centre with little or no cycle/footway provisions for full residential development.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable due to access, and topography – impact on viability; plus impact on Beer Quarry bats (flight paths and feeding grounds)
Site Achievable for Housing	Probably unachievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	7.25
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00

Gross development area – Passes Stage B Housing	7.25		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	4.35		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 87	Mid 109	Max 130
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	109		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	7.25		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 7.25 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 7.25 ha. Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 109 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 109 dwellings. Site available and suitable for housing, but the HELAA Paenle concluded that the site is Probably Unachievable. Therefore for the trajectory the net capacity of the site NIL dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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 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	Yes	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

Branscombe

Reference

Bran_01



Site address	Land to the west of Cott Mead, north side of the road, EX12 3BH
Outside Cranbrook Plan Area	Yes
Description	Greenfield Rectangular site comprising sloping, rough grazing land with some trees, adjoins listed building, at very western periphery of the hamlet of Steet (the hamlet is part of the broken ribbon development along the road extending southeastwards, that makes up Branscombe. Largely surrounded by agricultural land.
Total site size (ha)	0.34
Submitter development type	Homes for sale ,Affordable homes (Land was listed in previous village plan with following description - e potential to build between 8 -12 homes, 50% of which would be affordable homes.)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.34
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.34
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.34 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities but over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	AONB
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Adjoins Grade 2 listed house
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Within AONB, steeply sloping site so will be visible
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Band of SWF across the southern (roadside) boundary. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Branscombe Primary has capacity to support development, home to school transport costs implications for secondary. Secondary capacity limited, and to be looked at in combination with other sites.
DCC Highways comments	Although it may be technically possible to access this site for development it is very remote from services and facilities and the site has quite a steep gradient
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable at a reduced yield of approximately 5 dwellings
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	0.34
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.34
Gross to net area conversion factor applied %	1.00

Net developable area (ha)	0.34		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 7	Mid 9	Max 10
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	9		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	9		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.34		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.34 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.34 ha for housing (NIL for employment). Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 9 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 9 dwellings. Site is suitable, available,Probably acheivable for housingTo avoid double counting, the net capacity of the site excluding overlaps is approximately 9 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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		9
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

Branscombe

Reference

Bran_02



Site address	Field forming part of Cotte Barton Farm, EX12 3BH
Outside Cranbrook Plan Area	Yes
Description	Square, sloping greenfield site, comprising rough grazing, with band of mature trees to south. In open countryside but ribbon of pairs of semi's opposite and to east (but separated by intervening fields). Lies south of hamlet of Steet (the hamlet is part of the broken ribbon development along the road extending southeastwards, that makes up Branscombe. Road requires widening to achieve access.
Total site size (ha)	0.87
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Office ,Industrial / warehouse ,Retail ,Hotel ,Mixed use (Site is of 1.5 acres)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.87
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.87
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.87 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities but over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	AONB
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 70m from the nearest grade II listed building.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Within AONB, steeply sloping site so will be visible
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Band of SWF across the northern (roadside) boundary. Possible grade 4 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Branscombe Primary has capacity to support development, home to school transport costs implications for secondary. Secondary capacity limited, and to be looked at in combination with other sites.
DCC Highways comments	This site would appear to be acceptable for possible frontage development, but the carriageway would probably require localised widening to accommodate the additional vehicle / pedestrian movements
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	0.87
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.87

Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.70		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 14	Mid 18	Max 21
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	18		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	18		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.87		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.87 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.87 ha for housing (NIL for employment) Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 18 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 18 dwellings. Site is suitable, available, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 18 dwellings. Employment: Site not submitted as available for employment-led uses. Therefore the net capacity of the site for employment land is 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

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	18
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

Branscombe

Reference

Bran_03



Site address	Land at Deems, Branscombe, Seaton, EX123BG
Outside Cranbrook Plan Area	Yes
Description	Very small greenfield site, east of Site Bran_02. In open countryside but ribbon of pairs of semi's opposite and to east (but separated by intervening fields). Lies south of hamlet of Steet (the hamlet is part of the broken ribbon development along the road extending southeastwards, that makes up Branscombe.
Total site size (ha)	0.09
Submitter development type	Homes for sale ,Custom and self-build homes (Number of dwellings not specified)

Availability assessment

Call for site : site type	New
Original (ie 2017 site submission not resubmitted)	
Existing (ie 2017 site resubmitted in 2021)	
New (ie 2021 submission)	
Site promoter's availability comments	
Submission year	2021
2017 Site -2022 confirmation of availability	
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	No
Does the site meet the minimum size threshold for employment?	No
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Discounted at Stage A – Housing (ha)	0.09
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.09
Stage A Assessment conclusion	This site has not passed the Stage A Suitability Assessment for housing or for employment due to the site size being below the size threshold.
Does site pass Stage A Assessment - Housing	No
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities but over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	
For Housing - Will the site have an unacceptable impact on biodiversity?	
For Employment - Will the site have an unacceptable impact on biodiversity?	
Heritage commentary	
For Housing - Will the site have an unacceptable impact on heritage?	
For Employment - Will the site have an unacceptable impact on heritage?	
Landscape commentary	
For Housing - Will the site have an unacceptable impact on landscape?	

For Employment - Will the site have an unacceptable impact on landscape?	
Flooding/land/resources commentary	
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	
Safety	
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	No
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	
DCC Highways comments	
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	0.09		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.08		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	1.00		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min	Mid	Max
2. Site promoter – yield (upper)			

3. Lower of 1. (Mid) yield and 2. yield	
4. Percentage of site to count– housing	0
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0
EMPLOYMENT CAPACITY	
Land discounted Stage A and Stage B – Employment (Ha)	0.08
Gross development area – Passes Stage B Employment (Ha)	0.00
Percentage of site to count – employment	0
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00
SITE POTENTIAL	Site available for housing but has not passed Stage A Suitability Assessment. Not suitable for housing or employment for HELAA. Housing : Therefore site potential is NIL dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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	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	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

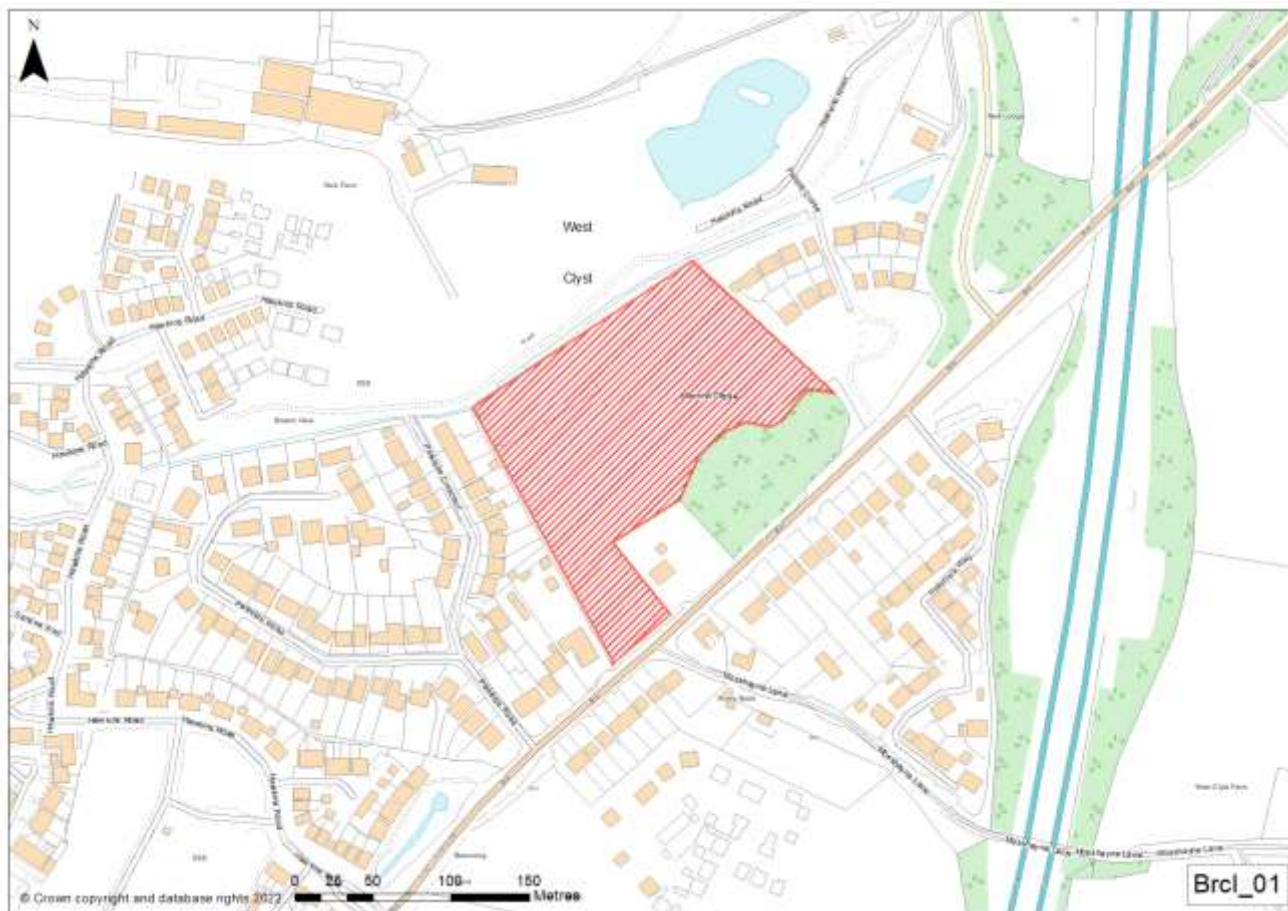
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Broadclyst

Reference

Brc1_01



Site address	Land to the east of Parkside Crescent, Pinhoe, Exeter,
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising relatively flat field adjacent within the community of Westclyst, west of the M5 between new housing at Pinhoe to the SW and Mosshayne to the East. Located NW of the B3181. Now with planning permission for 71 homes as per 18/1653/MOUT (approved 31 August 2021).
Total site size (ha)	2.43
Submitter development type	Dwellings (90)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	Yes - Site has planning permission
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.43
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.43
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.43 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 85m from a grade II listed building
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Surrounded by existing built development.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is outside flood zones 2 and 3 although a small area in the north is at high risk of surface runoff. A small portion of the site is at risk from surface water runoff which will need to be considered. It comprises grade 3b agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	In close proximity to West Clyst Community Primary - potentially capacity to support development. Additional secondary provision required.
DCC Highways comments	Access from B3181 OK (planning app for 72 units pending)
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	18/1653/MOUT
Planning Status	18/1653/MOUT for res dev approved 31 August 2021 - RM application 22/0559/MRES for 71 dw pending decision
Previous HELAA site ref no(s)	none
Site overlap description	Whole site covered by planning permission of housing 18/1653/MOUT for residential development approved 31 August 2021 - RM application 22/0559/MRES for 71 dw pending decision. Count Brcl_01 as NIL
Total site size	2.43
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	2.43		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.46		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 29	Mid 37	Max 44
2. Site promoter – yield (upper)	90		
3. Lower of 1. (Mid) yield and 2. yield	37		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	2.43		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 2.43 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 2.43 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 37 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 37 dwellings. Site is suitable, available, achievable for housing. However the site now has planning permission. To avoid double counting, the net capacity of the HELAA site excluding overlaps is NIL dwellings (but the permitted dwellings are counted in the 2022 Monitoring Point planning permissions as commitments). Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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	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

Broadclyst

Reference

Brc1_02



Site address	Land Adjacent to Langaton Lane, EX1 3SL
Outside Cranbrook Plan Area	Yes
Description	Relatively flat field adjacent to the M5 and railway line. Previously refused permission for 12 dwellings 19/1590/MFUL
Total site size (ha)	0.39
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes (planning application available to view for 12 homes mixed affordable and commercial housing)

Availability assessment

Call for site : site type Original (ie 2017 submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Existing
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.39
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.39
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.39 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is not located near to any listed heritage features.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Rural feels despite being near to existing built development. Heavily screened from all sides.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is outside flood zones 2 and 3 although a small area in the north is at high risk of surface runoff. It may contain some grade 1 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Additional primary capacity required in West End development area. Site for new primary school already allocated at Mosshayne. New primary school provision would depend on level of development and require developer funding. Additional secondary capacity required.
DCC Highways comments	Access via Langaton Lane (sandwiched M5/Railway) ?
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable due to noise impacts from M5
Site Achievable for Housing	Probably unachievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	2021 site Brcl_02 and 2017 site (ObjectID 111214) are effectively identical. Count all 2021 site. Count 2017 site as NIL.
Total site size	0.39
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00

Gross development area – Passes Stage B Housing	0.39		
Gross to net area conversion factor applied %	1.00		
Net developable area (ha)	0.39		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 8	Mid 10	Max 12
2. Site promoter – yield (upper)	12		
3. Lower of 1. (Mid) yield and 2. yield	10		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.39		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.39 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.39 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 10 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 10 dwellings. Site is suitable, available for housing but the HELAA Panel conclude that the site is Probably unacheivable for housing. To avoid double counting, the net capacity of the site excluding overlaps is NIL dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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 unachievable

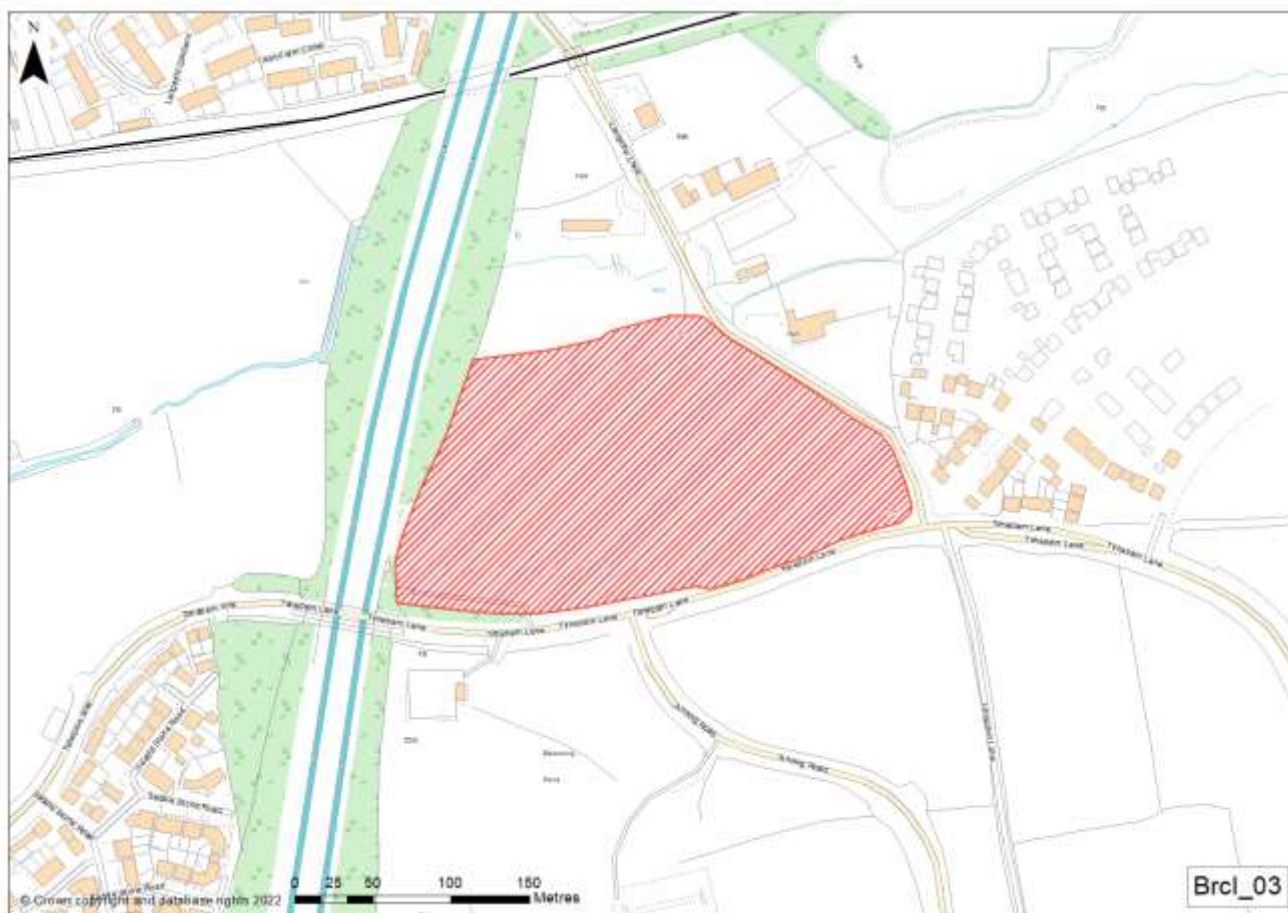
Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	Yes	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	Broadclyst	Reference	Brcl_03



Site address	Land fronting Tithebarn Lane, Monkerton, Exeter
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising agricultural field gradually sloping up to the south-west adjacent to and east of the M5 and adjacent to housing development at Tithebarn to the east, and the Science Park to the south of Tithebarn Laned
Total site size (ha)	4.37
Submitter development type	Mixed Use (c. 100)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	Within the next 5 years
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.06 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.06ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	4.31
GDA Discounted at Stage A – Housing (ha)	0.06
GDA Passes Stage A – Employment (ha)	4.31
GDA Discounted at Stage A – Employment (ha)	0.06
Stage A Assessment conclusion	An area of approximately 4.31 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is not located near to any listed heritage features.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	Site is not located within any landscape designation
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	A small section of the site in the north is within flood zones 2 and 3 which has reduced the overall potential yield. It may contain some grade 1 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Additional primary capacity required in West End development area. Site for new primary school already allocated at Mosshayne. New primary school provision would depend on level of development and require developer funding. Additional secondary capacity required.
DCC Highways comments	Accessible from Langaton and Tithebarn Lanes OK
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable subject to satisfactory noise mitigation and avoidance of other M5-related issues/impacts
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	WHOLE - Sites Brcl_23, Brcl_28 and Brcl_03 are effectively identical in land area & boundaries. But Brcl_03 submitted for 100 dws and Brcl_23 submitted for 150 dwellings. Count Brcl_03 & Brcl 28 as NIL. Count all of Brcl_23.
Total site size	4.37

HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.06		
Gross development area – Passes Stage B Housing	4.31		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	2.59		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 52	Mid 65	Max 78
2. Site promoter – yield (upper)	100		
3. Lower of 1. (Mid) yield and 2. yield	65		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.06		
Gross development area – Passes Stage B Employment (Ha)	4.31		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 4.37 ha site, approximately 0.06 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 4.31 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 65 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 65 dwellings. To avoid double counting with Brcl_23 and Brcl_28, the net capacity of the site Brcl_03 excluding overlaps is approximately NIL dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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	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

Broadclyst

Reference

Brc1_04



Site address	Land adjacent Poltimore Park, Poltimore, EX4 0AU
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising relatively flat agricultural field, east of the M5. sandwiched between the Pinhoe Farm development at Westclyst and the M5.
Total site size (ha)	1.60
Submitter development type	Dwellings (40)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	1 - 5, 6 - 10, 11 - 15
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 1.29 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 1.29ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.31
GDA Discounted at Stage A – Housing (ha)	1.29
GDA Passes Stage A – Employment (ha)	0.31
GDA Discounted at Stage A – Employment (ha)	1.29
Stage A Assessment conclusion	An area of approximately 0.31 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 85m from a grade II listed building which would need to be considered
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	Site is not located within any landscape designation. Well screened but some visibility from Poltimore Road which looks down onto the site.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Large areas of the site are covered by flood zones 2 and 3 and suffer from surface water runoff which has reduced the overall yield. Site largely comprises grade 1 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	In close proximity to West Clyst Community Primary - potentially capacity to support development. Additional secondary provision required.
DCC Highways comments	Access from Poltimore Rd OK
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable subject to satisfying noise impacts from airport
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	1.60
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	1.29

Gross development area – Passes Stage B Housing	0.31		
Gross to net area conversion factor applied %	1.00		
Net developable area (ha)	0.31		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 6	Mid 8	Max 9
2. Site promoter – yield (upper)	40		
3. Lower of 1. (Mid) yield and 2. yield	8		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	8		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	1.29		
Gross development area – Passes Stage B Employment (Ha)	0.31		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.6 ha site, approximately 1.29 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.31 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 8 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 8 dwellings. Site is suitable, available, achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 8 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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	8
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	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

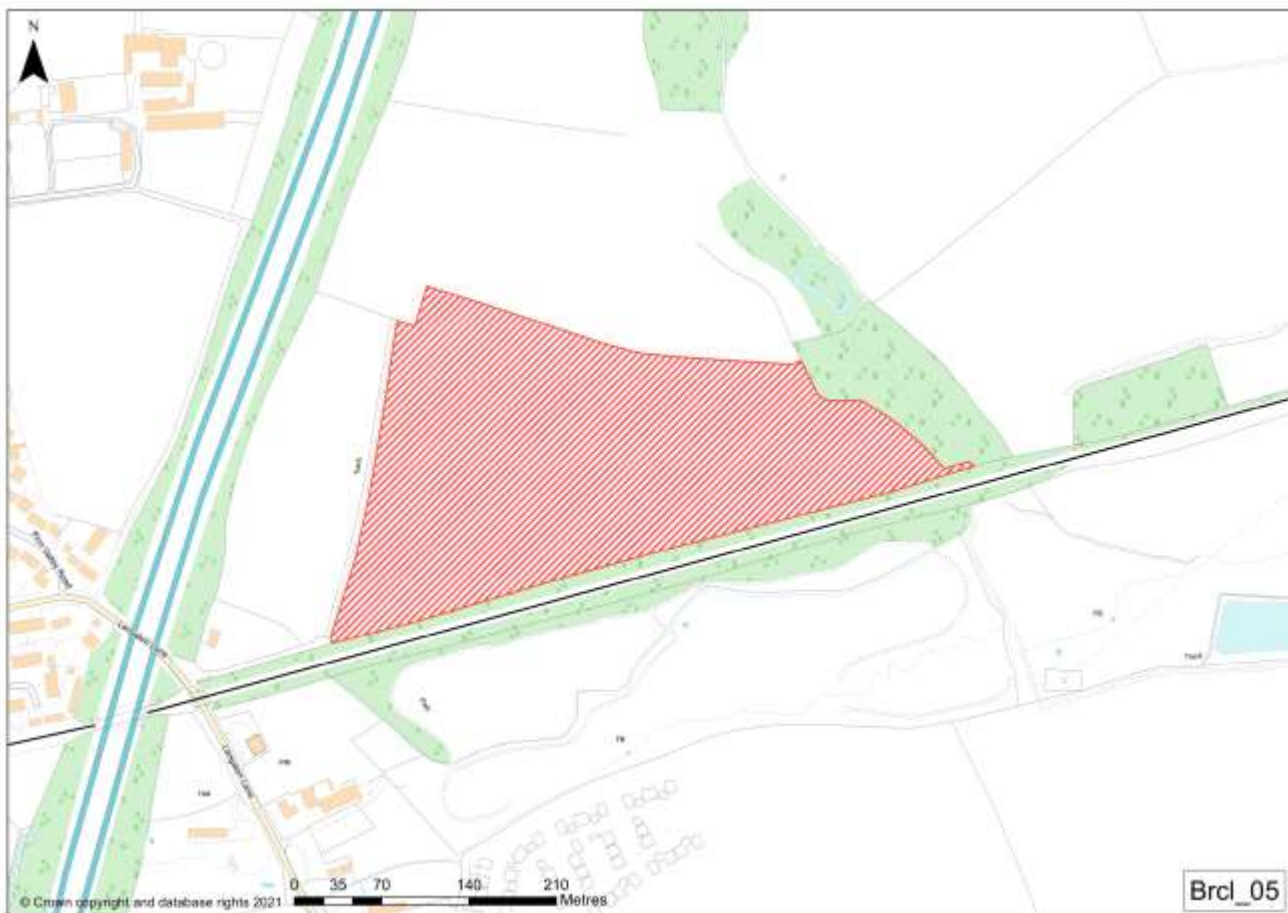
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Broadclyst

Reference

Brc1_05



Site address	Land at Monkerton Farm, Pinhoe,
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising relatively flat field north of the Exeter to Waterloo railway line, and east but not adjoining the M5. Agricultural land to the north and east. Housing west of the M5, and the Tithebarn lane developments are south of the railway.
Total site size (ha)	7.35
Submitter development type	Mixed Use (0)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	EXISTING
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.01 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.01ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	7.35
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	7.35
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 7.35 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is not located near to any listed heritage features.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	Site is not located within any landscape designation. Limited views into the site.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is outside the flood zone but a small section in the south is at high risk of surface water runoff. It may contain some grade 1 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Additional capacity required - Site for new primary school allocated at Mosshayne. New school provision would depend on level of development and require developer funding. Additional secondary provision required.
DCC Highways comments	Not accessible from public highway NO
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable due to poor access
Site Achievable for Housing	Probably unachievable
Site Achievable for Employment	

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	Brcl_05 is wholly within Brcl_16. Assess site but zero count 2017 and 2021 site Brcl_05 to avoid double counting. Count all of Brcl_16.
Total site size	7.35
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.01		
Gross development area – Passes Stage B Housing	7.35		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	4.41		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 88	Mid 110	Max 132
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	110		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.01		
Gross development area – Passes Stage B Employment (Ha)	7.35		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 7.36 ha site, approximately 0.01 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 7.35 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 110 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 110 dwellings. To avoid double counting, the net capacity of the site excluding overlaps with Brcl_16 is approximately 0 dwellings. Employment: Site not submitted as available for employment-led uses. Therefore the net capacity of the site for employment land is 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 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	Yes	

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

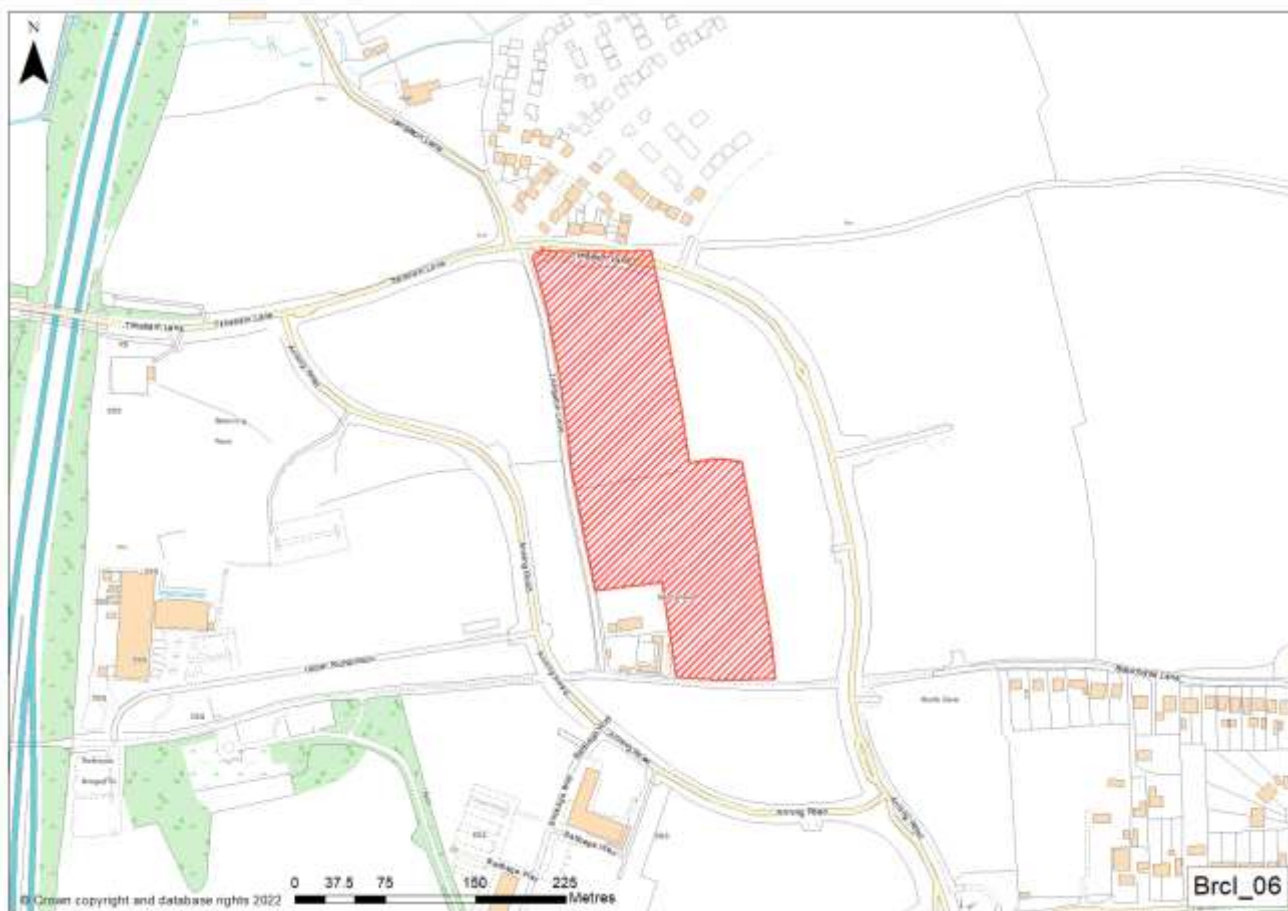
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Broadclyst

Reference

Brc1_06



Site address	Phase 2b Land at Langaton Lane., EX5 2FN
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising agricultural fields east of and adjacent to Exeter Science Park. Now with permission for development of 150 dwellings under 18/2799/MOUT- with Reserved matters application for 147 dwellings approved 25 November 2021.
Total site size (ha)	3.82
Submitter development type	Dwellings (Up to 200)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	Yes - Site has planning permission
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Approximately 0.05 Ha of the site is within the Airport Vector (57 db). But whole site has planning permission for housing.
GDA Passes Stage A – Housing (ha)	3.82
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	3.82
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 3.82 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is not located near to any listed heritage features.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is outside flood zones 2 and 3. It comprises grade 2 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Additional capacity required - Site for new primary school allocated at Mosshayne. New school provision would depend on level of development and require developer funding. Additional secondary provision required.
DCC Highways comments	Accessible from Tithebarn Way (already allocated I think)OK
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable (based on planning permission)
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	

Potential capacity	
Planning application	18/2799/MOUT
Planning Status	Permission before 1/4/2021
Previous HELAA site ref no(s)	2010 SHLAA Ref w072 (Part)
Site overlap description	Site has outline planning permission 18/2799/MOUT approved 21/08/2020 for up to 150 dws) NB new permission for 147 dws (21/1282/MRES) granted 25 November 2021. Count Brcl_06 as NIL.
Total site size	3.82
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00

Gross development area – Passes Stage B Housing	3.82		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	2.29		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 46	Mid 57	Max 69
2. Site promoter – yield (upper)	200		
3. Lower of 1. (Mid) yield and 2. yield	57		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	3.82		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 3.82 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 3.82 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 57 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 57 dwellings. This HELAA site now has planning permission. To avoid double counting, the net capacity of the site excluding overlaps is NIL dwellings. (The site with Reserved Matters approval for 147 dwellings is counted under planning permissions). Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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	

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

Broadclyst

Reference

BrcI_07



Site address	Land Adjacent To Sandycote, Honiton Road, Blackhorse, Clyst Honiton, EX5 2AN
Outside Cranbrook Plan Area	Yes
Description	Greenfield sites comprising agricultural fields adjacent to Science Park. Now with permission for development of 34 dwellings under 14/2195/MOUT, and new application 21/3235/MFUL for demolition of existing dwelling and development of 45 dwellings validated 19 January 2022 and pending decision
Total site size (ha)	1.38
Submitter development type	Homes for sale ,Affordable homes (The land has an extant outline planning permission (ref. 14/2195/MOUT) for the construction of up to 34 no. dwellings, access and open space.)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Existing
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Approximately 1.38 Ha of the site is within the Airport Vector (57 to 60 db). However, employment uses are less sensitive in this regard.
GDA Passes Stage A – Housing (ha)	1.38
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.38
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.38 ha has passed the Stage A Suitability Assessment for employment. Is n the Airport Vector. But now has permission for housing, so Passes A
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is not located near to any listed heritage features.
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is outside flood zones 2 and 3. It may contain some grade 1 agricultural land. Site is within the 60db airport noise contour. However, the committee report on the approved outline application 14/2195/MOUT for 34 dwellings, records that the EDDC Environmental Health Officer (EHO) had advised that they have no objection subject to a condition being imposed requiring a scheme of internal noise insulation.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Additional capacity required - Site for new primary school allocated at Mosshayne. New school provision would depend on level of development and require developer funding. Additional secondary provision required.
DCC Highways comments	Accessible from Honiton Rd OK (Planning for 42 pending)
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable subject to satisfying noise impacts from airport
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	

Potential capacity	
Planning application	14/2195/MOUT)
Planning Status	Permission before 1/4/2021
Previous HELAA site ref no(s)	

Site overlap description	2021 site Brcl_07 and 2017 site (ObjectID 107620) are effectively identical. Extant Outline permission 14/2195/MOUT approved 20/11/2018 ie before01/04/2021. (new RM appl). Count 2017 site as NIL. Count 2021 site Brcl_07 as NIL.		
Total site size	1.38		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.38		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	1.38		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	34		
3. Lower of 1. (Mid) yield and 2. yield	28		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.38		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Site is available for housing and was assessed as suitable and achievable, but now has planning permission for up to 34 dwellings. Housing: Therefore for the trajectory the site capacity is NIL dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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	

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

Broadclyst

Reference

BrcI_08



Site address	Land adjacent The Gardens. Honiton Road, Clyst Honiton Devon, EX5 2AN
Outside Cranbrook Plan Area	Yes
Description	Greenfield, Level site comprised of 3 to 4 agricultural fields, with a group of dispersed trees in northern part. Industrial uses in south of site. Located at the cluster of dwellings north of the A30 and south of Blackhorse Lane, south of the larger area of new development (Mosshayne) now commenced.
Total site size (ha)	1.23
Submitter development type	Dwellings (Between 20 and 45)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	No response received
Site available for Housing	Yes 2017
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Approximately 1.23 Ha of the site is within the Airport Vector (60db). However, employment uses are less sensitive in this regard.
GDA Passes Stage A – Housing (ha)	0.00
GDA Discounted at Stage A – Housing (ha)	1.23
GDA Passes Stage A – Employment (ha)	1.23
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.23 ha has passed the Stage A Suitability Assessment for employment. Not suitable for housing due to its location in the Airport Vector.
Does site pass Stage A Assessment - Housing	No
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Located adjacent to Clyst Marshes County Wildlife Site, within the Exe Estuary & Pebblebed Heath mitigation zones
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed building and Clyst St Mary bridge ancient monument both just over 600m away. Grade II* listed Winslade Park House 697m away. Site is potentially visible from this asset, although distance and intervening vegetation minimises views.
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance. Set in the valley floor of River Clyst, sporadic residential and industrial buildings dotted around the site to west and south, but generally an open, rural area.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 1 agricultural land in strategic assessment in western part, Grade 3 in east. Total reduced as parts of site within flood zone 3. Also high risk of surface water flooding.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Sites to the east of the M5 - 44.8ha. Existing primary school at Clyst St Mary would not have capacity to support this level of development - would require new primary capacity/school/site funded by the development. Also new secondary capacity would be required. The need for new capacity should be assessed in conjunction with proposed developments in vicinity of Ebford/ Clyst St George/Clyst St Mary and proposed growth in Exeter.
DCC Highways comments	This laid maybe already allocated enquiry with Lloyd Orriel
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable subject to satisfying noise impacts from airport
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	

Potential capacity	
Planning application	
Planning Status	

Previous HELAA site ref no(s)			
Site overlap description	Brcl_08 is land owned by 3 landowners in 2017. One resubmitted in 2021 - see 2021 Site Brcl_17 (33% of 2017 site ObjectID 68058). The other 2 owners have not withdrawn their sites. Count Brcl_08 residue of about 0.8Ha (67%) not included in Brcl_17 .		
Total site size	1.23		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	45		
3. Lower of 1. (Mid) yield and 2. yield	25		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.23		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Site available for housing but has not passed Stage A Suitability Assessment for housing. Not suitable for housing for HELAA. 1.23 Ha Passed Suitability Stage A for employment Housing: Therefore site potential is NIL dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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 2017	No	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	

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

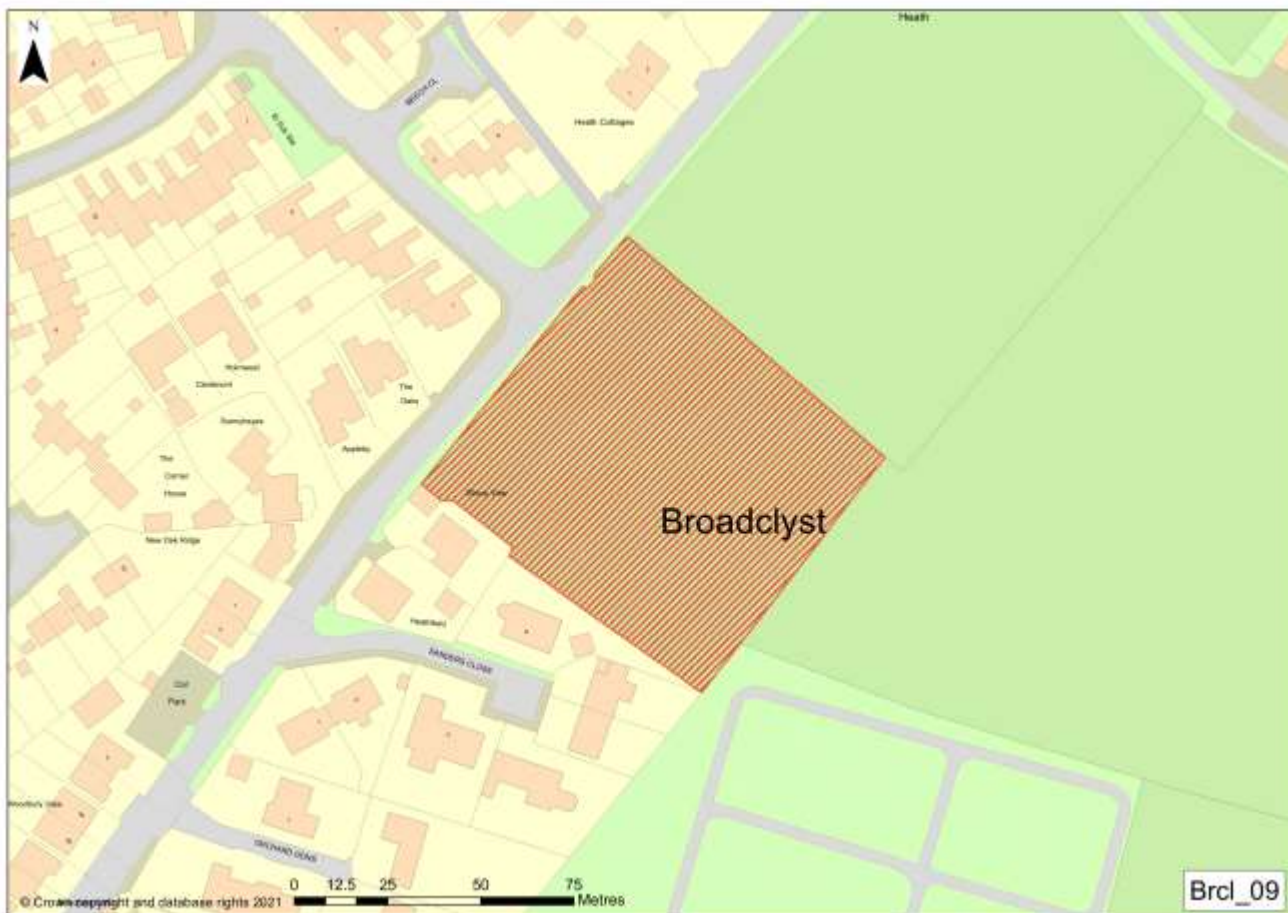
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Broadclyst

Reference

BrcI_09



Site address	Land at Heathfield (Southeast of Woodbury View), Broadclyst, EX5 3HL
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising agricultural field adjacent to Broadclyst village, sloping up towards the south. Housing to the south at Sanders Close, and to the west. Agricultural land to the north and east. Western edge of site abuts the road on the eastern side of the village.
Total site size (ha)	0.77
Submitter development type	Homes for sale ,Affordable homes (The site has capacity for 15 – 20 dwellings.)

Availability assessment

Call for site : site type	Existing
Original (ie 2017 site submission not resubmitted)	
Existing (ie 2017 site resubmitted in 2021)	
New (ie 2021 submission)	
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.77
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.77
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.77 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones. A TPO covers a number of trees on the edge of the site within the hedgerow.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 100m from a grade II listed building which would need to be considered
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Well screened and adjacent to existing built development.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is free of flood risk. It may contain areas of grade 1 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Broadclyst Primary School is very popular and fills up with out of area children. Development within Broadclyst would mean that there would be a push back to other schools. The current primary school could not support the level of development proposed -36.8 ha, and could not be extended further. Additional new secondary provision required to support any development
DCC Highways comments	Accessible from highway (Woodbury View?) OK
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	W060

Site overlap description	2021 site Brcl_09 and 2017 sites (ObjectID 68049) and (objectID 71602) are effectively identical. Count all 2021 site Brcl_09. Count both 2017 sites as NIL. Note:site allocated for housing in Reg 16 Broadclyst NP		
Total site size	0.77		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.77		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.62		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 12	Mid 16	Max 19
2. Site promoter – yield (upper)	20		
3. Lower of 1. (Mid) yield and 2. yield	16		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	16		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.77		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.77 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.77 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 16 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 16 dwellings. Site is suitable, available, Probably achievable for housing. For the trajectory the net capacity of the site excluding overlaps is approximately 16 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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	16
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	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

Broadclyst

Reference

BrcI_10



Site address	Brock Hill House, Station Road, Broadclyst, EX5 3AR
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising two flat fields adjacent a row of properties at Brockhill, on land which is roughly half way between the southern edge of Broadclyst village and the railway line immediately north of the northern edge of Cranbrook. Existing access to 'Brockhill', west from Station Road. Note: site is almost completely surrounded by but not part of site BrcI_11.
Total site size (ha)	0.40
Submitter development type	Dwellings (2) - Not proposed to be developed in conjunction with larger surrounding site BrcI_11.

Availability assessment

Call for site : site type	Existing
Original (ie 2017 site submission not resubmitted)	
Existing (ie 2017 site resubmitted in 2021)	
New (ie 2021 submission)	
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Discounted at Stage A – Housing (ha)	0.40
GDA Passes Stage A – Employment (ha)	0.40
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	Site has passed the Stage A Suitability Assessment for employment. Site is above the site area size for housing but submitted as available for only 2 dwellings which is below the dwelling number threshold, so does not pass Stage A Suitability Assessment.
Does site pass Stage A Assessment - Housing	No
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is not located near to any listed heritage features.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	Site is not located within any landscape designation. No obvious significant landscape impact.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is largely free of flood risk. It may contain areas of grade 1 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Broadclyst Primary School is very popular and fills up with out of area children. Development within Broadclyst would mean that there would be a push back to other schools. The current primary school could not support the level of development proposed -36.8 ha, and could not be extended further. Additional new secondary provision required to support any development
DCC Highways comments	Accessible from Station Rd OK
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	100
Site overlap description	2021 site Brcl_10 and 2017 site (ObjectID 88807) are effectively identical. Count all 2021 site. Count 2017 site as NIL.
Total site size	0.40
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.40		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	2		
3. Lower of 1. (Mid) yield and 2. yield	2		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.40		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.4 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.4 ha. Housing : Site has not passed Stage A Suitability Assessment because site available only for 2 dwellings which is below the dwelling number threshold so for the trajectory the net capacity of the site excluding overlaps is NIL dwellings. Employment: Site not submitted as available for employment therefore for the trajectory the net capacity of the site is 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	No	Probably achievable

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	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

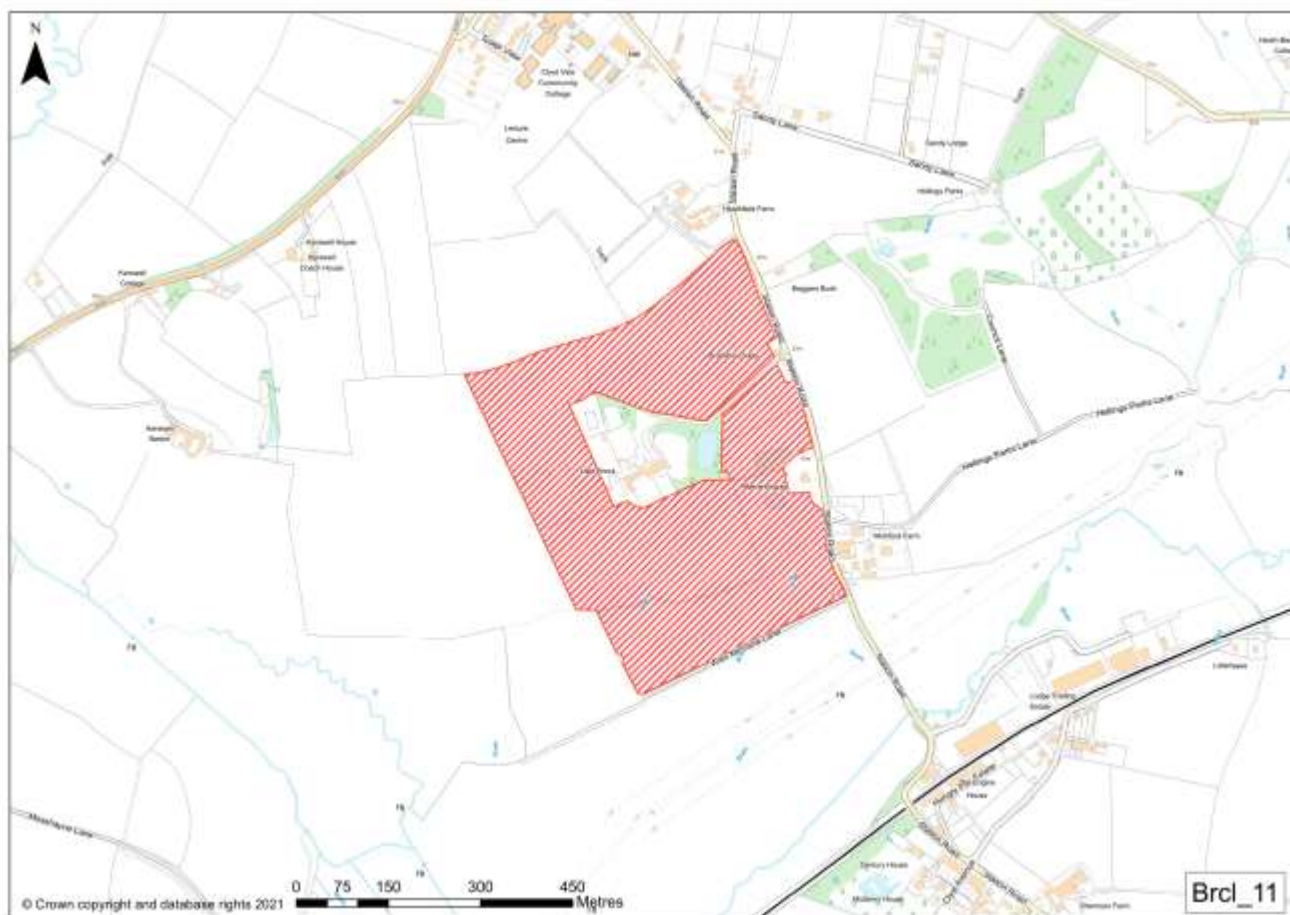
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Broadclyst

Reference

Brc1_11



Site address	Land at Brockhill, Station Road, Broadclyst, Exeter, EX5 3AR
Outside Cranbrook Plan Area	Yes
Description	A series of fields sloping down to the south surrounding a number of properties at Brockhill, near Broadclyst. and which is roughly half way between the southern edge of Broadclyst village and the railway line immediately north of the northern edge of Cranbrook. Note: site almost completely surrounds but is not part of site Brc1_10.
Total site size (ha)	22.09
Submitter development type	Homes for sale ,Homes for private rent ,Custom and self-build homes ,Homes for older people ,Office ,Industrial / warehouse ,Retail ,Renewable energy ,Mixed use (Number of dwellings not specified)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Existing
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 3.73 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 3.73ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	18.36
GDA Discounted at Stage A – Housing (ha)	3.73
GDA Passes Stage A – Employment (ha)	18.36
GDA Discounted at Stage A – Employment (ha)	3.73
Stage A Assessment conclusion	An area of approximately 18.36 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 60m from a grade II listed building which would need to be considered
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Dense headgerows present along the majority of the site along the eastern edge. Fields to the south of the site are steeper and more visible in views from the east than those in the north.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	A section of the southern part of the site is covered by flood zones 2 and 3 which has reduced the overall yield. Site comprises a mix of grade 2, 3a and 3ba agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Broadclyst Primary School is very popular and fills up with out of area children. Development within Broadclyst would mean that there would be a push back to other schools. The current primary school could not support the level of development proposed -36.8 ha, and could not be extended further. Additional new secondary provision required to support any development
DCC Highways comments	Accessible from Station Rd OK
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable subject to Station Road / London Road junction improvements , and at a reduced yield due to Flood Zone 3 on part of the site
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	100		
Site overlap description	2021 site Brcl_11 and 2017 site (ObjectID 107618) are effectively identical. Count all Brcl_11 site. Count 2017 site as NIL.		
Total site size	22.09		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	3.73		
Gross development area – Passes Stage B Housing	18.36		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	11.02		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 220	Mid 276	Max 331
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	276		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	276		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	3.73		
Gross development area – Passes Stage B Employment (Ha)	18.36		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 22.09 ha site, approximately 3.73 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 18.36 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 276 dwellings (mid-yield). The lower of the mid yield and the site promoter's yield would have the potential for 276 dwellings. Site is suitable, available, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 276 dwellings. However, constraints highlighted above, may significantly reduce this potential.		

	Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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	225
Developable 1/4/2032 to 31/3/2037	51
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

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

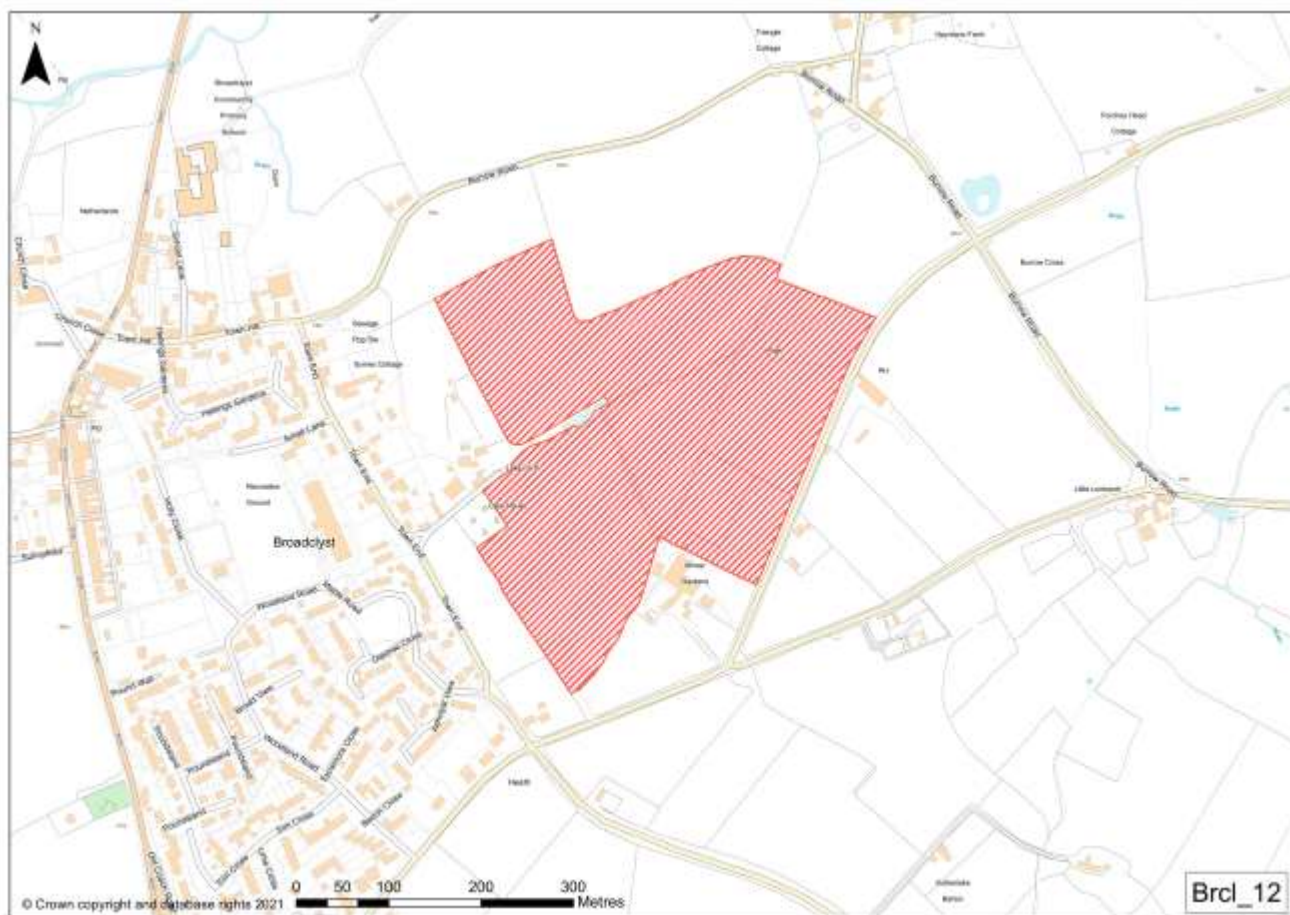
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Broadclyst

Reference

Brc1_12



Site address	Land West of Whimble Road, Broadclyst, Exeter, EX5 3BX
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising a series of level fields adjacent to the property 'Winter Gardens' to the east of Broadclyst village. Largely surrounded by agricultural land to north, south and east, and separated from housing to the west by a narrow field. Road abuts the site's eastern edge with access to the village.
Total site size (ha)	12.56
Submitter development type	Mixed Use (c. 200) . 2022 response indicated 150 to 200 dws). Note 2022 presentation to Strategic Planning Committee confirmed availability - indicating 160 dwellings.

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	Within the next 5 years
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	12.56
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	12.56
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 12.56 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones. There is an area of woodland located centrally in the site which would need to be retained and would reduce the yield
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 20m from a grade II listed building which would need to be considered
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	Site is not located within any landscape designation. Site is open and rural in nature but very flat.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	A portion of the eastern section of the site is located within flood zones 2 and 3 which has reduced the overall potential yield. Also present in patches are areas at low risk of surface water runoff. It may contain some grade 1 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Broadclyst Primary School is very popular and fills up with out of area children. Development within Broadclyst would mean that there would be a push back to other schools. The current primary school could not support the level of development proposed -36.8 ha, and could not be extended further. Additional new secondary provision required to support any development
DCC Highways comments	Accessible from highway OK
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	12.56

HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	12.56		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	7.54		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 151	Mid 189	Max 226
2. Site promoter – yield (upper)	160		
3. Lower of 1. (Mid) yield and 2. yield	160		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	160		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	12.56		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 12.56 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 12.56 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 189 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 160 dwellings. Site is suitable, available, Probably achievable for housing.To avoid double counting, the net capacity of the site excluding overlaps is approximately 160 dwellings.# Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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	160
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	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

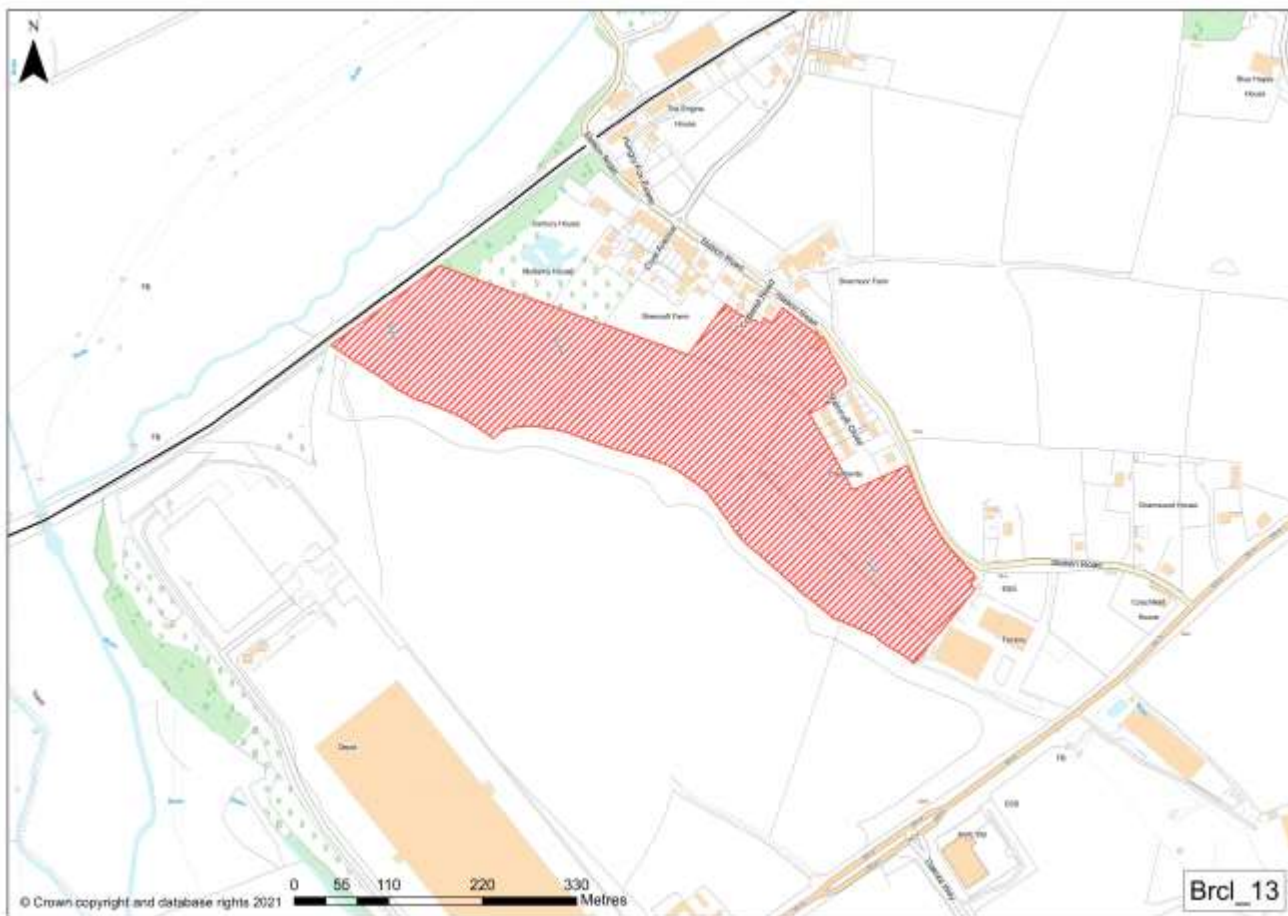
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Broadclyst

Reference

Brc1_13



Site address	Land on the west side of station road Broadclyst, EX5 3AZ
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising level fields west of Station Road, south of the railway line. Road frontage housing to the north east. Agricultural land to the south west. Site has road frontage on Station Road.
Total site size (ha)	12.44
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people ,Mixed use (all options are possible, it is a large plot bordering both domestic housing and the Exeter logistics park)

Availability assessment

Call for site : site type	Existing
Original (ie 2017 site submission not resubmitted)	
Existing (ie 2017 site resubmitted in 2021)	
New (ie 2021 submission)	
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 9.3 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 9.3ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	3.14
GDA Discounted at Stage A – Housing (ha)	9.30
GDA Passes Stage A – Employment (ha)	3.14
GDA Discounted at Stage A – Employment (ha)	9.30
Stage A Assessment conclusion	An area of approximately 3.14 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is not located near to any listed heritage features.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	Site is not located within any landscape designation. Screening and topography limit views into the site. Adjacent to existing built development.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	A large section of the site is located within flood zones 2 and 3 which has reduced the overall yield. Areas of the site also at high risk of surface water runoff. Site largely comprises grade 3b agricultural land although the area outside the flood zone is grade 2.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Two additional primary schools are proposed to serve the Cranbrook expansion areas. New provision would need to be funded by development.
DCC Highways comments	Accessible from Station Rd OK
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	xh14y02
Site overlap description	2021 site Brcl_13 and 2017 site (ObjectID 115216) are effectively identical. Count all 2021 site. Count 2017 site as NIL. Small part on NE boundary allocated for housing in Reg 16 Broadclyst NP.
Total site size	12.44

HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	9.30		
Gross development area – Passes Stage B Housing	3.14		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.88		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 38	Mid 47	Max 56
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	47		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	47		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	9.30		
Gross development area – Passes Stage B Employment (Ha)	3.14		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 12.44 ha site, approximately 9.3 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 3.14 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 47 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 47 dwellings. Site is suitable, available, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 47 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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	47
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	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

Broadclyst

Reference

Brc1_14



Site address	Land behind Hillside House enclosed by the M5 and B3181., EX5 4PW
Outside Cranbrook Plan Area	Yes
Description	Greenfield level site comprising agricultural field adjacent to the M5 near Hele village. Sandwiched between the M5 to the west and the B3181. Nearby to the NE is the Mercury Business Park.
Total site size (ha)	1.42
Submitter development type	Employment – Offices Note: In June 2022 submitter confirmed site availability for industrial/warehousing but also suggested housing (9dws) on a larger area.

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	Within the next 5 years
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.40
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.40
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.4 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities but within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is not located near to any listed heritage features.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Heavily screened along the southern perimeter.
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Small sections of the site along the southern perimeter are within flood zone 2 and are at high risk of surface water runoff. It may contain areas of grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Broadclyst primary school is very popular and fills up with out of area children. Development within Broadclyst would mean that there would be a push back to other schools. Additional secondary provision required. Transport costs could apply to transport children to primary school and Clyst Vale Community College.
DCC Highways comments	Poss access via B3181 OK pos flood issues?
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	Small site with good potential for higher density employment uses. Likely to be achievable subject to viability assessment. I can't comment of the likelihood or capacity of the owner to bring development forward. C.10 miles from Exeter centre and labour market. Well served by public transport with options for commuting. Seemingly good access to B3181. Mercury Business Park appears to be in development providing a useful buffer between this site and Quad World. Site is served by the Hele telephone exchange just 1km away and connectivity is reasonable (15 to 24 mbps via BT WBC). No alternative providers noted and no FTTC/FTTP. Possible opportunity for some higher density, higher GVA B1 jobs in this location, subject to viability.
Panel's conclusions	Probably achievable, for mix of business units particularly smaller units
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably achievable

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	1.42		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.42		
Gross to net area conversion factor applied %			
Net developable area (ha)	1.12		
Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid 0	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.42		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	1.42		
SITE POTENTIAL	Of the 1.42 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.42 ha Housing : the site was not submitted as availbale for housing. So the site capacity is NIL dwellings Employment: The site is available for employment. It has been assessed as suitable and Probably achievable for employment. Therefore the site capacity for the trajectory is 1.42 hectares. [Note: a late suggestion by the submitter that the site be enlarged and include 9 dwellings was not submitted through the 2022 call for sites and post dates the end of the 2022 Call for sites. This suggestion has not been assessed]		

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	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	0.70
Developable 1/4/2032 to 31/3/2037	0.72
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

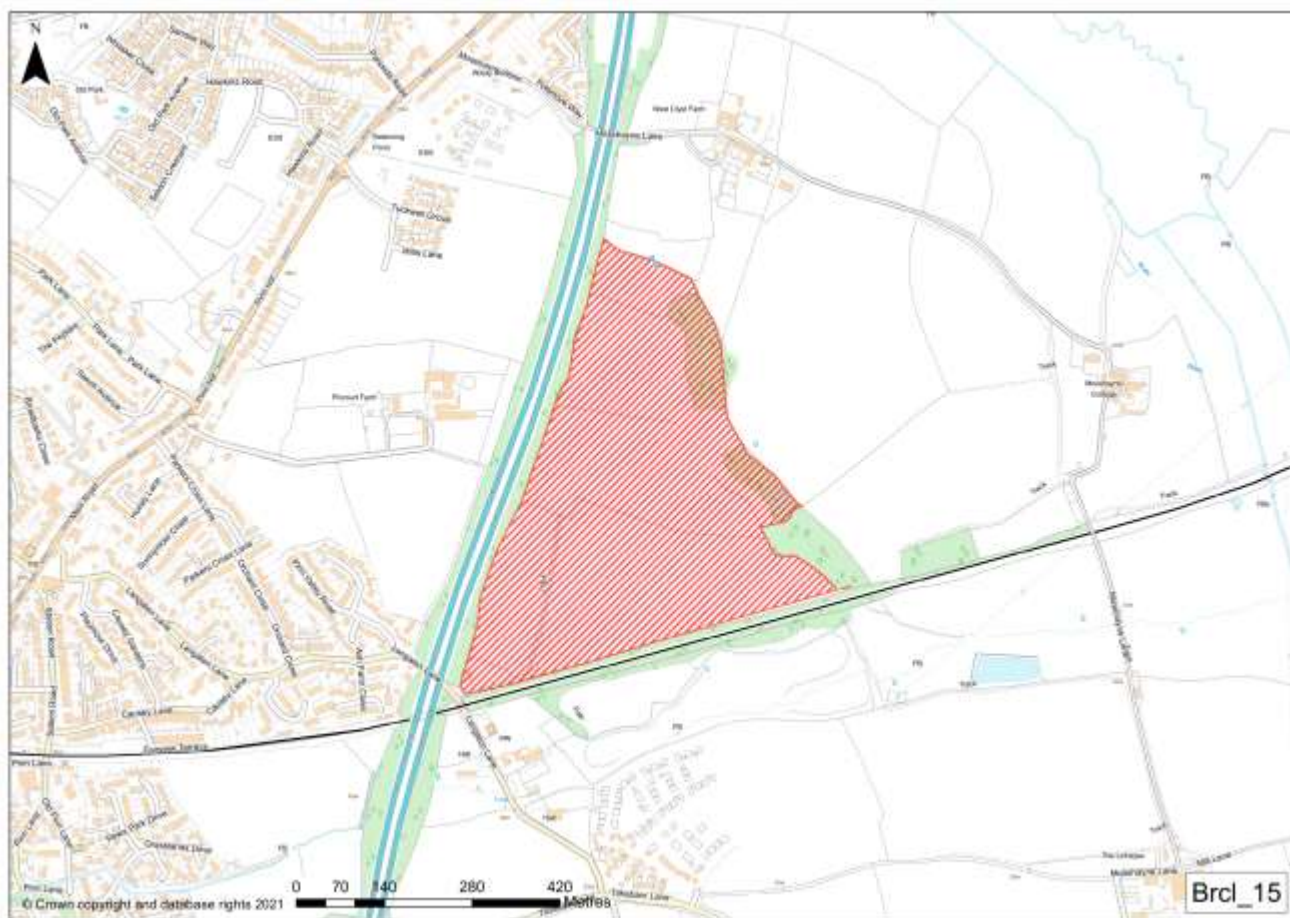
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Broadclyst

Reference

Brc1_15



Site address	Land at Langaton Lane, Pinhoe, Exeter, East Devon, EX1 3TX
Outside Cranbrook Plan Area	Yes
Description	Level greenfield site comprising agricultural fields sandwiched between the M5 and the Waterloo railway line. Also contains some copses and a travellers site in south-west corner. Includes sites Brc1_05 within its boundary.
Total site size (ha)	21.63
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Mixed use (Site is considered to have the potential to accommodate up to 500 dwellings, in addition to local facilities and open space.)

Availability assessment

Call for site : site type	New
Original (ie 2017 site submission not resubmitted)	
Existing (ie 2017 site resubmitted in 2021)	
New (ie 2021 submission)	
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	21.63
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	21.63
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 21.63 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones. There is an woodland located in the site that would need to be retained.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is not located near to any listed heritage features.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Site very visible from from the M5 but viewed in context of surrounding development.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Wooden sections of the site in the east are at some risk of flooding from surface water runoff. It may contain some grade 1 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Additional capacity required - Site for new primary school allocated at Mosshayne. New school provision would depend on level of development and require developer funding. Additional secondary provision required.
DCC Highways comments	Langerton Lane is rather small to get access, would prefer access via other plots from Tithebarn Way
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable for scale of approx. 500 dws due to access difficulties on Langaton Lane; potentially achievable for much smaller scheme
Site Achievable for Housing	Probably unachievable unless
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	BRCL_05(HELAA 2017 NON GESP) relates to south-east
Site overlap description	2021 site Brcl_15 covers all of 2017 site Brcl_05. However, Brcl_15 lies wholly within Brcl16. So Count Brcl_15 as NIL.
Total site size	21.63
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	21.63		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	12.98		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 260	Mid 325	Max 389
2. Site promoter – yield (upper)	500		
3. Lower of 1. (Mid) yield and 2. yield	325		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	21.63		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 21.63 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 21.63 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 325 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 325 dwellings. Although available and suitable for housing, the HELAA Panel concluded that the sites is Probably Unachievable at this scale. (although potentially achievable for much smaller scheme). To avoid double counting with Brcl_16, the net capacity of the site excluding overlaps is approximately NIL dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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 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	Yes	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

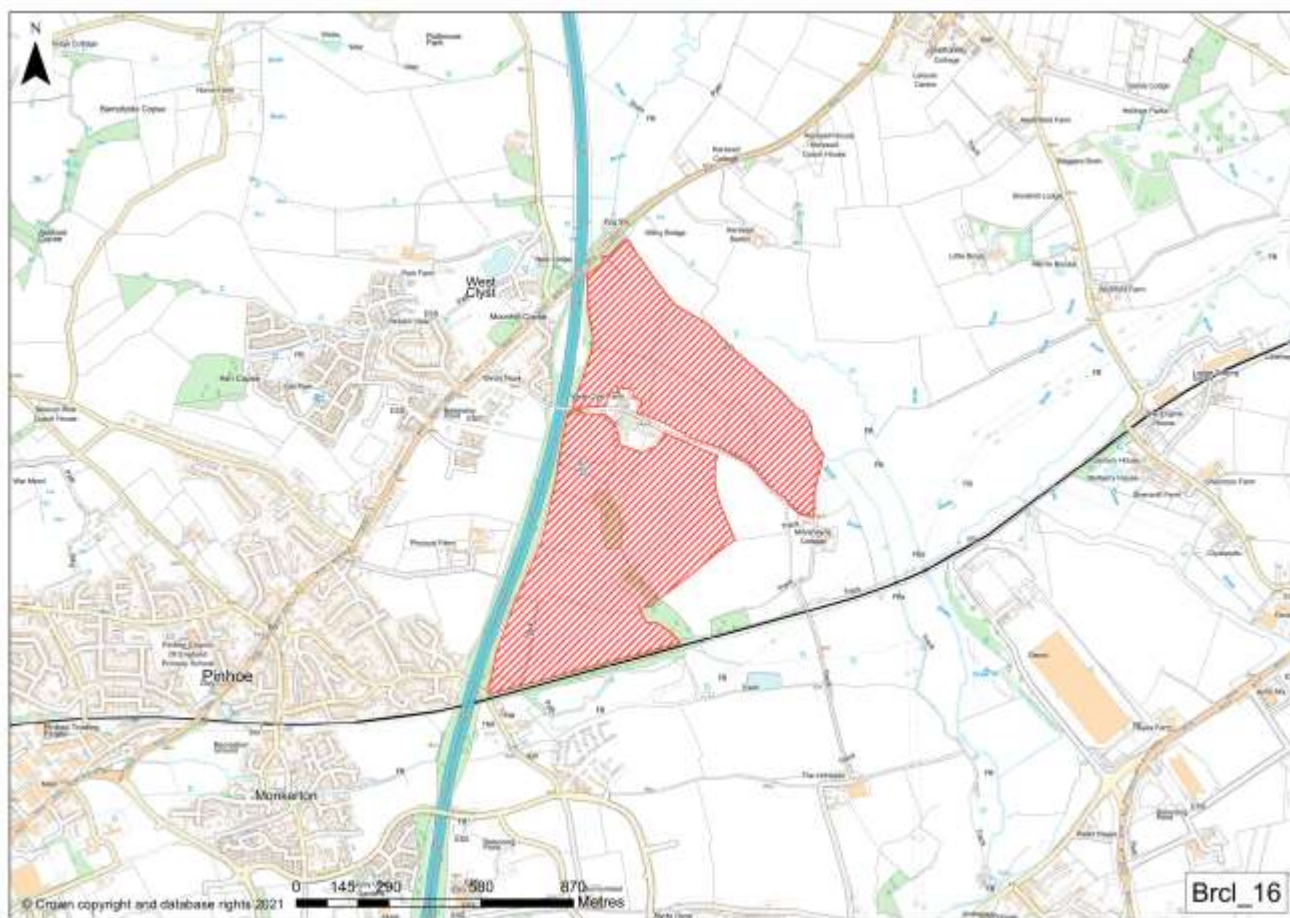
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Broadclyst

Reference

Brcl_16



Site address	Land at Mosshayne Lane, Pinhoe, Exeter, East Devon, EX1 3TR
Outside Cranbrook Plan Area	Yes
Description	Large, level greenfield site comprising agricultural fields sandwiched between the M5 and the Waterloo railway line. Also contains some copses and a travellers site in south-west corner. Includes sites Brcl_05 and Brcl_15 within its boundary.
Total site size (ha)	65.50
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Mixed use (Site is considered to have the potential to accommodate up to 1,500 dwellings, in addition to local facilities, including a potential local centre comprising small-scale retail, medical and educational facilities, and open space.)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	65.50
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	65.50
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 65.5 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones. There is an woodland located in the site that would need to be retained.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 10m from a grade II listed building which would need to be considered
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	Site is not located within any landscape designation. Site very visible from from the M5 but viewed in context of surrounding development.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Small section of the site in the north-est corner is within flood zone 3. Wooded areas are at some risk of flooding from surface water runoff. It may contain some grade 1 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Additional capacity required - Site for new primary school allocated at Mosshayne. New school provision would depend on level of development and require developer funding. Additional secondary provision required.
DCC Highways comments	Langerton Lane is rather small to get access, would prefer access via other plots from Tithebarn Way
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable for development scale of approx. 1000 dwellings due to access difficulties on Langaton Lane and B3181; potentially achievable for a much smaller scheme
Site Achievable for Housing	Probably unachievable unless
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	BRCL_05 (HELAA 2017 NON GESP) south-west
Site overlap description	2021 site Brcl_16 covers all of 2017 site Brcl_05. Brcl_16 also covers all of 2021 Site Brcl_15. Count All of Brcl_16.

Total site size	65.50		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	65.50		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	39.30		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 786	Mid 983	Max 1179
2. Site promoter – yield (upper)	1500		
3. Lower of 1. (Mid) yield and 2. yield	983		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	65.50		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 65.5 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 65.5 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 983 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 983 dwellings. Although assessed as available and suitable, the HELAA Panel concluded that the sites is Probably unachievable for development scale of approx. 1000 dwellings due to access difficulties on Langaton Lane and B3181; (although potentially achievable for a much smaller scheme) Therefore at this time, the net capacity of the site excluding overlaps is NIL dwellings. Employment: Site not submitted as available for employment-led uses. Therefore the net capacity of the site for employment land is 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 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	Yes	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

Broadclyst

Reference

Brc1_17



Site address	Land adjoining Killenaule, Clyst Honiton, Exeter, EX5 2AN
Outside Cranbrook Plan Area	Yes
Description	Small greenfield site comprising scrubland. Site slopes up towards the south-west. Located at the cluster of dwellings north of the A30 and south of Blackhorse Lane, south of the larger area of new development (Mosshayne) now commenced. This is the eastern part of site Brc1_08.
Total site size (ha)	0.51
Submitter development type	Homes for sale (6 single storey / chalet bungalows.)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Approximately 0.51 Ha of the site is within the Airport Vector. However, employment uses are less sensitive in this regard.
GDA Passes Stage A – Housing (ha)	0.51
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.51
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.51 ha has passed the Stage A Suitability Assessment for employment. Not suitable for housing due to its location in the Airport Vector.
Does site pass Stage A Assessment - Housing	No
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	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities but within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones. There is an area of what appears to be scrubland located in the site which would need to be assessed in terms of biodiversity value.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is not located near to any listed heritage features.
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Heavily screened with limited views into site.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is largely free of flood risk. It may contain areas of grade 1 agricultural land. Site is within the 60db airport noise contour and therefore likely won't be suitable.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	Yes
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Additional capacity required - Site for new primary school allocated at Mosshayne. New school provision would depend on level of development and require developer funding. Additional secondary provision required.
DCC Highways comments	Blackhorse Lane is closed to vehicular traffic therefore is not suitable for development.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable due to Blackhorse Lane being closed for traffic
Site Achievable for Housing	Probably unachievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	Brc1_08 is land owned by 3 landowners in 2017. One resubmitted in 2021 Site Brc1_17 (33% of 2017 site ObjectID 68058). The other 2

	owners have not withdrawn their sites. So count Brcl_08 residue of about 0.8Ha (67%)& 100% of Brcl_17		
Total site size	0.51		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.51		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	6		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.51		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Site available for housing but has not passed Stage A Assessment. Not suitable for housing for HELAA. 0.51 Ha Passed Stage A Assessment for employment Housing: Therefore site potential is NIL. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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	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)
No	Yes	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

Broadclyst

Reference

Brc1_18



Site address	Land at Church Lane, Broadclyst, EX5 3EL
Outside Cranbrook Plan Area	Yes
Description	Level greenfield site comprising field located within the northwest part of Broadclyst village adjacent St John the Baptist Church. Largely surrounded by housing. Church land abuts the site's southern boundary.
Total site size (ha)	0.79
Submitter development type	Homes for sale ,Custom and self-build homes (Number of dwellings not specified)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within a 6-10 year period
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.79
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.79
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.79 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is within a conservation area and surrounded on all sides by listed buildings, including the grade I listed St John the Baptist Church. In this instance, it is felt the combination of these factors makes the site unacceptable to be developed on heritage grounds.
For Housing - Will the site have an unacceptable impact on heritage?	Yes
For Employment - Will the site have an unacceptable impact on heritage?	Yes

Landscape commentary	Site is not located within any landscape designation. Views across the field form an important feature of the setting of the conservation area.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is free of flood risk. It may contain areas of grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	No
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Broadclyst primary school is very popular and fills up with out of area children. Development within Broadclyst would mean that there would be a push back to other schools. Additional secondary provision required. Transport costs could apply to transport children to primary school and Clyst Vale Community College.
DCC Highways comments	Access maybe possible off Church Lane , but very narrow!
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	0.79
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.79

Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.79		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Site available for housing. Passed Stage A Assessment but did not pass Stage B assessment due to the unacceptable impacts identified above. Housing : Site potential therefore NIL dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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	No	Probably achievable

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

Broadhembury

Reference

Brhe_01



Site address	Land to the south east of Pitmans Farm, Dulford - (Easting 307064, Northing 105814), EX15 2ED
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising L shaped field west of the A373 and the small group of houses at the small hamlet of Dulford. Largely surrounded by agricultural land.
Total site size (ha)	0.97
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes (29 homes on 0.97 hectares.)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Existing
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.97
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.97
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.97 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities and over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	Site is not located within any known area of biodiversity interest
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Adjoins Grade 2 listed building and 25m from Grade 2* listed building
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Outside AONB
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is largely free of flood risk. It may contain areas of grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	No
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Kentisbeare school has some capacity to support development. Transport costs would apply for both primary and secondary.
DCC Highways comments	Access from A373 or Oak Close OK
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	Part of HELAA 2017 site reference number BRHE_01.
Site overlap description	2021 site Brhe_01 and 2017 site (ObjectID 60808) are effectively identical. Count all 2021 site. Count 2017 site as NIL.
Total site size	0.97
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.97
Gross development area – Passes Stage B Housing	0.00
Gross to net area conversion factor applied %	0.80
Net developable area (ha)	0.00

Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	20		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.97		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Site available for housing. Passed Stage A Assessment but did not pass Stage B assessment due to the unacceptable impacts identified above. Housing: Site potential therefore NIL dwellings Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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	No	Probably achievable

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

Broadhembury

Reference

Brhe_02



Site address	Orchard cross paddocks dulford devon, EX152EG
Outside Cranbrook Plan Area	Yes
Description	Mix of greenfield and brownfield land comprising House, garden and paddocks in the small hamlet of Dulford. Site lies east of the A373. Site largely surrounded by agricultural land with some road frontage housing to the west.
Total site size (ha)	1.90
Submitter development type	Dwellings (61)

Availability assessment

Call for site : site type	Existing
Original (ie 2017 site submission not resubmitted)	
Existing (ie 2017 site resubmitted in 2021)	
New (ie 2021 submission)	
Site promoter's availability comments	
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.90
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.90
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.9 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities and over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	Site adjoins a traditional orchard to the north east and a county wildlife site to the north
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	49m from Grade 2 listed building, 67m from Grade 2* listed building
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Outside AONB
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is largely free of flood risk. It may contain areas of grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	No
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Kentisbeare school has some capacity to support development. Transport costs would apply for both primary and secondary.
DCC Highways comments	Access from A373 or road off Orchard Cross OK
DCC Minerals comments	Part of site in MCA but no objection due to distance and likelihood of resource being worked.
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	CO10 2011 SHLAA HAD A POSTCODE OF EX152ED
Site overlap description	2021 site Brhe_02 and 2017 site (ObjectID 101211) are effectively identical. Count all 2021 site. Count 2017 site as NIL.
Total site size	1.90
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	1.89
Gross development area – Passes Stage B Housing	0.00
Gross to net area conversion factor applied %	0.80
Net developable area (ha)	0.00

Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	61		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	1.89		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Site available for housing. Passed Stage A Assessment but did not pass Stage B assessment due to the unacceptable impacts identified above. Housing: Site potential therefore NIL dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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	No	Probably achievable

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

Broadhembury

Reference

Brhe_03



Site address	Land at Causeway End, EX14 3LW
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising art of field adjacent small cluster of housing approximately 400m west of the westernmost dwellings at Broadhembury village, separated from the village by fields. Has rod frontage on two lanes.Outside but adjacent to AONB.
Total site size (ha)	0.42
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes (7 homes on 0.42 hectares.)

Availability assessment

Call for site : site type	Existing
Original (ie 2017 site submission not resubmitted)	
Existing (ie 2017 site resubmitted in 2021)	
New (ie 2021 submission)	
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.42
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.42
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.42 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities but over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	Site is not located within any known area of biodiversity interest
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	All over 400m distant
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Outside AONB
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is largely free of flood risk. It may contain areas of grade 3 agricultural land. Within water source protection zone.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Broadhembury Primary has capacity to support some development. Additional secondary provision required. Transport costs would apply for secondary pupils.
DCC Highways comments	Access from highway OK
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	Part of HELAA 2017 site reference number BRHE_03.
Site overlap description	2021 site Brhe_03 and 2017 site (ObjectID 60809) are effectively identical. Count all 2021 site. Count 2017 site as NIL.
Total site size	0.42
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.42
Gross to net area conversion factor applied %	0.80
Net developable area (ha)	0.34

Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 7	Mid 9	Max 10
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	9		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	9		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.42		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.42 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.42 ha for housing (NIL for employment). Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 9 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 9 dwellings. Site is suitable, available, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 9 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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		9
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

Broadhembury

Reference

Brhe_04



Site address	CAUSEWAY END, BROADHEMBURY, EX14 3LR
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising the square corner of larger field, adjoins housing to the east which are located at the westernmost end of the village of Broadhembury (although outside the current "built up area"). Lies north of and adjacent to the road leading to Broadhembury. Within AONB.
Total site size (ha)	0.28
Submitter development type	Custom and self-build homes (5-10)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Existing
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.28
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.28
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.28 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities but over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	Site is not located within any known area of biodiversity interest
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Conservation Area is 79m away, Grade 2 listed buildings within 10m
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Within AONB
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is largely free of flood risk. It may contain areas of grade 3 agricultural land. Within water source protection zone.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Broadhembury Primary has capacity to support some development. Additional secondary provision required. Transport costs would apply for secondary pupils.
DCC Highways comments	No obvious access difficulties.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	2021 site Brhe_04 (Object ID21650 on 2021 Submission layer) and 2017 site (ObjectID 61206) are effectively identical. Count all Brhe_04 site. Count 2017 site 61206 as NIL.
Total site size	0.28
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.28
Gross to net area conversion factor applied %	1.00

Net developable area (ha)	0.28		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 6	Mid 7	Max 8
2. Site promoter – yield (upper)	10		
3. Lower of 1. (Mid) yield and 2. yield	7		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	7		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.28		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.28 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.28 ha for housing (NIL for employment). Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 7 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 7 dwellings. Site is suitable, available, Probably acheivable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 7 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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		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

Broadhembury

Reference

Brhe_05



Site address	The Old Orchard, Broadhembury, Devon
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising field with agricultural building (equestrian?), located to the SE of Broadhembury village within AONB, and adjoining the Conservation Area. Housing to the North and East. Agricultural land to the South and west. School and church within approx. 100m to the NW. East of and adjoining the road.
Total site size (ha)	0.32
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Residential institution ,Office ,Hotel ,Renewable energy (Only informal discussions 3/4 acre so a small development or one hotel or residential institution - small village with limited public transport so less suitable for students and the elderly.)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Existing
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.32
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.32
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.32 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities but over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	Site is not located within any known area of biodiversity interest
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Adj Conservation Area, 45m to Grade 11, 120m to Grade 11*, 83m to Grade 1 listed buildings
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Within AONB

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is largely free of flood risk. It may contain areas of grade 3 agricultural land. Within water source protection zone.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Broadhembury Primary has capacity to support some development. Additional secondary provision required. Transport costs would apply for secondary pupils.
DCC Highways comments	Access from highway OK
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	2021 site Brhe_04 and 2017 site (ObjectID 61206) are effectively identical. Count all 2021 site. Count 2017 site as NIL.
Total site size	0.32
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.32

Gross to net area conversion factor applied %	1.00		
Net developable area (ha)	0.32		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 6	Mid 8	Max 10
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	8		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	8		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.32		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.32 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.32 ha for housing (NIL for employment). Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 8 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 8 dwellings. Site is suitable, available, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 8 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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	8
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

Broadhembury

Reference

Brhe_06



Site address	Land to the North of Lucerne, Road from Colliton Cross to Haskins Cross Luton, Payhembury, EX14 3HZ
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising level rectangular paddock located at Luton, a small rural hamlet. The paddock adjoins the small cluster of houses that constitutes Luton, and lies to the west of and adjoining the road that runs through the hamlet.
Total site size (ha)	0.79
Submitter development type	Homes for sale ,Affordable homes ,Custom and self-build homes ,Homes for older people (Number of dwellings not specified)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.79
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.79
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.79 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities but over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	Site is not located within any known area of biodiversity interest
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Within 70m of Grade 2 listed building
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Outside AONB
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is largely free of flood risk. It may contain areas of grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Payhembury Primary has limited capacity to support development, issues re the expansion of secondary have been articulated including trust position on expansion. Transport costs would apply
DCC Highways comments	This site is remote from any centre, although access is good to the A373 Cullompton to Honiton Road.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	0.79
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.79
Gross to net area conversion factor applied %	0.80
Net developable area (ha)	0.63

Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 13	Mid 16	Max 19
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	16		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	16		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.79		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.79 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.79 ha for housing (NIL for employment) Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 16 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 16 dwellings. Site is suitable, available, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 16 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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		16
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

Broadhembury

Reference

Brhe_07



Site address	Land South of the Vicarage, Broadhembury, Devon, EX14 3FF
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising Irregularly shaped paddock within the AONB, adjoining CA and listed building. Adjoins built form of the eastern edge of the main village of Broadhembury. Largely agricultural land to the south and SW. Some housing the north, east and NW. Has road frontage on to road leading into the village.
Total site size (ha)	0.44
Submitter development type	Homes for sale ,Custom and self-build homes ,Mixed use (The site extends to 1.12 acres it would be suitable for mixed use, live work, or residential unit at densities similar to and in-keeping with the character of the village, circa 5 homes. Low carbon build and high energy efficiency homes)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.44
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.44
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.44 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities but over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	Site is not located within any known area of biodiversity interest
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Adjoins CA and Grade 2 listed building
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Within AONB
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is largely free of flood risk. It may contain areas of grade 3 agricultural land. Within water source protection zone.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Broadhembury Primary has capacity to support some development. Additional secondary provision required. Transport costs would apply for secondary pupils.
DCC Highways comments	This site is on the edge of Broadhembury with good highway connection to the centre.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	0.44
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.44
Gross to net area conversion factor applied %	0.80
Net developable area (ha)	0.35

Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 7	Mid 9	Max 10
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	9		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	9		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.44		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.44 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.44 ha for housing (NIL for employment) Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 9 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 9 dwellings. Site is suitable, available, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 9 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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	9
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

Buckerell

Reference

Buck_01



Site address	Land at Crossbills Farm, Awliscombe, Honiton, EX14 3PF
Outside Cranbrook Plan Area	Yes
Description	L shaped field on the periphery of Weston, separated from housing by a field
Total site size (ha)	1.45
Submitter development type	Employment – Industrial/Warehousing . 2022 confirmation of availability

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	Within the next 5 years
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.45
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.45
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.45 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any known area of biodiversity interest
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade 1 building 1500m away, Grade 2 listed 220m away
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Outside AONB
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	No but high pressure gas pipeline safeguarding area covers part of site. It may contain areas of grade 3 agricultural land.

For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines. High pressure gas pipeline and related easement lies beneath part of site. Discount 0.25 hectares, reducing gross development area to 1.2Ha.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Within Feniton Primary catchment area which has no capacity to support development. Kings school has no capacity to support additional development and it would be difficult to extend the school on its current site. Academy has previously clearly indicated it will not expand with significant investment and potentially new school. Transport costs would apply for both primary and secondary pupils
DCC Highways comments	Access from highway OK
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	Small site with no obvious access onto a lane. EX14 3PF is in the Exeter travel to work area though 17 miles from Exeter's main labour market. The site does serve Honiton's working population (c.70% economically active acc. to postcode). The site is not well served by existing public transport. The track the site opens onto may struggle with larger industrial vehicles. Site is served by the Honiton telephone exchange 3.6km away and connectivity is good (10 to 20 mbps via Openreach FTTC). FTTP is not enabled. As above, though this site appears constrained in access terms, there is significant unmet demand for B8 storage and distribution premises and land throughout the district. Viability assessment required. I can't comment of the likelihood or capacity of the owner to bring development forward.
Panel's conclusions	Probably unachievable due to the impact of adding HGV traffic on the network, and traffic congestion on the lane in order to access and exit the site
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably unachievable

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	N/A

Site overlap description	WHOLE - all of site is in Buck_02 (but now proposing dwellings not employment)		
Total site size	1.45		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.25		
Gross development area – Passes Stage B Housing	1.20		
Gross to net area conversion factor applied %			
Net developable area (ha)	0.88		
Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.25		
Gross development area – Passes Stage B Employment (Ha)	1.20		
Percentage of site to count – employment	100		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.45 ha site, 0.25 ha land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.2 ha. Housing : the site was not submitted as availbale for housing. So the site capacity is NIL dwellings Employment: The site is available for employment. It has been assessed as suitable. However, the HELAA Panel concluded that the site is Probably unachievable. Therefore the site capacity for the trajectory is 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	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

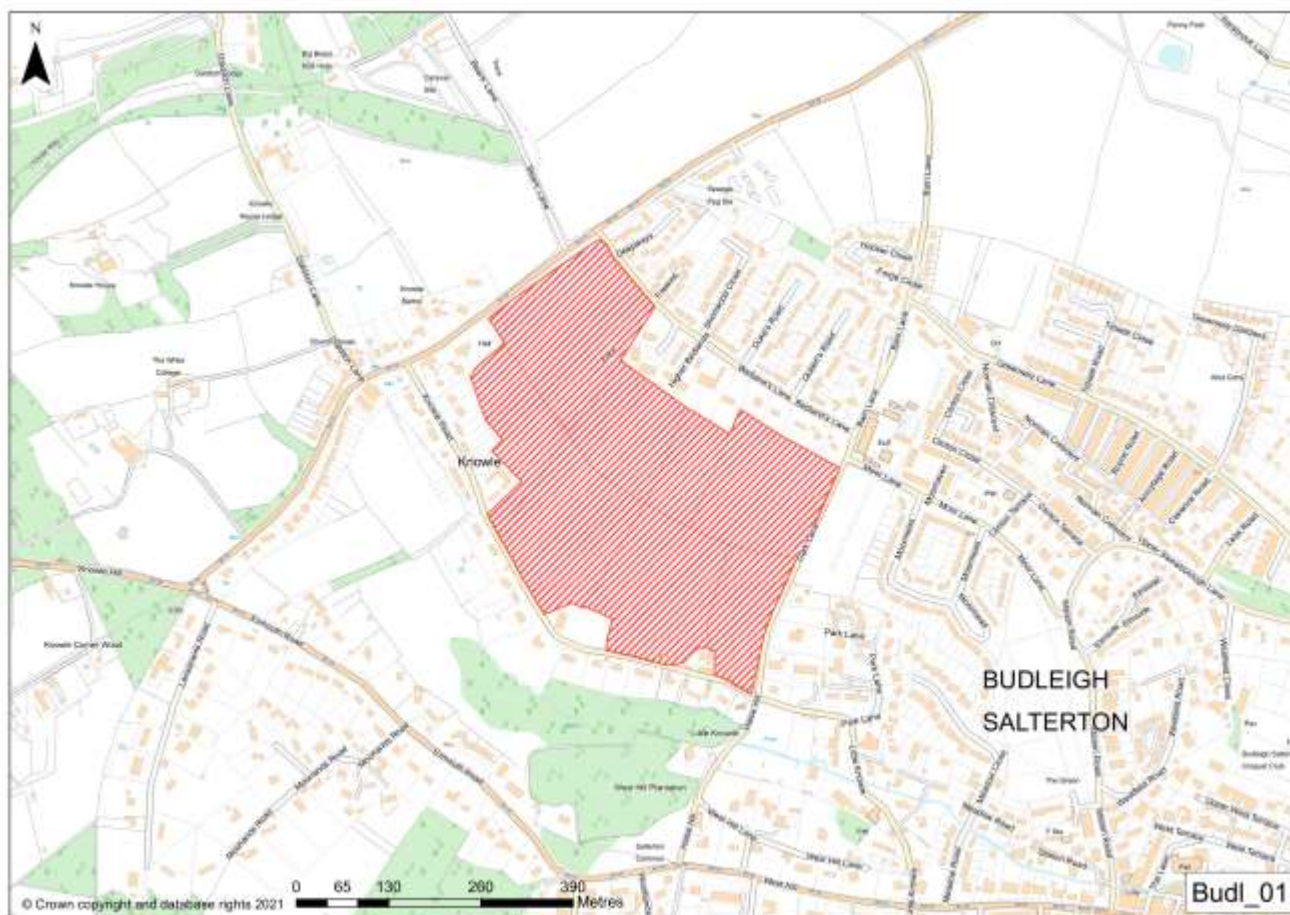
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Budleigh Salterton

Reference

Budl_01



Site address	Land adjacent to Clyst Hayes Farmhouse, Budleigh Salterton,
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising large field mainly bounded by housing at Knowle Rd and Bedlands Lane, on the west side of Budleigh Salterton. Dark Lane abuts the sites eastern boundary. Part of the site is on elevated land, although this part of the site is fairly flat. Land form drops down significantly to the south and west of the site.
Total site size (ha)	17.51
Submitter development type	250 dwellings

Availability assessment

Call for site : site type	Original
Original (ie 2017 site submission not resubmitted)	
Existing (ie 2017 site resubmitted in 2021)	
New (ie 2021 submission)	
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	No response received
Site available for Housing	Yes 2017
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	17.51
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	17.51
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 17.51 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heath mitigation zones
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	A Grade II Listed Building adjoins the site and there are several others in the vicinity.
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	Site is within East Devon AONB. Northern part of site is elevated and prominent in landscape setting of the north of the town. The land form drops down significantly to the south and west of the site to form a more intimate landscape that would be sensitive to change.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 1 agricultural land (strategic level). A tiny piece of the site on the southern boundary is at a low risk of surface flooding. A very small part of the north of the site is in the total catchment of a water protection zone.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Some limited primary capacity, but St Peter's primary does not have capacity to support development on this scale - 21.9 ha. Additional primary capacity would be required and need to be funded. Transport costs would apply for secondary school pupils. ECC has some capacity - but the has a large catchment area and capacity needs to be assessed alongside other proposed sites e.g. Woodbury, Exmouth, Clyst St George etc.
DCC Highways comments	Access from B3178/Bedlands L/Knowle Rd/Barn L OK
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable subject to suitable surface water drainage solution
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	17.51

HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	17.51		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	10.51		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 210	Mid 263	Max 315
2. Site promoter – yield (upper)	250		
3. Lower of 1. (Mid) yield and 2. yield	250		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	250		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	17.51		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 17.51 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 17.51 ha. Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 263 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 250 dwellings. Site is suitable, available, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 250 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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 2017	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	25
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
No	Yes	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

Budleigh Salterton

Reference

Budl_02



Site address	Land at Barn Lane, Knowle, Budleigh Salterton, EX9 6QW
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising medium sized field on north eastern boundary of urban area of Budleigh Salterton. Site adjoins housing on the site's southern and western boundaries. Agricultural land lies to the north and east. Site lies south of an adjoins the B3178 road from Budleigh Salterton to East Budleigh.
Total site size (ha)	1.58
Submitter development type	HELAA submission Homes for sale ,Affordable homes ,Homes for older people (Circa. 30 new dwellings) : Note at 2022 Strategic Planning Committee - presentation indicated 40 dws.

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Existing
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	2022 SPC presentation
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.58
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.58
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.58 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heath mitigation zones. There is a Tree Preservation Order on the southern boundary.
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	There is a Grade II* Listed Building to the north east of the site about 270m from the site boundary. Development of the site may affect the setting of this important heritage asset.
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	Site is within East Devon AONB and forms part of the very attractive, rolling landscape to the north of Budleigh Salterton.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 1 agricultural land (strategic level). Some of the northern part of the site is at a low risk of surface water flooding and within this there are a couple of areas at medium and high risk of surface water flooding. The whole of the site is in the total catchment of a water protection zone.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Some limited primary capacity, but St Peter's primary does not have capacity to support development on this scale - 21.9 ha. Additional primary capacity would be required and need to be funded. Transport costs would apply for secondary school pupils. ECC has some capacity - but the has a large catchment area and capacity needs to be assessed alongside other proposed sites e.g. Woodbury, Exmouth, Clyst St George etc.
DCC Highways comments	Access OK allocated and being built on
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	n/a
Site overlap description	2021 site Budl_02 and 2017 site (ObjectID 67619) are effectively identical. Count all 2021 site. Count 2017 site as NIL.

Total site size	1.58		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.58		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	1.26		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 25	Mid 32	Max 38
2. Site promoter – yield (upper)	40		
3. Lower of 1. (Mid) yield and 2. yield	40		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	32		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.58		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.58 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.58 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 32 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 32 dwellings. Site is suitable, available, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 32 dwellings. (not significantly above the 30 dws in the original submission) Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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	32
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	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

Budleigh Salterton

Reference

Budl_03



Site address	Land at Barn Lane, Budleigh Salterton,
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising medium sized field . on north eastern boundary of urban area of Budleigh Salterton. Site adjoins housing on the site's southern boundary. Agricultural land lies to the north and east. Site lies south of an adjoins the B3178 road from Budleigh Salterton to East Budleigh. (site is east of Budl_02).
Total site size (ha)	1.83
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (Approximately 35 to 45 units.). Note at 2022 Strategic Planning Committee - presentation indicated 50-60 dws.

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Existing
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	2022 SPC presentation
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.83
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.83
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.83 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	There is a Grade II* Listed Building to the north east of the site about 170m from the site boundary. Development of the site may affect the setting of this important heritage asset.
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no

Landscape commentary	Site is within East Devon AONB and forms part of the very attractive, rolling landscape to the north of Budleigh Salterton.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 1 agricultural land (strategic level). A small part of the northern part of the site is at a low risk of surface water flooding. The whole of the site is in the catchment of a water protection zone (partly total and partly outer).
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Some limited primary capacity, but St Peter's primary does not have capacity to support development on this scale - 21.9 ha. Additional primary capacity would be required and need to be funded. Transport costs would apply for secondary school pupils. ECC has some capacity - but the has a large catchment area and capacity needs to be assessed alongside other proposed sites e.g. Woodbury, Exmouth, Clyst St George etc.
DCC Highways comments	Access from B3178 or via Budl_2 OK (ideally not Barn L)
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	HELAA 2017 NON GESP Reference Number: BUDL_03

Site overlap description	2021 site Budl_03 and 2017 site (ObjectID 39607) are effectively identical. Count all 2021 site. Count 2017 site as NIL.		
Total site size	1.83		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.83		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	1.46		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 29	Mid 37	Max 44
2. Site promoter – yield (upper)	60		
3. Lower of 1. (Mid) yield and 2. yield	37		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	37		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.83		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.83 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.83 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 37 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 37 dwellings. Site is suitable, available, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 37 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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	37
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	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

Budleigh Salterton

Reference

Budl_04



Site address	The Old Orchard, Halse Hill,, EX9 6AD
Outside Cranbrook Plan Area	Yes
Description	Greenfield site, located to the east of Halse Hill (road) within Budleigh Salterton. Well treed area with low density housing to south and east. Opposite West Hill Plantation which lies to the west of Halse Hill.
Total site size (ha)	0.48
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people ,Office ,Other (Consideration should also be given to leisure/ camping/ holiday accommodation/ recreational. The site could potentially have approximately 10 new build homes on it)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.03 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.03ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.45
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.45
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.45 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heath mitigation zones. There are tree preservation orders to the northern and southern boundaries. There is a County Wildlife Site to the west, on the other side of Halse Hill.
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	Site is adjacent to the Budleigh Conservation Area
For Housing - Will the site have an unacceptable impact on heritage?	no

For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	Site is within East Devon AONB and forms an attractive wooded area
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	The northern part of the site is in Floodzones 2 and 3 and is at a low to high risk of surface water flooding.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Some limited primary capacity, but St Peter's primary does not have capacity to support development on this scale - 21.9 ha. Additional primary capacity would be required and need to be funded. Transport costs would apply for secondary school pupils. ECC has some capacity - but the has a large catchment area and capacity needs to be assessed alongside other proposed sites e.g. Woodbury, Exmouth, Clyst St George etc.
DCC Highways comments	Halse Hill very narrow but ok for small development
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable for 5 dwellings due to protected trees.
Site Achievable for Housing	Probably unachievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	0.48

HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.03		
Gross development area – Passes Stage B Housing	0.45		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.36		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 7	Mid 9	Max 11
2. Site promoter – yield (upper)	10		
3. Lower of 1. (Mid) yield and 2. yield	9		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.03		
Gross development area – Passes Stage B Employment (Ha)	0.45		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL			
Of the 0.48 ha site, approximately 0.03 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.45 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 9 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 9 dwellings. Site is suitable and available but the HELAA Panel concluded that the site is Probably unacheivable for housing. Therefore the net capacity of the site excluding overlaps NIL dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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 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	Yes	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

Budleigh Salterton

Reference

Budl_05



Site address	Little Knowle, Budleigh Salterton,
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising small field with low density housing to north and east., located to the east of Halse Hill (road) and south of Little Knowle within Budleigh Salterton. Housing to north, east and west. Land to the south included site Budl_04.
Total site size (ha)	0.29
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (Approximately 5 – 8 units)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.11 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.11ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.18
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.18
Stage A Assessment conclusion	An area of approximately 0.18 ha has passed the Stage A Suitability Assessment for housing but not for employment, as the site size is below the size threshold for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heath mitigation zones. Tree preservation order on adjoining land to the north east of site. There is a County Wildlife Site to the west, on the other side of Halse Hill.
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	Site is adjacent to the Budleigh Conservation Area

For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	Site is within East Devon AONB
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 1 agricultural land (strategic level). The southern part of the site is within Floodzone 2 and 3 and is at a low to high risk of surface water flooding.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Some limited primary capacity, but St Peter's primary does not have capacity to support development on this scale - 21.9 ha. Additional primary capacity would be required and need to be funded. Transport costs would apply for secondary school pupils. ECC has some capacity - but the has a large catchment area and capacity needs to be assessed alongside other proposed sites e.g. Woodbury, Exmouth, Clyst St George etc.
DCC Highways comments	Access from Little Knowle Lane possible but only for small development
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	

Previous HELAA site ref no(s)	N/A		
Site overlap description	No overlap		
Total site size	0.29		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.11		
Gross development area – Passes Stage B Housing	0.18		
Gross to net area conversion factor applied %	1.00		
Net developable area (ha)	0.18		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 4	Mid 5	Max 5
2. Site promoter – yield (upper)	8		
3. Lower of 1. (Mid) yield and 2. yield	5		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	5		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.29		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.29 ha site, approximately 0.11 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.18 ha for housing (but NIL for employment based on residual area) Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 5 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 5 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 5 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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

Budleigh Salterton

Reference

Budl_06



Site address

Budleigh Salterton Community Hospital, East Budleigh Road, Budleigh Salterton, Devon, EX9 6HF

Outside Cranbrook Plan Area

Yes

Description

Brownfield site within Budleigh Salterton comprising two storey red brick hospital buildings and associated landscaping and parking areas with two road frontages (B3178 and Boucher Road).

Total site size (ha)

0.40

Submitter development type

Homes for sale ,Affordable homes ,Homes for older people ,Residential institution (Number of dwellings not specified)

Availability assessment

Call for site : site type

Original (ie 2017 site submission not resubmitted)

Existing (ie 2017 site resubmitted in 2021)

New (ie 2021 submission)

New

Site promoter's availability comments

Within the next 5 years

Submission year

2021

2017 Site -2022 confirmation of availability

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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.40
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.40
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.4 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	Existing buildings may be of local interest and suitable for conversion to flats - potential yield increased to reflect.
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	Site is within East Devon AONB
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	no significant issues
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Some limited primary capacity, but St Peter's primary does not have capacity to support development on this scale - 21.9 ha. Additional primary capacity would be required and need to be funded. Transport costs would apply for secondary school pupils. ECC has some capacity - but the has a large catchment area and capacity needs to be assessed alongside other proposed sites e.g. Woodbury, Exmouth, Clyst St George etc.
DCC Highways comments	Access available from East Budleigh Rd, Boucher Rd may be too narrow
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	0.40
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.40

Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.32		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 6	Mid 8	Max 10
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	8		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	8		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.40		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.4 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.4 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 8 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 8 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 8 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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	8
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	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

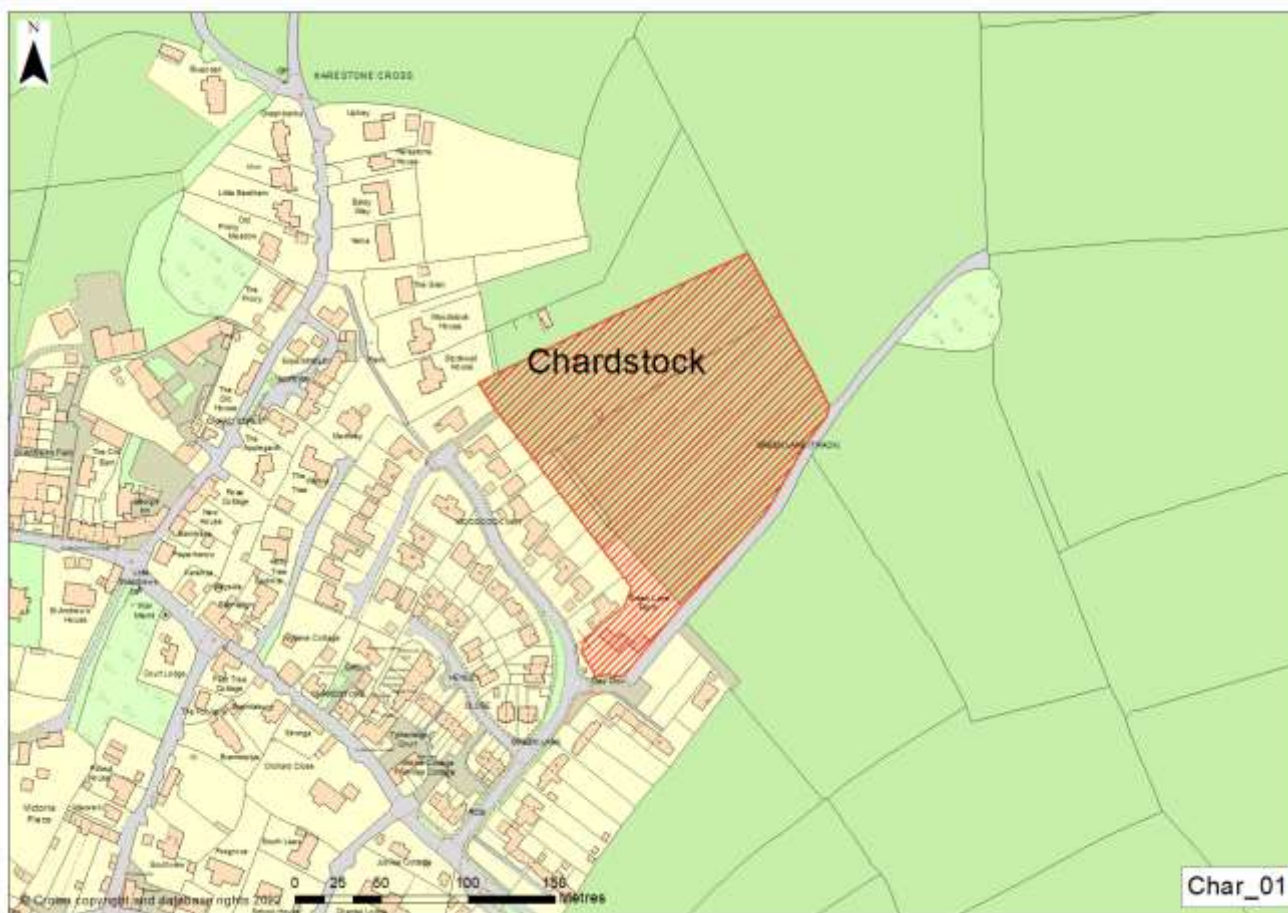
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Chardstock

Reference

Char_01



Site address	Green Lane Farm, Chardstock, Axminster, EX13 7BL
Outside Cranbrook Plan Area	Yes
Description	This slightly sloping greenfield site lies on the eastern edge of Chardstock. It comprises of two fields in agricultural use separated by hedgerows with some mature trees. Housing lies to the south west Green Lane on the SE boundary, and with agricultural land on the other boundaries.
Total site size (ha)	2.41
Submitter development type	Dwellings (Number of dwellings not specified)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	1 - 5; 6 - 10
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.41
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.41
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.41 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities but over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	The site falls in the catchment of the River Axe SAC and a County wildlife site is quite close. However. biodiversity interests, as this stage of assessment, are not identified as considerations to rule out potential for development.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	The Chardstock Conservation Area lies 83 metres from the site but is separated from it by modern development. Within the Conservation Area are a number of listed buildings. At this stage of assessment it is assumed that, in principle, site development could go ahead without adverse impacts on heritage assets.
For Housing - Will the site have an unacceptable impact on heritage?	no

For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	The open greenfield site is inside the AONB and this could be a constraint on development, however at this stage potential is not ruled out.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There are no flooding, water extraction or mineral consideration identified in respect of the site. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	St Andrews and Axe Valley have capacity to support development. Transport costs would apply for secondary pupils. Safe walking route required for primary.
DCC Highways comments	Access from adopted Green Lane turning head only OK
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	Submission made 19/06/2010 but reference not known
Site overlap description	No overlap
Total site size	2.41
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	2.41		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.45		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 29	Mid 36	Max 44
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	36		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	36		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	2.41		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 2.41 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 2.41 ha for housing (NIL for employment). Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 36 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 36 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 36 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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	36
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	Chardstock	Reference	Char_02



Site address	Land opposite Clay Steps, Chardstock, EX13 7DA
Outside Cranbrook Plan Area	Yes
Description	This mixed greenfield/brownfield site lies around 600 metres to the west of the existing built up edge of Chardstock village. There are a number of buildings on the site, some seem in poor condition, and parts of the site accommodate old vehicles. Some trees cover and scrub vegetation are found on the site.
Total site size (ha)	0.90
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Other. (Holiday lets could be possible (other)). (2022 response confirmed site available for Homes for sale, Affordable homes)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
Site available for Housing	Yes
Site available for Employment	

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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.90
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.90
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.9 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities but over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	The site falls in the catchment of the River Axe SAC. However, biodiversity interests, as this stage of assessment, are not identified as considerations to rule out potential for development.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Initial assessment suggests no heritage constraints to development.
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	The site is inside the AONB and this could be a constraint on development, however at this stage potential is not ruled out.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There are no flooding, water extraction or mineral consideration identified in respect of the site. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	St Andrews and Axe Valley have capacity to support development. Transport costs would apply for secondary pupils. Safe walking route required for primary.
DCC Highways comments	The site is remote from the centre of Chardstock with poor ped/cycle links to the school etc.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	0.90
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.90

Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.72		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 14	Mid 18	Max 22
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	18		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	18		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.90		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.9 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.9 ha for housing (NIL for employment) Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 18 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 18 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 18 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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	18
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	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

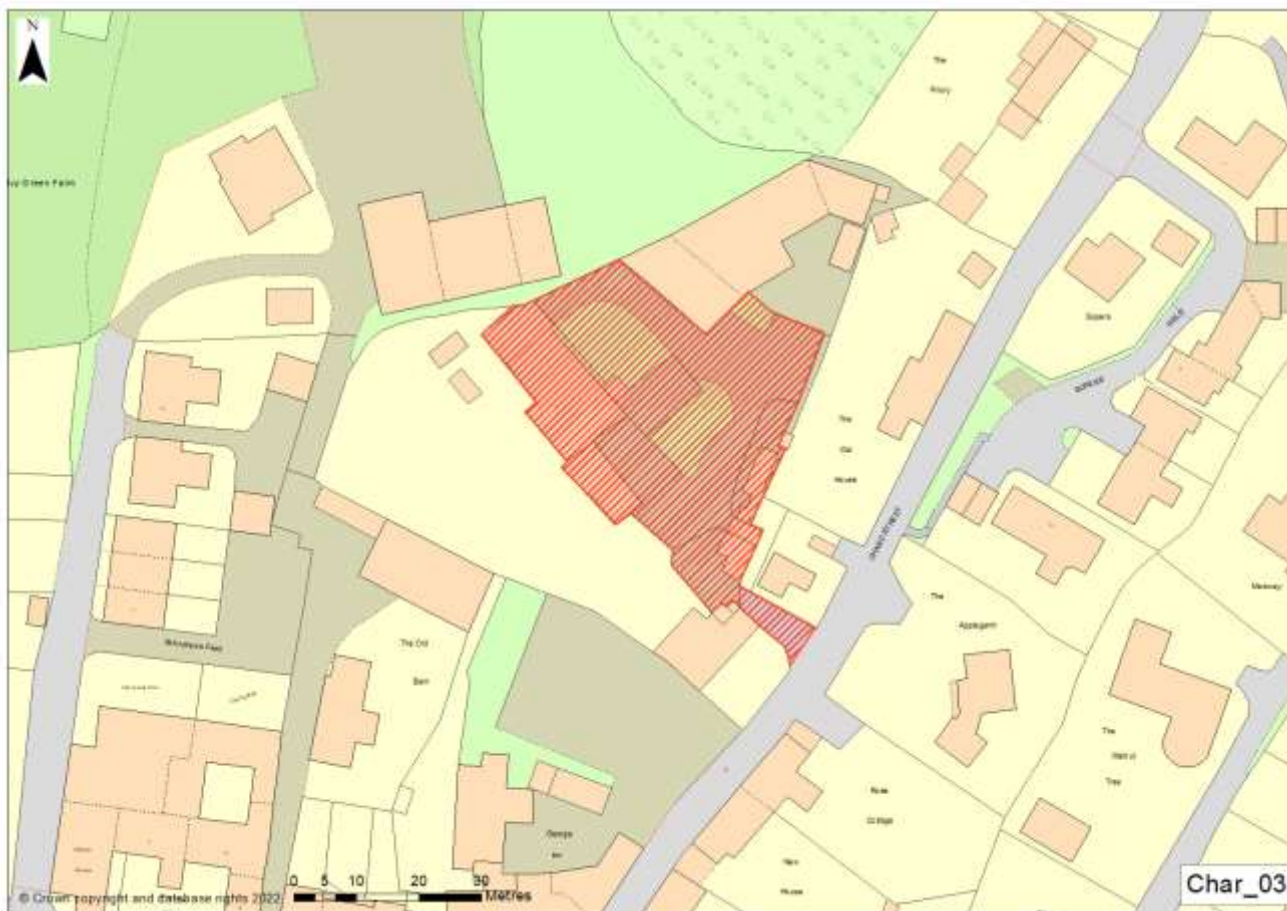
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Chardstock

Reference

Char_03



Site address

Chubbs Yard
Chardstock
Axminster, EX13 7BT

Outside Cranbrook Plan Area

Yes

Description

This brownfield site forms Chubbs Builders Yard (parts remain in use for employment purposes) and it comprises of a number of adjoining industrial buildings in a northerly part of Chardstock village.

Total site size (ha)

0.17

Submitter development type

Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people ,Mixed use (6-18 dwelling dependent on dwelling size/mix.
Suggest a mix of smaller starter homes, affordable homes and larger open market housing with the possibility of also live/work units.
The development would be designed around either a communal ground source heat pump heating system or with air source heat pumps utilised.
Solar PV arrays shall be installed to all suitable roofs with battery storage.
Electric car charging points with possible communal carsharing allocation.
All dwellings to be constructed to exceed the current Building Regulations standards required for insulation and air tightness to reduce the dwellings' required energy consumption.)

Availability assessment

Call for site : site type

New

Original (ie 2017 site submission not resubmitted)	
Existing (ie 2017 site resubmitted in 2021)	
New (ie 2021 submission)	
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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?	No
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.17
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.17
Stage A Assessment conclusion	An area of approximately 0.17 ha has passed the Stage A Suitability Assessment for housing but not for employment, as the site size is below the size threshold for employment..
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities but over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	The site falls in the catchment of the River Axe SAC. However. biodiversity interests, as this stage of assessment, are not identified as considerations to rule out potential for development.

For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	The site adjoins the Chardstock Conservation Area and there are a number of listed buildings in close proximity. Potential for adverse heritage impacts could therefore be a constraint on development, however, at this stage potential for development is not ruled out.
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	The site is inside the AONB though it is surrounded by existing development. It would appear, in principal, that potential for adverse landscape impacts would be limited.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There are no flooding, water extraction or mineral consideration identified in respect of the site. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	St Andrews and Axe Valley have capacity to support development. Transport costs would apply for secondary pupils. Safe walking route required for primary.
DCC Highways comments	Access adequate from Chard St
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	0.17		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.17		
Gross to net area conversion factor applied %	1.00		
Net developable area (ha)	0.17		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 3	Mid 4	Max 5
2. Site promoter – yield (upper)	18		
3. Lower of 1. (Mid) yield and 2. yield	4		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	4		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.17		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.17 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.17 ha for housing (NIL for employment) Housing : Site available for housing development (6-18 dws) and has passed Stages A and B Suitability Assessment, and Achievability. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 4 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield		

	would have the potential for 4 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 4 dwellings. Employment: Site is not submitted as available for employment and is below the site size threshold for employment and therefore for the trajectory the net capacity of the site is 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	4
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

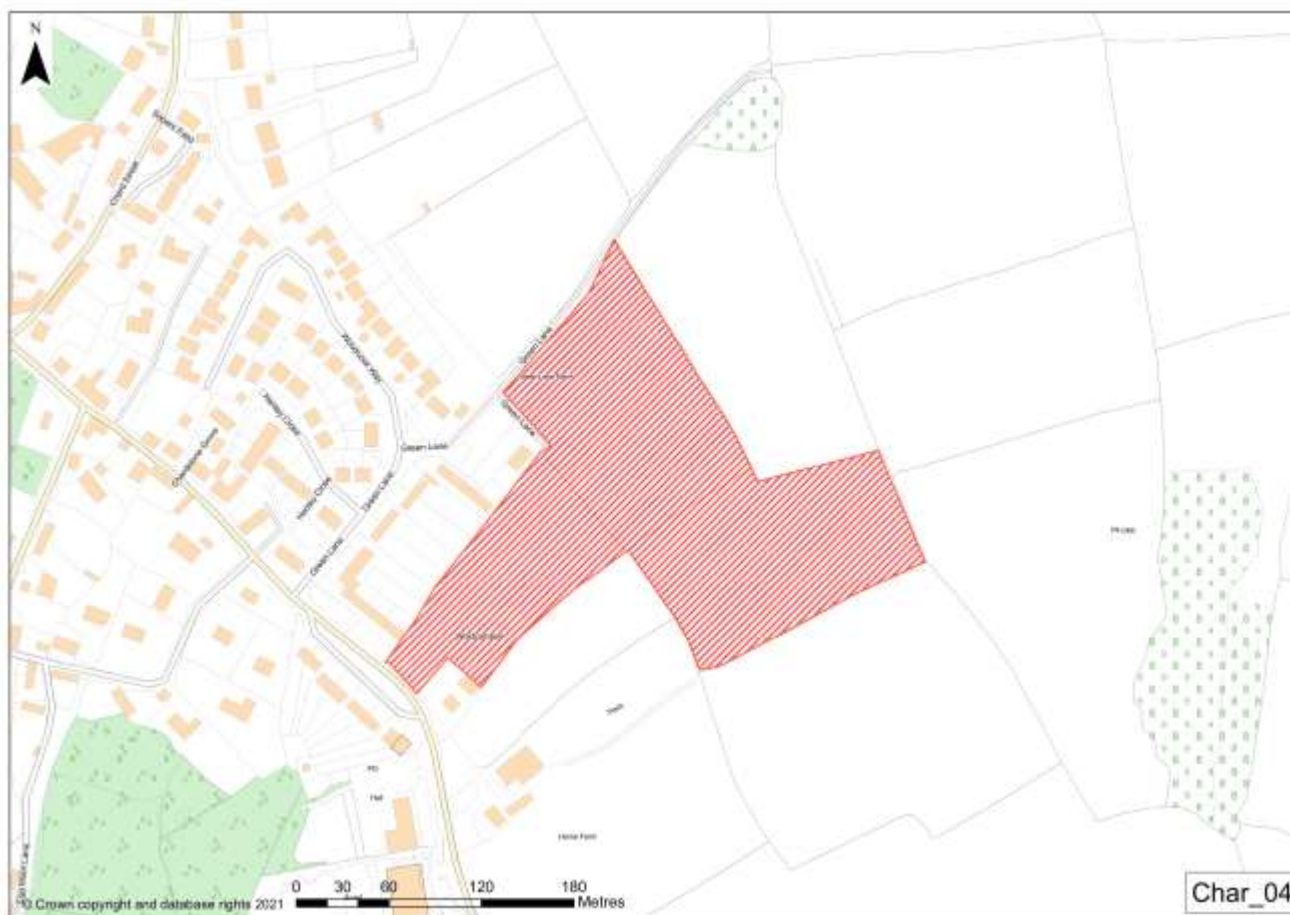
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Chardstock

Reference

Char_04



Site address	Land off Green Land, Chardstock, Nr. Axminster, Devon EX13 7BH, EX13 7BH
Outside Cranbrook Plan Area	Yes
Description	This slightly sloping Greenfield site comprising fields in agricultural use separated by hedgerows, lies on the eastern edge of the village of Chardstock, south of Green Lane. To the east and south is agricultural land, and to the north west is housing. It has road frontage onto the road into the village.
Total site size (ha)	4.14
Submitter development type	Homes for sale ,Affordable homes (45-65 dws). 2022 presentation to Strategic Planning Committee indicated up to 40 dwellings.

Availability assessment

Call for site : site type	New
Original (ie 2017 site submission not resubmitted)	
Existing (ie 2017 site resubmitted in 2021)	
New (ie 2021 submission)	
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	2022 SPC presentation
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	4.14
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	4.14
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 4.14 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities but over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	The site falls in the catchment of the River Axe SAC and a County wildlife site abuts part of its eastern boundary. Potential for adverse biodiversity impacts would need detailed consideration, however, at this stage of assessment potential for development is not ruled out.
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	Parts of the site lie within 100 metres of the Chardstock Conservation but the site is separated from it by modern development. Within the Conservation Area there are a number of listed buildings. At this stage of assessment it is assumed that, in principle, site development could go ahead without adverse impacts on heritage assets.
For Housing - Will the site have an unacceptable impact on heritage?	no

For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	The open greenfield site is outside of but nearly abuts/lies just to the south-east of the AONB and this could be a constraint on development, however at this stage potential is not ruled out.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There are no flooding, water extraction or mineral consideration identified in respect of the site. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	St Andrews and Axe Valley have capacity to support development. Transport costs would apply for secondary pupils. Safe walking route required for primary.
DCC Highways comments	Access available from main Chardstock Rd and from Green Lane
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	4.14
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	4.14		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	2.48		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 50	Mid 62	Max 74
2. Site promoter – yield (upper)	40		
3. Lower of 1. (Mid) yield and 2. yield	40		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	40		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	4.14		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 4.14 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 4.14 ha for housing (NIL for employment). Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 62 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's latest yield would have the potential for 40 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 40 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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	40
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

Clyst Honiton

Reference

Clho_01



Site address	Land to the rear of Briar House, Clyst Honiton, EX5 2LZ
Outside Cranbrook Plan Area	Yes
Description	Mixed greenfield/brownfield site. Located adjoining western edge of Clyst Honiton village. Part of site is residential. Whole site falls within Flood Zone 3
Total site size (ha)	0.56
Submitter development type	Dwellings (3 - 6)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	Not contacted - did not pass stage A suitability
Site available for Housing	Yes 2017
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	No

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	No
Flood Risk text	Approx. 0.6 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.6ha is therefore discounted from having any development potential.
Airport Vector text	Approximately 0.6 Ha of the site is within the Airport Vector (60db). However, employment uses are less sensitive in this regard.
GDA Passes Stage A – Housing (ha)	0.00
GDA Discounted at Stage A – Housing (ha)	0.60
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.60
Stage A Assessment conclusion	This site has not passed the Stage A Suitability Assessment for housing or for employment due to all the site being within Flood Zone 3. Not suitable for housing due to its location in the Airport Vector.
Does site pass Stage A Assessment - Housing	No
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities but within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	N/A
For Housing - Will the site have an unacceptable impact on biodiversity?	N/A
For Employment - Will the site have an unacceptable impact on biodiversity?	N/A
Heritage commentary	N/A
For Housing - Will the site have an unacceptable impact on heritage?	N/A
For Employment - Will the site have an unacceptable impact on heritage?	N/A

Landscape commentary	N/A
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	N/A
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	N/A
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	N/A
Safety	
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	No
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	N/A
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	N/A

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	0.56
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.56
Gross development area – Passes Stage B Housing	0.00
Gross to net area conversion factor applied %	
Net developable area (ha)	0.00

Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid 0	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.56		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Site available for housing. Not passed Stage A Assessment. Not suitable for housing for HELAA. Housing: Therefore site potential is NILdwellings . Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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 2017	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	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

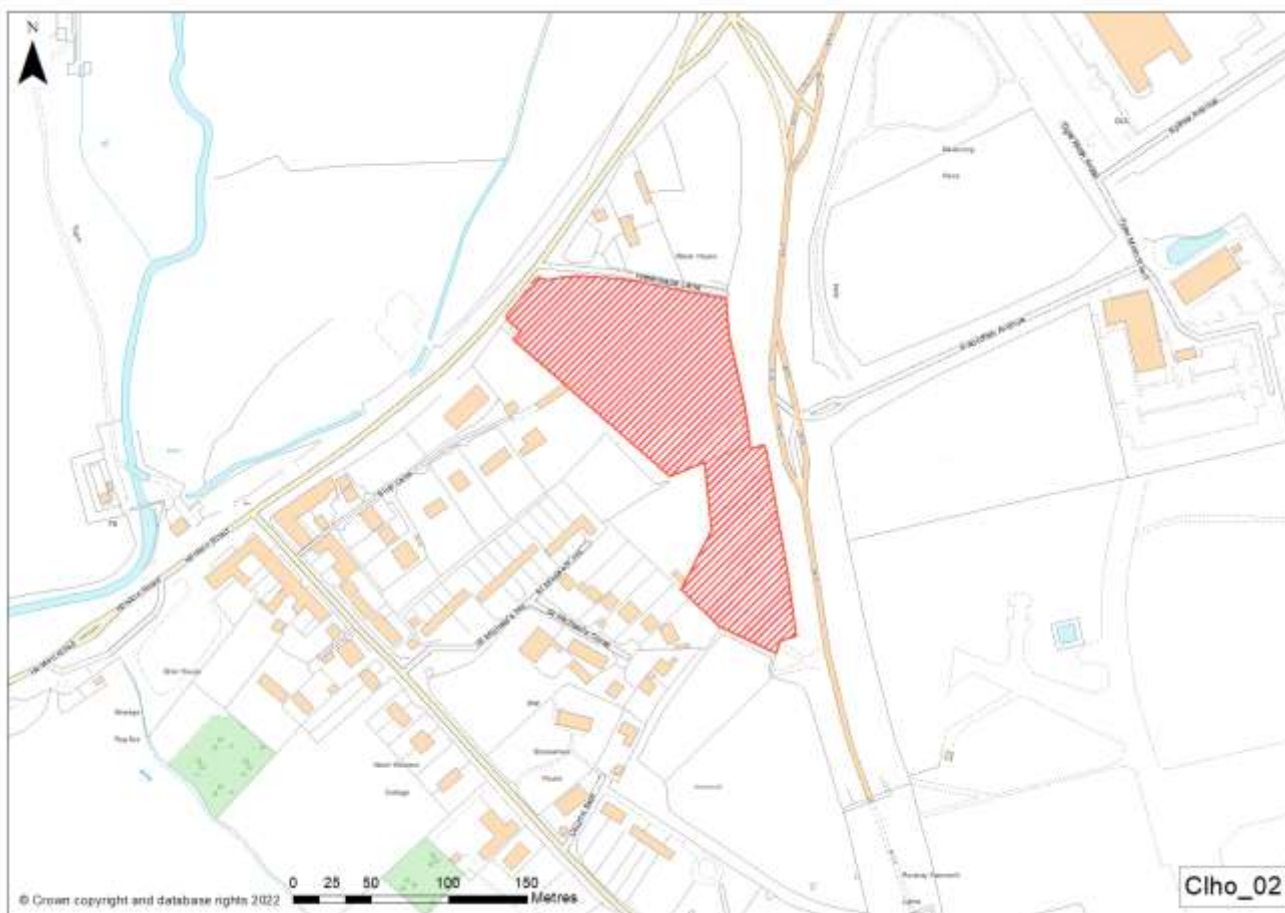
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst Honiton

Reference

Clho_02



Site address	Land at Churchside, Clyst Honiton,
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising three agricultural fields, located between Clyst Honiton and its bypass. Around 150m from runway at Exeter Airport. Southern part of site is level but northern part slopes east to west (1:10 to 1:3 gradient).
Total site size (ha)	1.89
Submitter development type	Mixed Use (Approx 50 dws)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	No response received
Site available for Housing	Yes 2017
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Approximately 1.89 Ha of the site is within the Airport Vector (60 to 66 db). However, employment uses are less sensitive in this regard.
GDA Passes Stage A – Housing (ha)	1.89
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.89
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.89 ha has passed the Stage A Suitability Assessment for employment. Not suitable for housing due to its location in the Airport Vector.
Does site pass Stage A Assessment - Housing	No
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	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities but within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Within 100m of Grade II* listed church, which is likely to have views into the site, albeit with dwellings in between.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	No impact on AONB due to distance. Located between Clyst Honiton, Airport, Skypark business park and main roads with lighting, so within this context of built form. Open views to site from bypass, but topography, mature vegetation and existing existing dwellings mean limited public views from elsewhere.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 1 agricultural land in strategic assessment. Flood zone 3 adjacent to northern boundary. Site is inside the 66db noise contour and therefore likely won't be suitable.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	Yes
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	Access may poss Waterslade L or via CHBP via signals
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	All of 2017 Site (ObjectID 16810) is in 2021 Site Clho_02. However, All of 2017 Site Clho_02 lies within 2021 Site Clho_04. Count both Clho_02 and 2017 sites as NIL.

Total site size	1.89		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	1.89		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	50		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.89		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Site available for housing. Site not passed Stage A Assessment. Not suitable for housing for HELAA. Housing: Therefore site potential is NIL dwellings . Employment: Site not submitted as available for employment-led uses. Therefore the net capacity of the site for employment land is 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 2017	No	Probably achievable

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	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

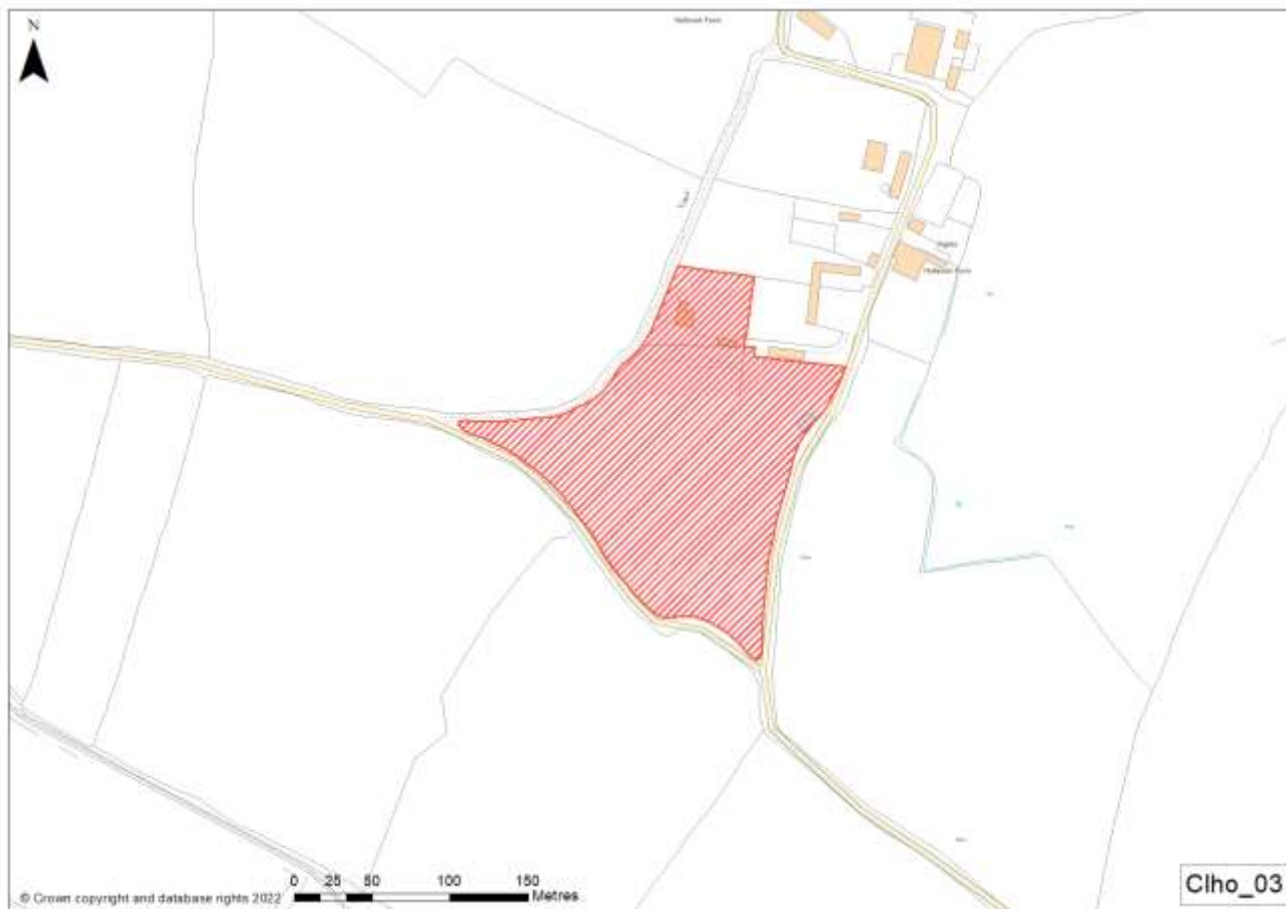
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst Honiton

Reference

Clho_03



Site address	Land at P&R Autos, Clyst Honiton, EX5 2HR
Outside Cranbrook Plan Area	Yes
Description	Mixed Greenfield/brownfield site comprising relatively level agricultural field in an isolated location, not near to any settlement, largely surrounded by agricultural land. North west part of site includes vehicle repair business with industrial buildings and vehicles stored outside.
Total site size (ha)	2.66
Submitter development type	NOTE: no use specified in the 2017 submission - but submitted as a site that is surrounded by several large land parcels submitted by others in 2017 for strategic scale housing/ mixed use development). Clho_03 is assessed as residential.

Availability assessment

Call for site : site type	Original
Original (ie 2017 site submission not resubmitted)	
Existing (ie 2017 site resubmitted in 2021)	
New (ie 2021 submission)	
Site promoter's availability comments	
Submission year	2017
2017 Site -2022 confirmation of availability	No response received
Site available for Housing	Yes 2017
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.66
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.66
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.66 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities but within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Nearest designated asset is 67m to north west, but intervening buildings and vegetation mean that views to the site are not available.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance. Isolated location with clear views into site from surrounding area. Rural context with limited presence of existing built form.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3a agricultural land in the detailed classification. Small part in north east of site has high risk of surface water flooding.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	Access Available from highway OK
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	Clho_03 is not on GIS 2021 Submission Layer, but HELAA 2021 layer for Clho_03 cites 2017 Submission year. Dec 2018 & Apr 2019 emails. All of Clho_03 is covered by two 2021 sites(Clho-06 and Clho_07). No change in ownership. Count Clho_03 as NIL.
Total site size	2.66
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00

Gross development area – Passes Stage B Housing	2.66		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.60		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 32	Mid 40	Max 48
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	40		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	2.66		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 2.66 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 2.66 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 40 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 40 dwellings. Clho_03 is covered by two 2021 sites(Clho-06 and Clho_07. To avoid double counting, the net capacity of the site excluding overlaps is NIL dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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 2017	Yes	Probably achievable

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	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

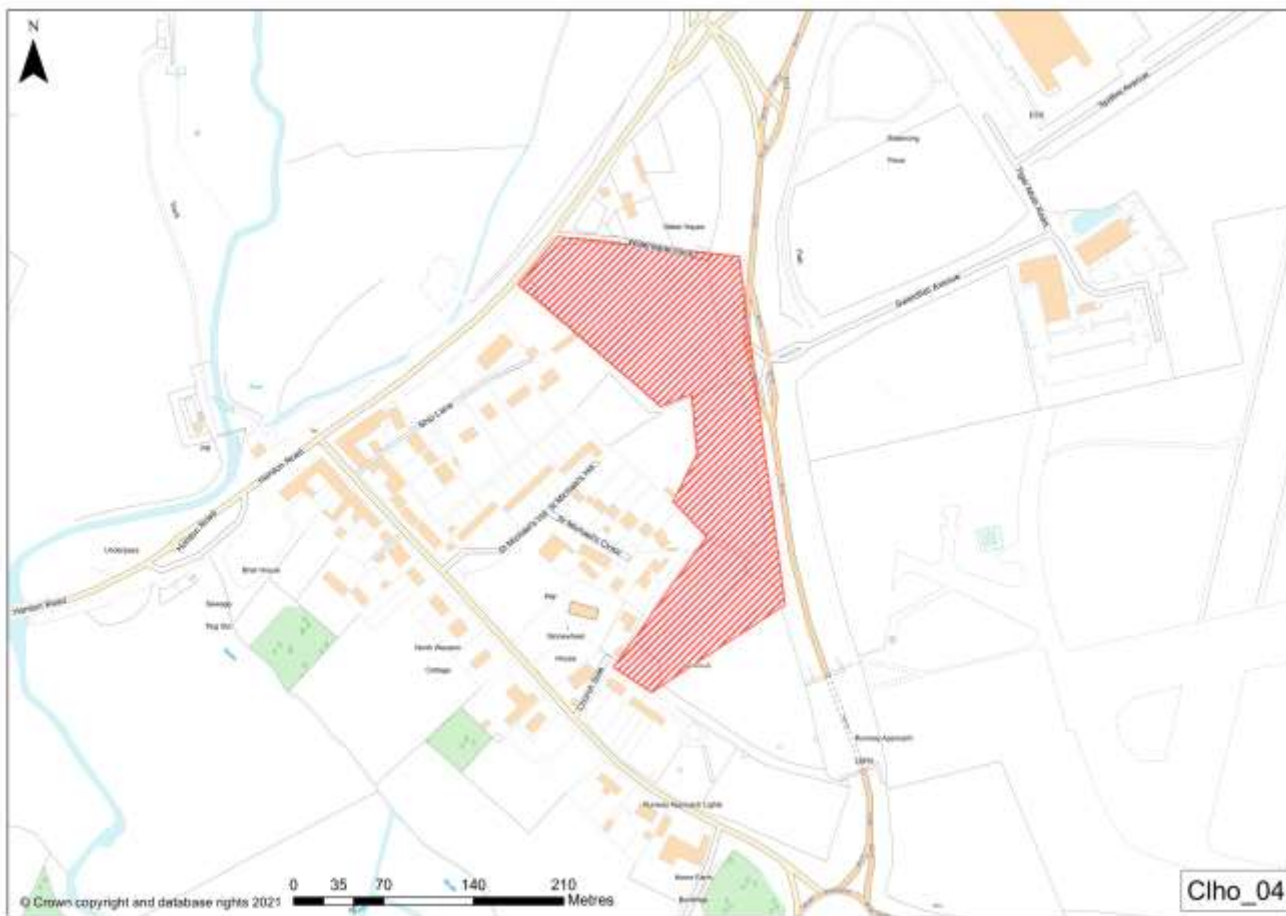
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst Honiton

Reference

CIho_04



Site address	Bypass Site, Clyst Honiton, Devon, EX5 2NH
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising agricultural fields, located between Clyst Honiton and its bypass. Less than 100m from runway at Exeter Airport. Central part of site is level but both northern and southern part slopes quite steeply (category of 1:10 to 1:3 gradient). Housing in the village lies close to the west edge of the site.
Total site size (ha)	3.09
Submitter development type	Mixed use (50-60 residential dwellings, 1,400 sqm of commercial floorspace and 400 sqm community centre.)

Availability assessment

Call for site : site type	EXISTING
Original (ie 2017 site submission not resubmitted)	
Existing (ie 2017 site resubmitted in 2021)	
New (ie 2021 submission)	
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.01 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.01ha is therefore discounted from having any development potential.
Airport Vector text	Approximately 3.09 Ha of the site is within the Airport Vector (60 to 66 db). However, employment uses are less sensitive in this regard.
GDA Passes Stage A – Housing (ha)	3.08
GDA Discounted at Stage A – Housing (ha)	0.01
GDA Passes Stage A – Employment (ha)	3.08
GDA Discounted at Stage A – Employment (ha)	0.01
Stage A Assessment conclusion	An area of approximately 3.08 ha has passed the Stage A Suitability Assessment for employment. Not suitable for housing due to its location in the Airport Vector.
Does site pass Stage A Assessment - Housing	No
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	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities but within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	32m of Grade II* listed church, which is likely to have views into the site, albeit with dwellings in between.

For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance. Located between Clyst Honiton, Airport, Skypark business park and main roads with lighting, so within this context of built form. Open views to site from bypass, but topography, mature vegetation and existing dwellings mean limited public views from elsewhere.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 1 agricultural land in strategic assessment. Flood zone 3 adjacent to northern boundary. Site is inside the 66db noise contour and therefore likely won't be suitable.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	Yes
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	The CHA would prefer to see access to this site coming off the Clyst Honiton Bypass with a reconfiguration of the existing signalled CHB/Swordfish Avenue junction.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	N/A		
Site overlap description	All of 2017 Site (ObjectID 16810) is the 2021 Site Clho_02. However, all of Site Clho_02 lies within 2021 Site Clho_04. Part of Clho_04 lies outside of Site Clho_02. Count all 2021 site. Count 2017 site as NIL.		
Total site size	3.09		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	3.09		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	60		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	3.09		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Site available for housing/mixed use. Not passed Stage A Assessment. Not suitable for housing for HELAA. Housing: Therefore site potential is NIL dwellings. Employment: Site not submitted as available for employment -led uses. Therefore the net capacity of the site for employment land is 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	No	Probably achievable

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	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

Clyst Honiton

Reference

Clho_05



Site address	Land at Clyst Honiton, Clystside Road, EX5 2LX
Outside Cranbrook Plan Area	Yes
Description	Relatively level field, east of Clyst Honiton. Located between Clyst Honiton bypass to east, fields to north and east, and road to south. Around 175m from runway at Exeter Airport
Total site size (ha)	0.54
Submitter development type	Industrial / warehouse ,Renewable energy ,Mixed use ,Other (The site extends to 0.54ha and offers over 5000m2 of area, it could be utilised for retail, drive through space, electric forecourt vehicle charging, Exeter airport car parking, local light industrial space.)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Approximately 0.5 Ha of the site is within the Airport Vector (69db). However, employment uses are less sensitive in this regard.
GDA Passes Stage A – Housing (ha)	0.00
GDA Discounted at Stage A – Housing (ha)	0.50
GDA Passes Stage A – Employment (ha)	0.50
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.5 ha has passed the Stage A Suitability Assessment for employment. Not suitable for housing due to its location in 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	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities but within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II* listed church 148m to north west, but intervening dwellings, vegetation limit views.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	No impact on AONB due to distance. Located between Clyst Honiton and Airport, along with main roads and lighting, so context of built form. Open views to site from south.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 1 agricultural land in strategic assessment.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	This site does not appear to connect to any existing road network, therefore access to the highway would be impossible.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	Most notable concern in relation to any development on this site would be the potential impact on the airport's instrument landing systems. My understanding is that there has been significant recent investment in upgrading these systems such that development now provides less of an interference issue but this would need to be confirmed. Within noise restriction zone. Density and value of potential employment use likely to be lower and limited scale of the site may impact market demand. Having said that, it is just 5.4m from the city centre and has public transport options. Site is served by the Sowton telephone exchange 4.17km away and connectivity to this postcode is strong (20-40 mbps via Openreach FTTC). Alternative providers are noted (Virgin Media, Sky LLU) but no FTTP at present. Neighbourhood Plan review required.
Panel's conclusions	Probably unachievable due to limitations from the proximity of the airport and the low value uses for this site
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably unachievable

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	N/A		
Site overlap description	No overlap		
Total site size	0.54		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.54		
Gross to net area conversion factor applied %			
Net developable area (ha)	0.40		
Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid 10	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.54		
Percentage of site to count – employment	100		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.54 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.54 ha. Housing : the site was not submitted as availbale for housing. So the site capacity is NIL dwellings Employment: The site is available for employment. It has been assessed as suitable for employment. However, the HELAA Panel concluded that the site is Probably Unachievable for employment. Therefore for the trajectory, the net capacity of the site is approxiately 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	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

Clyst Honiton

Reference

CIho_06



Site address	Land south of P&R Autos Clyst Honiton, EX5 2HR
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising relatively level agricultural field in an isolated location, not near to any settlement.
Total site size (ha)	2.29
Submitter development type	Refers to the potential for infrastructure to support the building of homes. (Number of dwellings not specified)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.29
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.29
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.29 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities but within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Nearest designated asset is 70m to north west, but intervening buildings and vegetation mean that views to the site are not available.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance. Isolated location with clear views into site from surrounding area. Rural context with limited presence of existing built form.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3a agricultural land in the detailed classification. Small part in north east of site has high risk of surface water flooding.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	The roads leading to this site are single track only limiting the potential size of development. A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable subject to assessment of impact on A376 and A3052 corridor
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	Greater Exeter Strategic Plan - CLHO 03

Site overlap description	Clho_06 covers part of Clho_03. All of Clho_03 is covered by two 2021 sites(Clho_06 and Clho_07). No change in ownership. Count all of Clho_06.		
Total site size	2.29		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	2.29		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.37		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 27	Mid 34	Max 41
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	34		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	34		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	2.29		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 2.29 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 2.29 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 34 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 34 dwellings. Site is available, suitable, Probably achievable for housing.To avoid double counting, the net capacity of the site excluding overlaps is approximately 34 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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	34
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	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

Clyst Honiton

Reference

Clho_07



Site address	P&R Autos Road from Little Hill Cottage to Marlborough Farm Clyst Honiton, EX5 2HR
Outside Cranbrook Plan Area	Yes
Description	Site of a vehicle repair business with industrial buildings and vehicles stored outside. Isolated location, not near to any settlement, largely surrounded by agricultural land. North west part of site includes vehicle repair business with industrial buildings and vehicles stored outside.
Total site size (ha)	0.27
Submitter development type	This is a brownfield site, which has consent for Business use. It would therefore be appropriate either for mixed use for Housing and Economic purposes as a stand alone site or as part of a wider development. (Number of dwellings not specified)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.27
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.27
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.27 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities but within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Nearest designated asset is 87m to north west, but intervening buildings and vegetation mean that views to the site are not available.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	No impact on AONB due to distance. Isolated location surrounded by fields, trees, and garden of large dwelling to east. Limited/nil public views into site due to distance from nearest road, and hedgerow and trees on site boundary. Industrial buildings and vehicles on site mean presence of built form.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3a agricultural land in the detailed classification. Low risk of surface water flooding adjacent to west.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	The roads leading to this site are single track only limiting the potential size of development. A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable subject to assessment of impact on A376 and A3052 corridor
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	GESP reference number CLHO 03		
Site overlap description	Clho_07 covers part of Clho_03. All of Clho_03 is covered by two 2021 sites(Clho_06 and Clho_07). No change in ownership. Count all of Clho_07.		
Total site size	0.27		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.27		
Gross to net area conversion factor applied %	1.00		
Net developable area (ha)	0.27		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 5	Mid 7	Max 8
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	7		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	7		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.27		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.27 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.27 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 7 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 7 dwellings.Site is available, suitable, Probably achievable for housing. To avoid double		

	counting, the net capacity of the site excluding overlaps is approximately 7 dwellings. Employment: Site not submitted as available for employment-led uses. Therefore the net capacity of the site for employment land is 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	7
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	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

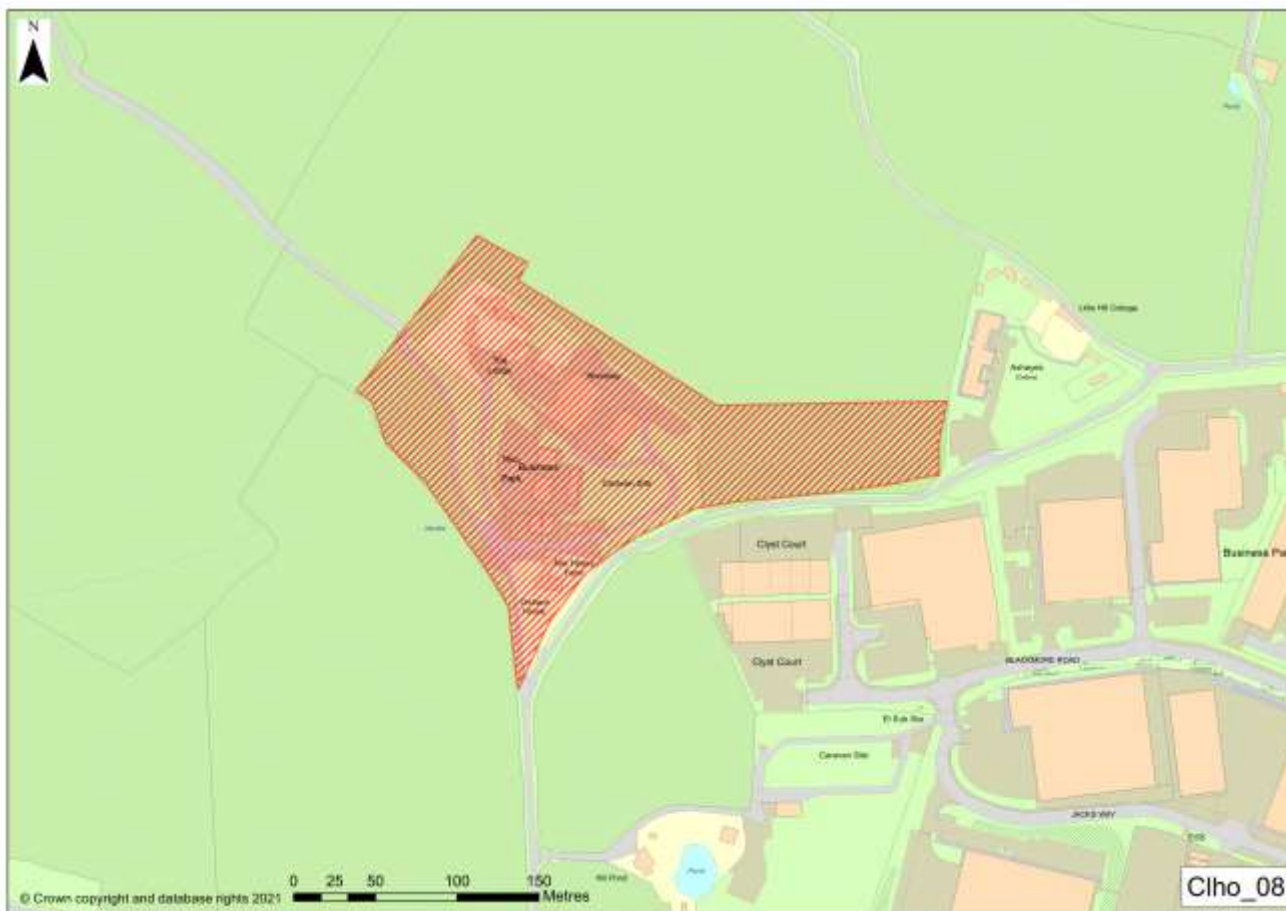
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst Honiton

Reference

Clho_08



Site address	Axehayes Farm Clyst St Mary Nr. Exeter, EX5 1DP
Outside Cranbrook Plan Area	Yes
Description	Mixed brownfield/greenfield site. Level site, located adjacent to the north west of Hill Barton Business Park but not near any settlement. Industrial buildings and dwellings located on western half of site, whilst eastern part protrudes into an agricultural field.
Total site size (ha)	3.64
Submitter development type	Homes for sale ,Affordable homes ,Custom and self-build homes ,Office ,Industrial / warehouse ,Mixed use (Number of dwellings not specified)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	3.64
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	3.64
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 3.64 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities but within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within the Exe Estuary & Pebblebed Heath mitigation zones. TPO along east edge of site.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Over 500m to nearest designated heritage asset, so limited/nil impact likely.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance. Countryside location, with fields to north, west, and south, mean rural character. Views into site from A3052 to south and alne running along southern edge of site. The

	presence of industrial buildings and dwellings on site, along with Hill Barton Business Park to south west, provide some context of built form.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 2 agricultural land in detailed assessment. Slithers of high surface water flood risk on site. Within WCZ and DCC advise that they will object to inappropriate development that will constrain waste activities at Hill Barton.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	Widening improvements to Axehays lane would be required to allow development at this site.
DCC Minerals comments	
DCC Waste comments	Part of this site extends into the WCZ for Hill Barton which hosts a range of waste management activities (Waste transfer, inert recycling, non-hazardous landfill, soil recovery, thermal treatment, IVC). These operations should not be constrained by the
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	

Site overlap description	No overlap		
Total site size	3.64		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	3.64		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	2.18		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 44	Mid 55	Max 65
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	55		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	55		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	3.64		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 3.64 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 3.64 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 55 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 55 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 55 dwellings. Employment: Site not submitted as available for employment-led uses. Therefore the net capacity of the site for employment land is 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

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	55
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	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

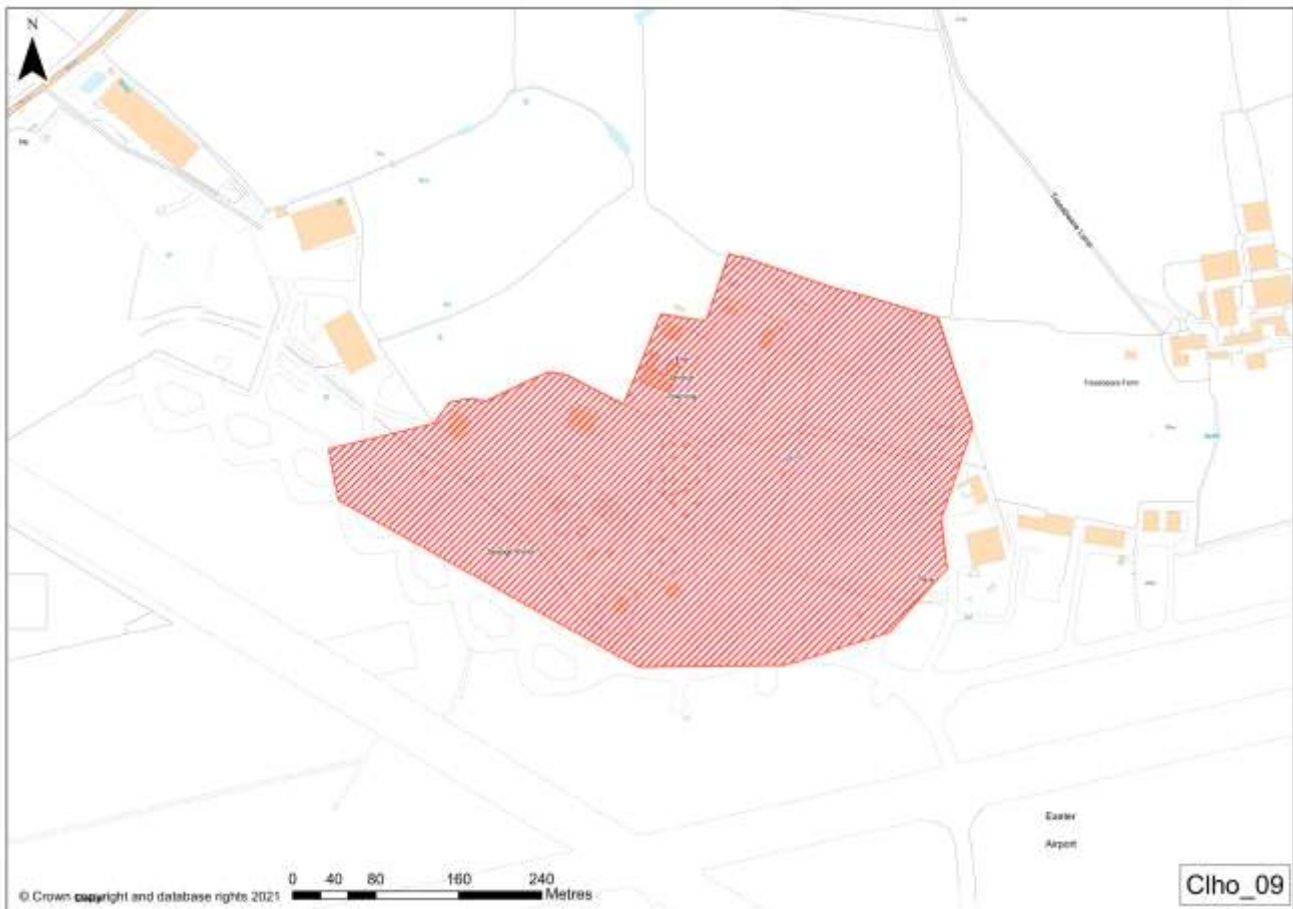
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst Honiton

Reference

CIho_09



Site address

Land to north (Phase 1) of Exeter International Airport, Exeter, Devon (37.51 acres), EX5 2BD

Outside Cranbrook Plan Area

Yes

Description

Level site, located north of Exeter Airport runway. Scattered buildings on site, dispersed trees/hedgerow, parts of fields, and areas of hardstanding/tarmac. Current uses include Fire service training and sewage works.

Total site size (ha)

15.25

Submitter development type

Office ,Industrial / warehouse ,Hotel ,Mixed use ,Other (Office - ancillary
Other - other airport related development
The site has the potential to be developed solely, or as part of a wider scheme, as a business park or for other airport related development (such as training facilities, hangers, etc.)
)

Availability assessment

Call for site : site type

Original (ie 2017 site submission not resubmitted)

Existing (ie 2017 site resubmitted in 2021)

New (ie 2021 submission)

New

Site promoter's availability comments

Within the next 5 years

Submission year

2021

2017 Site -2022 confirmation of availability

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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 2.3 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 2.3ha is therefore discounted from having any development potential.
Airport Vector text	Approximately 10.2 Ha of the site is within the Airport Vector (57 to 66 db). However, employment uses are less sensitive in this regard.
GDA Passes Stage A – Housing (ha)	0.00
GDA Discounted at Stage A – Housing (ha)	15.30
GDA Passes Stage A – Employment (ha)	13.00
GDA Discounted at Stage A – Employment (ha)	2.30
Stage A Assessment conclusion	An area of approximately 13 ha has passed the Stage A Suitability Assessment for employment. Not suitable for housing due to its location in the Airport Vector.
Does site pass Stage A Assessment - Housing	No
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No

For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed Treasbeare Farm 202m to east, located on higher ground so likely has views of site.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance. Located in wide area of level land, so long distance views of site are possible but some context of built form in wider area provided by Skypark business park to west and Exeter Airport to south.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in the strategic assessment. Western part of site is within Flood Zone 3, so yield reduced accordingly. Also high surface water flood risk across parts of site.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	No further improvements to the private road from London Rd has come forward with any SkyPark proposals. Access onto London Rd would need to be improved near Eon's Generator Site.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment

EDDC Economic Development comments	Achievable albeit with need to deliver improved access, third party consent and connection to existing services (water, power). We note the safeguarding/ongoing security requirement of the airport and the same assurance required regarding no interference with landing

	systems. The mixture of potentially high value and higher density employment uses across this sizable site could be a very positive development if supported by LP Policy potentially linked to investment opportunities around Smart and Sustainable Aviation. The significance of the site in supporting the future viability and operation of the airport should be noted. Viability appraisal required. Site is served by the Sowton telephone exchange 5.4km away and connectivity to this postcode is very strong (40+ mbps via Openreach FTTC). Alternative providers are noted (Virgin Media, Sky LLU) but no FTTP at present.
Panel's conclusions	Probably achievable for high value, high density uses in association with the airport/aviation, subject to both noise mitigation measures, and flood risk mitigation (the latter as part of a broader consideration of flood risk mitigation associated with development in the Treasbeare area at Cranbrook
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably achievable if

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	GH/ED/01		
Site overlap description	Part overlap of Clho_09 with 2017 site (ObjectID 82415) - GH/ED/01 Residue of site 82415 was not resubmitted. Count all of Site Clho_09 (2021 site was assessed). Count residue of Site 82415 as NIL		
Total site size	15.25		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	15.30		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %			
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid 0	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	2.30		
Gross development area – Passes Stage B Employment (Ha)	13.00		

Percentage of site to count – employment	100
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	13.00
SITE POTENTIAL	Of the 15.25ha site, 2.3 Ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 13 ha. Housing : the site was not submitted as available for housing. So the site capacity is NIL dwellings Employment: The site is available for employment. It has been assessed as suitable, available and Probably achievable for employment. Therefore for the trajectory, the net capacity of the site is approximately 13 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	
Developable 1/4/2027 to 31/3/2032	5.00
Developable 1/4/2032 to 31/3/2037	5.00

Developable 1/4/2037 to 31/3/2040	3.00
Post plan period	0.00

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst Hydon

Reference

Clhy_01



Site address	Land west of Cheristow, Clyst Hydon, Cullompton, EX15 2ND
Outside Cranbrook Plan Area	Yes
Description	Level site, eastern portion of larger field adjacent to Clyst Hydon. Currently in agricultural use.
Total site size (ha)	0.86
Submitter development type	Dwellings (5-10)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.86
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.86
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.86 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities but over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	Not located within any known area of biodiversity interest although it is within the Pebblebed Heath mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Listed buildings to the the north, east, and south, including the adjacent Grade I listed church which has a scheduled monument in its grounds. Clear views from the site to these assets.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance. Site is seen in the context of limited built form of adjacent village to east and south, but open views available of site from adjacent roads in what is a predominantly rural area.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 1 agricultural land in the strategic assessment. No fluvial or surface water flood risk identified.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Clyst Hydon primary school currently has very small numbers of pupils and has capacity to support development - viability of school is uncertain based on current cohorts. Transport costs would apply for secondary pupils
DCC Highways comments	Accessible from highway Ok Pfootpath crosses land
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	0.86
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.86

Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.69		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 14	Mid 17	Max 21
2. Site promoter – yield (upper)	10		
3. Lower of 1. (Mid) yield and 2. yield	10		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	10		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.86		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.86 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.86 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 17 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 10 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 10 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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	10
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

Clyst Hydon

Reference

Clhy_02



Site address	Land adjacent Park Close, Clyst Hydon, EX15 2NE
Outside Cranbrook Plan Area	Yes
Description	Level site, the south west portion of a larger field, in agricultural use. Located to the east of Clyst Hydon.
Total site size (ha)	0.73
Submitter development type	Dwellings (15)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Existing
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.73
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.73
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.73 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities but over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	Not located within any known area of biodiversity interest although it is within the Pebblebed Heath mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed building across the road to south overlooks the site, as does another Grade II listed building 70m to south.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance. Small (4-5) row of terraced housing adjacent to west and cottage and old brick wall to south, but apart from that the site is located in a rural setting with little perception of built form, and open views into the site from the surrounding area.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in the strategic assessment. No fluvial or surface water flood risk identified.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	
DCC Highways comments	Accessible from highway OK poss flood issues
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	Part Clyst Hydon ST 03 7015
Site overlap description	2021 site Clhy_02 and 2017 site (ObjectID 58805) are effectively identical. Count all 2021 site. Count 2017 site as NIL.
Total site size	0.73
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.73
Gross to net area conversion factor applied %	0.80
Net developable area (ha)	0.58

Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 12	Mid 15	Max 17
2. Site promoter – yield (upper)	15		
3. Lower of 1. (Mid) yield and 2. yield	15		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	15		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.73		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.73 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.73 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 15 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 15 dwellings. Site is available, suitable, Probably achievable for housing.To avoid double counting, the net capacity of the site excluding overlaps is approximately 15 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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

Clyst St George

Reference

Clge_01



Site address	Approximately 10.5 acres - Clyst Road, Topsham,
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising relatively level agricultural field, not within or adjacent to a settlement, M5 runs along the western boundary. Has road frontage onto Clyst Road. Industrial units to the north. Largely agricultural land to the south and east, with some sporadic housing east of Clyst Road.
Total site size (ha)	3.93
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes (At this early stage before proper investigation it is estimated that the land might accommodate approximately 100 dwellings)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	NEW
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	3.93
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	3.93
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 3.93 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within the Exe Estuary & Pebblebed Heath mitigation zones. 151m from county wildlife site to east.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Nearest designated heritage asset is Clyst St Mary bridge ancient monument 860m north east of site
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance, currently agricultural fields but urban influence with sporadic residential and commercial buildings, M5, and eastern edge of Exeter nearby.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Within close proximity (12m) to flood zone 3 and high surface water flood risk. Grade 1 agricultural land in strategic assessment
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Sites to the east of the M5 - 44.8ha. Existing primary school at Clyst St Mary would not have capacity to support this level of development - would require new primary capacity/school/site funded by the development. Also new secondary capacity would be required. The need for new capacity should be assessed in conjunction with proposed developments in vicinity of Ebford/ Clyst St George/Clyst St Mary and proposed growth in Exeter.
DCC Highways comments	Access from Clyst Rd only OK
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable, taking account of surface water runoff; noise mitigation measures needed so slightly reduced yield as may need to factor in impact of noise buffer
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	3.93
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	3.93		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	2.36		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 47	Mid 59	Max 71
2. Site promoter – yield (upper)	100		
3. Lower of 1. (Mid) yield and 2. yield	59		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	59		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	3.93		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 3.93 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 3.93 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 59 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 59 dwellings.Site is available, suitable, Probably acheivable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 59 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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	59
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	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

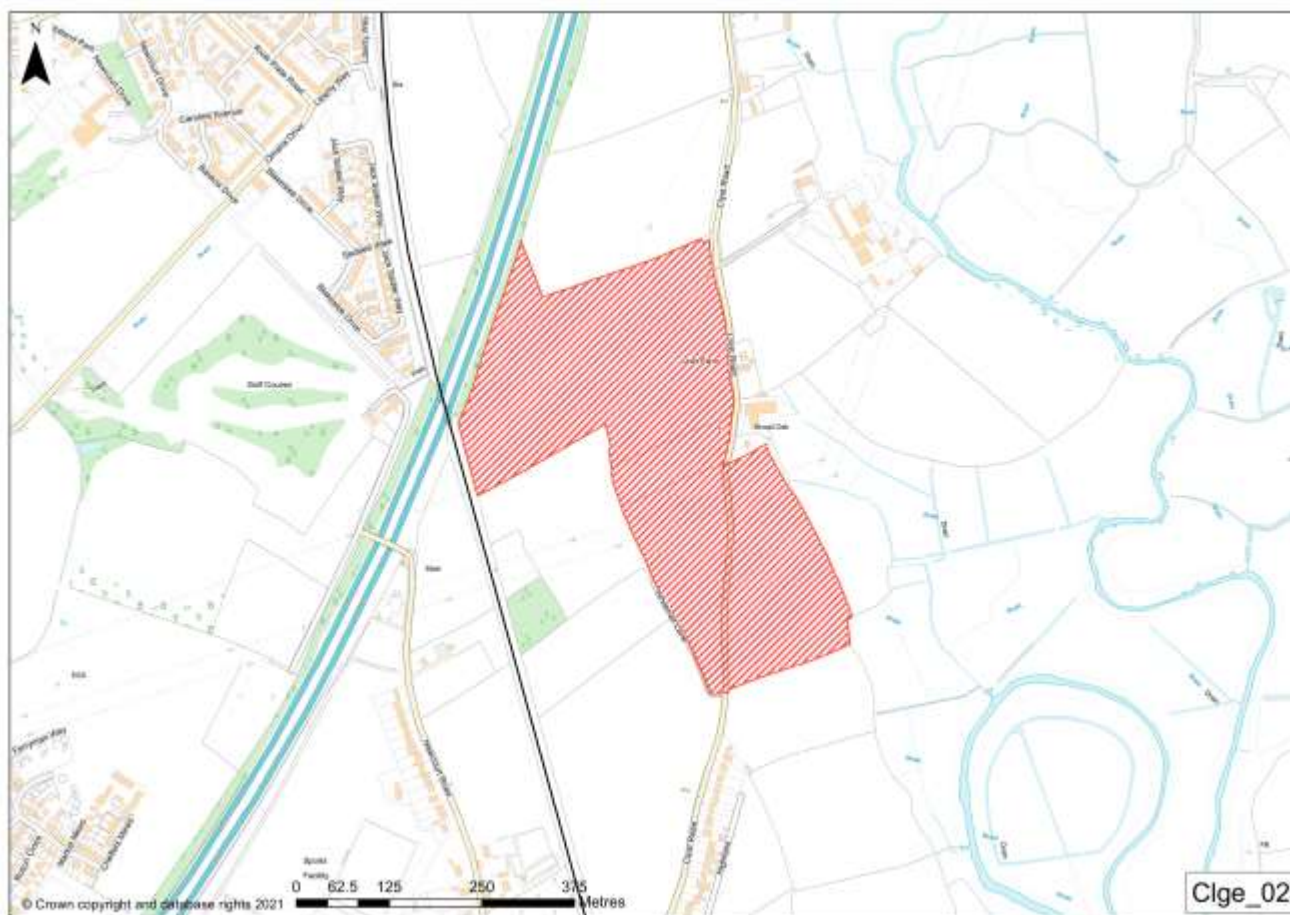
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst St George

Reference

Clge_02



Site address	Land to the west of Clyst Road, Clyst St Mary, EX3 0DB
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising relatively level agricultural field, not within or adjacent to a settlement, M5 runs along the western boundary. Contains Clge_17 and part of Clge_24. Site has road frontage onto Clyst Road. Largely surrounded by agricultural land, although the dwelling 'Broad Oak' lies to the east of Clyst Road
Total site size (ha)	15.30
Submitter development type	(NOTE: no use specified in the submission- but overlapping sites wholly within Clge_02 proposed housing)

Availability assessment

Call for site : site type	Original
Original (ie 2017 site submission not resubmitted)	
Existing (ie 2017 site resubmitted in 2021)	
New (ie 2021 submission)	
Site promoter's availability comments	
Submission year	2017
2017 Site -2022 confirmation of availability	No response received
Site available for Housing	Yes 2017
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.61 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.61ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	14.69
GDA Discounted at Stage A – Housing (ha)	0.61
GDA Passes Stage A – Employment (ha)	14.69
GDA Discounted at Stage A – Employment (ha)	0.61
Stage A Assessment conclusion	An area of approximately 14.69 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Located adjacent to Clyst Marshes County Wildlife Site, within the Exe Estuary & Pebblebed Heath mitigation zones
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Nearest designated heritage asset is Clyst St Mary bridge ancient monument 1168m north east of site
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance, currently agricultural fields but urban influence with sporadic residential and commercial buildings, M5, and eastern edge of Exeter all nearby.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Parts of eastern edge lie within flood zone 3, so yield has been reduced as a result. High risk of surface water flooding. Grade 1 agricultural land in strategic assessment
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	Overhead high voltage electricity lines across 0.8 Ha of the site. No high pressure gas pipelines or related easements. Discount 0.8 Ha, reducing the gross development area to 13.89 Ha.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Sites to the east of the M5 - 44.8ha. Existing primary school at Clyst St Mary would not have capacity to support this level of development - would require new primary capacity/school/site funded by the development. Also new secondary capacity would be required. The need for new capacity should be assessed in conjunction with proposed developments in vicinity of Ebford/ Clyst St George/Clyst St Mary and proposed growth in Exeter.
DCC Highways comments	Access from Clyst Rd only OK
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable but delivery probably to commence after the first 5 years (ie post 1 April 2026)
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	Not on 2017 submission layer (2021 HELAA site rerers to a '2017' submission- was this 2018?) McMurdo Email 30/4/18-Newcourt Barton : submission glitch/Site not assessed in GESP 2017. Only 5% of Clge_02 is outside Clge_17 and Clge_24.		
Total site size	15.30		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	1.41		
Gross development area – Passes Stage B Housing	13.89		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	8.33		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 167	Mid 208	Max 250
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	10		
4. Percentage of site to count– housing	5		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	10		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	1.41		
Gross development area – Passes Stage B Employment (Ha)	13.89		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 15.3 ha site, approximately 1.41 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 13.89 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 208 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 10 dwellings. Site is available, suitable, Probably acheivable for housing. To avoid double		

	counting, the net capacity of the site excluding overlaps is approximately 10 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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 2017	Yes	Probably achievable

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	10
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	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

Clyst St George

Reference

Clge_03



Site address	Land at Clyst Road, Clyst St Mary, East Devon, EX2 7JP
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising gently sloping agricultural field, not within or adjacent to a settlement but located between small business park and housing to north and south, with M5 along western boundary.
Total site size (ha)	1.34
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Office (The land comprises 1.75 ha belonging to E J Langdon which is the subject of this submission. The land parcel includes a further frontage strip of about 30m wide totalling approx. 0.75 ha belongs to S J Luckham-Down (that is not part of this submission). The 1.75 ha will provide approximately 50 houses including a viable percentage of affordable and self-build housing. This represents a medium density development to include public open space, SuDS features etc.)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Existing
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	

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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.34
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.34
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.34 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within the Exe Estuary & Pebblebed Heath mitigation zones. 154m to Clyst Marshes county wildlife site to east.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Nearest designated heritage asset is Clyst St Mary bridge ancient monument 568m north east of site
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance, currently agricultural fields but urban influence with sporadic residential and commercial buildings, M5, and eastern edge of Exeter nearby.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Flood zone 3 located 92m from site, high surface water flood risk 67m away. Grade 1 agricultural land in strategic assessment
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Sites to the east of the M5 - 44.8ha. Existing primary school at Clyst St Mary would not have capacity to support this level of development - would require new primary capacity/school/site funded by the development. Also new secondary capacity would be required. The need for new capacity should be assessed in conjunction with proposed developments in vicinity of Ebford/ Clyst St George/Clyst St Mary and proposed growth in Exeter.
DCC Highways comments	No access from Clyst Rd NO
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable but achievable with Clge_04.
Site Achievable for Housing	Probably unachievable unless
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	

Site overlap description	WHOLE - Site Clge_38 covers Clge_03 and Clge_04 (effectively a combined site). Count Clge_03 and Clge_04 as NIL. Count all of Clge_38.		
Total site size	1.34		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.34		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	1.07		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 21	Mid 27	Max 32
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	27		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.34		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.34 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.34 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 27 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 27 dwellings. To avoid double counting with 2022 submission site Clge_38, the net capacity of the site Clge_03 excluding overlaps is NIL dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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 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	Yes	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

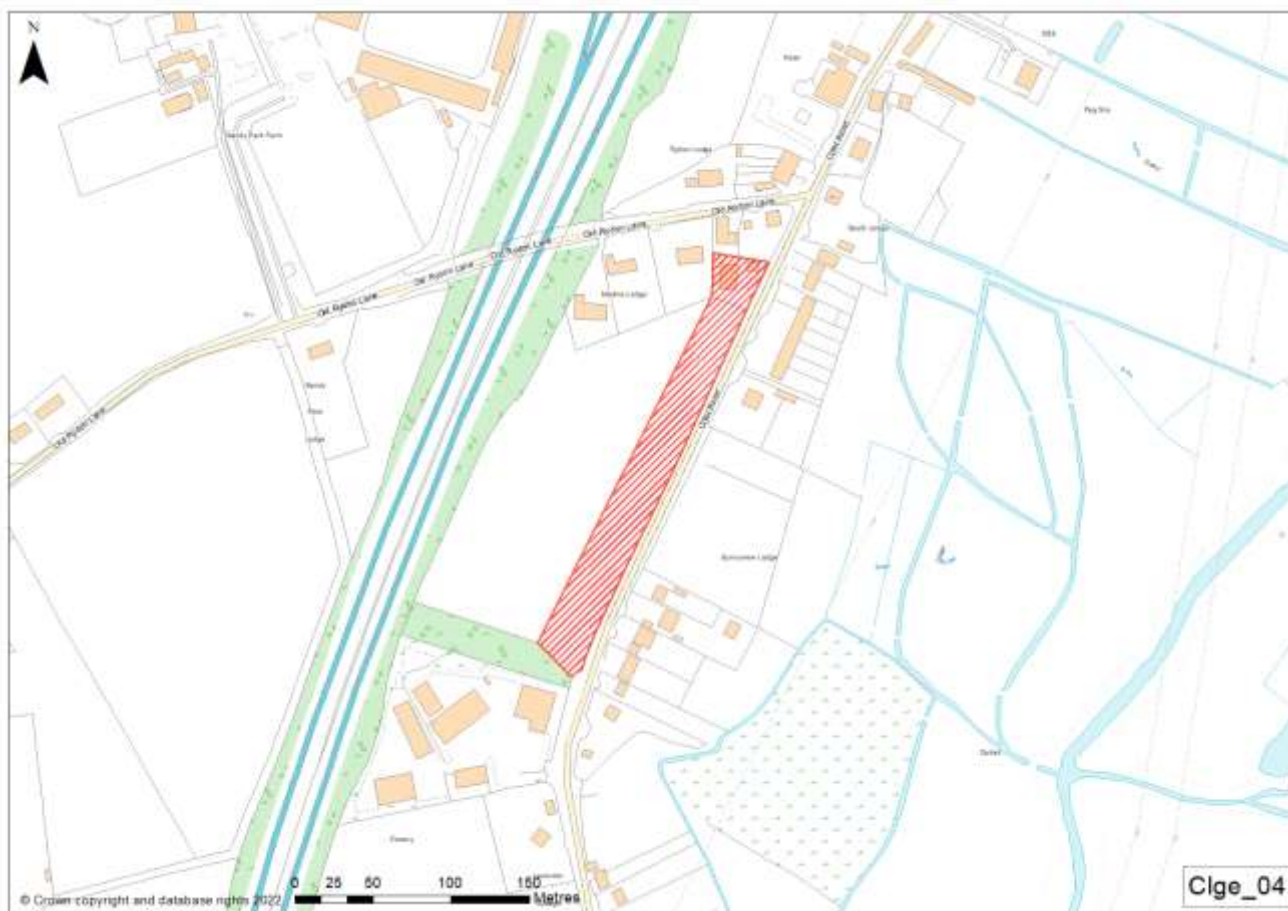
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst St George

Reference

Clge_04



Site address	Clyst Road, Clyst St.Mary, Exeter, Devon
Outside Cranbrook Plan Area	Yes
Description	Greenfield sit comprising level, thin, rectangular field, enclosed by hedgerow. North part includes an existing dwelling, with around 5 further dwellings in a cluster to north.
Total site size (ha)	0.79
Submitter development type	Dwellings (15+) (2022 confirmation of site availability - proposed Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes (total of 15-20 dwellings)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	Response confirmed availability - no time frame
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.79
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.79
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.79 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Not located within any known area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Nearest designated heritage asset is Clyst St Mary bridge ancient monument 497m north east of site
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance, currently agricultural fields but urban influence with sporadic residential and commercial buildings, M5, and eastern edge of Exeter nearby.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Within reasonably close proximity (50m) to flood zone 3. Grade 1 agricultural land in strategic assessment
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Sites to the east of the M5 - 44.8ha. Existing primary school at Clyst St Mary would not have capacity to support this level of development - would require new primary capacity/school/site funded by the development. Also new secondary capacity would be required. The need for new capacity should be assessed in conjunction with proposed developments in vicinity of Ebford/ Clyst St George/Clyst St Mary and proposed growth in Exeter.
DCC Highways comments	Access from Clyst Rd only OK
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	Site 77 W323
Site overlap description	WHOLE - Site Clge_38 covers Clge_03 and Clge_04 (effectively a combined site). Count Clge_03 and Clge_04 as NIL. Count all of Clge_38.
Total site size	0.79
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.79		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.63		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 13	Mid 16	Max 19
2. Site promoter – yield (upper)	20		
3. Lower of 1. (Mid) yield and 2. yield	16		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.79		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.79 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.79 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 16 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 15 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting with 2022 Submission site Clge_38, the net capacity of the site Clge_04 excluding overlaps is NIL dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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	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

Clyst St George

Reference

Clge_05



Site address	Land to the west side of Blue Ball, Sandygate, Exeter EX2 7JL DN number 488795
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising gently sloping field, not within or adjacent to a settlement, located between Blue Ball Inn and M5. Submission suggests site access via track from Clyst Road.
Total site size (ha)	0.90
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Office (The site totals 0.80 ha. Up to five large detached dwellings could be accommodated each with 0.16 ha using the existing access.)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Existing
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.90
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.90
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.9 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within the Exe Estuary & Pebblebed Heath mitigation zones, and 126m from county wildlife site to east.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Nearest designated heritage asset is Clyst St Mary bridge ancient monument 332m east of site
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance. Open to views from Clyst Road, but seen in the context of pub, other nearby buildings, M5 and Sandy Park rugby ground

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 1 agricultural land in strategic assessment, within low risk of surface water flooding and mineral consultation area
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Sites to the east of the M5 - 44.8ha. Existing primary school at Clyst St Mary would not have capacity to support this level of development - would require new primary capacity/school/site funded by the development. Also new secondary capacity would be required. The need for new capacity should be assessed in conjunction with proposed developments in vicinity of Ebford/ Clyst St George/Clyst St Mary and proposed growth in Exeter.
DCC Highways comments	Narrow access next to Blue Ball not suitable NO
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable due to narrow access
Site Achievable for Housing	Probably unachievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	none
Site overlap description	2021 site Clge_05 and 2017 site (ObjectID 108413) are effectively identical. Count all 2021 site. Count 2017 site as NIL.
Total site size	0.90
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.90		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.72		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 14	Mid 18	Max 22
2. Site promoter – yield (upper)	5		
3. Lower of 1. (Mid) yield and 2. yield	5		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.90		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.9 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.9 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 18 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 5 dwellings. To avoid double counting, the net capacity of the site excluding overlaps is NIL dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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 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	Yes	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

Clyst St George

Reference

Clge_06



Site address	Land adjacent to the Blue Ball, Clyst Road, Sandygate, Exeter, EX2 7JL
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising gently sloping agricultural field, not within or adjacent to a settlement, M5 on west boundary, a single dwelling and field to north. Located north of site Clge_05 and hotel on Clyst Road. Site has road frontage on to Clyst Road.
Total site size (ha)	1.59
Submitter development type	Dwellings, Employment- Offices, Retail, Residential Institution (10-20 dwellings)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	2CFS submission (Clge_38)
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.59
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.59
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.59 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Not located within any known area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Nearest designated heritage asset is Clyst St Mary bridge ancient monument 243m east of site. Potentially visible from site, although distance and intervening vegetation minimises views
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	No impact on AONB due to distance. Open to views from Clyst Road, but seen in the context of pub and its car park, other nearby buildings, M5 and Sandy Park rugby ground
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 1 agricultural land in strategic assessment, adjacent to mineral consultation area
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Sites to the east of the M5 - 44.8ha. Existing primary school at Clyst St Mary would not have capacity to support this level of development - would require new primary capacity/school/site funded by the development. Also new secondary capacity would be required. The need for new capacity should be assessed in conjunction with proposed developments in vicinity of Ebford/ Clyst St George/Clyst St Mary and proposed growth in Exeter.
DCC Highways comments	Access available from Clyst Rd OK
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	N/A
Site overlap description	2021 Site Clge_06 (submission 12/5/2017) and 2017 Site (ObjectID 71602) (submission 18/4/2017) are effectively identical (& near

	identical to 2017 site (Object ID 88806). Count all 2021 site. Count both 2017 sites as NIL.		
Total site size	1.59		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.59		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	1.27		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 25	Mid 32	Max 38
2. Site promoter – yield (upper)	20		
3. Lower of 1. (Mid) yield and 2. yield	20		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	20		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.59		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.59 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.59 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 32 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 20 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site Clge_06 excluding overlaps is 20 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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	Yes	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

Clyst St George

Reference

Clge_07



Site address	Land adjacent Martins of Exeter Ltd, Clyst Road, Sandygate, Exeter, EX2 7JL
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising gently sloping agricultural field, not within or adjacent to a settlement, M5 on west boundary, a single dwelling to east and caravan dealer to north
Total site size (ha)	0.68
Submitter development type	Other (Note: - housing was not indicated in the submission)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	No response received
Site available for Housing	No
Site available for Employment	Yes 2017

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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.70
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.70
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.7 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Not located within any known area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Nearest designated heritage asset is Clyst St Mary bridge ancient monument 219m east of site. Site is potentially visible from this asset, although distance and intervening vegetation minimises views
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance. Limited views into site due to hedgerow and topography. Site is seen in the context of caravan dealer, M5 and Sandy Park rugby ground
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 1 agricultural land in strategic assessment, not within area of flood risk or other resources
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Sites to the east of the M5 - 44.8ha. Existing primary school at Clyst St Mary would not have capacity to support this level of development - would require new primary capacity/school/site funded by the development. Also new secondary capacity would be required. The need for new capacity should be assessed in conjunction with proposed developments in vicinity of Ebford/ Clyst St George/Clyst St Mary and proposed growth in Exeter.
DCC Highways comments	Access via Martins only NO
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	V. small site with potential for range of employment uses inc. higher density. Likely to be achievable subject to viability assessment and access provided via adjoining site. C.4 miles from Exeter centre and labour market. Not well served by public transport but there are options for commuting by both bus and rail with a walk. If access to Clyst Rd could be secured and if services are able to be connected, the site could be achievable and demand likely. I note the existing employment use north of the site and see no obvious conflict with office/light industrial use here. Site is served by the Topsham telephone exchange 3.4km away and connectivity to this postcode is poor (5-10 mbps via BT WBC). Alternative providers are noted (Virgin Media, TalkTalk LLU, Sky LLU) but no FTTC/FTTP at present. Possible opportunity for some higher density, higher GVA B1 jobs in this location, subject to viability (access, services).
Panel's conclusions	Probably achievable, particularly for high value small business units
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably achievable

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	0.68		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.68		
Gross to net area conversion factor applied %			
Net developable area (ha)	0.56		
Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid 14	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.68		
Percentage of site to count – employment	100		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.68		
SITE POTENTIAL	Of the 0.68 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.68 ha. No indication on submission that housing is being proposed. Submission refers to discussions to couple the site with the neighbouring site which is proposing employment uses (as well as housing) - so site Clge_07 is assessed for employment led uses. Housing : the site was not submitted as available for housing. So the site capacity is NIL dwellings Employment: The site is available for employment. It has been assessed as suitable, available and probably achievable for employment.		

	Therefore for the trajectory, the net capacity of the site is 0.68 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	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 2017	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	0.34
Developable 1/4/2032 to 31/3/2037	0.34
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

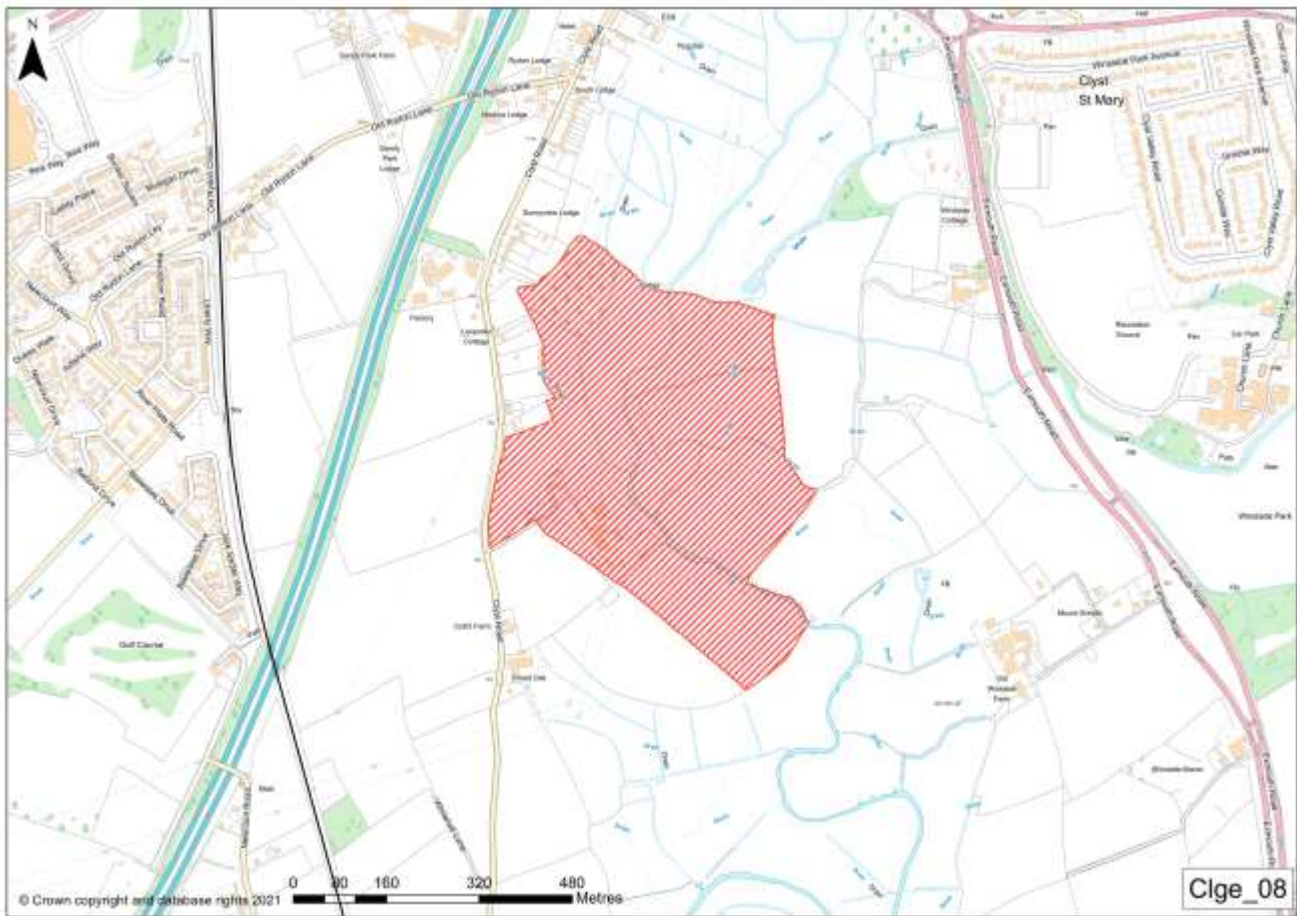
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst St George

Reference

Clge_08



Site address	Land at Newcourt Barton, Clyst St Mary, EX3 0DB
Outside Cranbrook Plan Area	Yes
Description	Greenfield level site , comprised of 3 to 4 agricultural fields, with a group of dispersed trees in northern part. Industrial uses in south of site. Not within or adjacent to a settlement. Largely surrounded by agricultural land.
Total site size (ha)	25.43
Submitter development type	NOTE: no use specified in the submission information - but other sites in close proximity submitted by the same agent were all for dwellings - so assessed as residential.

Availability assessment

Call for site : site type	Original
Original (ie 2017 site submission not resubmitted)	
Existing (ie 2017 site resubmitted in 2021)	
New (ie 2021 submission)	
Site promoter's availability comments	
Submission year	2017
2017 Site -2022 confirmation of availability	No response received
Site available for Housing	Yes 2017
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 20.87 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 20.87ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	4.56
GDA Discounted at Stage A – Housing (ha)	20.87
GDA Passes Stage A – Employment (ha)	4.56
GDA Discounted at Stage A – Employment (ha)	20.87
Stage A Assessment conclusion	An area of approximately 4.56 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Located adjacent to Clyst Marshes County Wildlife Site, within the Exe Estuary & Pebblebed Heath mitigation zones
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed building and Clyst St Mary bridge ancient monument both just over 600m away. Grade II* listed Winslade Park House 697m away. Site is potentially visible from this asset, although distance and intervening vegetation minimises views.

For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance. Set in the valley floor of River Clyst, sporadic residential and industrial buildings dotted around the site to west and south, but generally an open, rural area.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 1 agricultural land in strategic assessment in western part, Grade 3 in east. Total reduced as parts of site within flood zone 3. Also high risk of surface water flooding.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	Overhead high voltage electricity lines on approx 1.2 Ha. No high pressure gas pipelines or related easements. Discount 1.2 Ha, reducing the gross development area to 3.36Ha.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Sites to the east of the M5 - 44.8ha. Existing primary school at Clyst St Mary would not have capacity to support this level of development - would require new primary capacity/school/site funded by the development. Also new secondary capacity would be required. The need for new capacity should be assessed in conjunction with proposed developments in vicinity of Ebford/ Clyst St George/Clyst St Mary and proposed growth in Exeter.
DCC Highways comments	This laid maybe already allocated enquiry with Lloyd Orriel
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	Not on 2017 submission layer (2021 HELAA site submitted 2018) Email 30/4/18-Newcourt Barton: submission glitch/Site not assessed in GESP 2017. 1.7 Ha of Clge_08 is within Clge_20. Count 2.2 Ha Clge_08 (not in FZ3)		
Total site size	25.43		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	22.07		
Gross development area – Passes Stage B Housing	3.36		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	2.02		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 40	Mid 50	Max 61
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	44		
4. Percentage of site to count– housing	93		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	44		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	22.07		
Gross development area – Passes Stage B Employment (Ha)	3.36		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 25.43 ha site, approximately 22.07 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 3.36 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 50 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 44 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double		

	counting, the net capacity of the site excluding overlaps is approximately 44 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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 2017	Yes	Probably achievable

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	44
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	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

Clyst St George

Reference

CIGE_09



Site address	Land to the rear of Barley Way, Ebford (Land adjacent to the A376), EX3 0OX
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising gently sloping agricultural field, adjacent to the northern edge of Ebford, lying east of Exmouth Road and north of the housing on Ebford Lane.
Total site size (ha)	2.28
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people ,Office ,Retail ,Mixed use (Site could be suitable for a range of development, however suggest that primarily this would be housing, at an appropriate density, reflecting local needs and ensuring that a range of accommodation to meet all requirements could be met. Previous application 15/0117/MOUT sought 10 dwellings, however it is deemed that the site is capable of a higher density. If considering a density of 20 – 30 dwellings per hectare, with the site extending to approximately 1.5 hectares, then up to 30 – 40 homes could be provided. There is also scope for mixed use or economic development which would reduce the number of houses. Given the location in terms of economic development offices or small scale retail is likely to be appropriate given the existing residential uses in the area. It is noted that the site is in close proximity to a number of local business areas, as identified in the Neighbourhood Plan.)

Availability assessment	
Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Existing
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.28
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.28
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.28 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No

For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Limited visibility to site from nearest designated assets due to intervening buildings, vegetation, and topography
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance. Open field set between north of Ebford and residential buildings to north west. Tree cover on eastern boundary. Short distance views into site from Exmouth Road along western boundary, with medium views of site from further south on the Exmouth Road.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 1 agricultural land in strategic assessment in western half, remainder is Grade 3. Low risk of surface water flooding, but high risk 10m away.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	15.5 ha sites in and around Ebford and Clyst St George. Lady Swards primary in Clyst St George has some capacity to support development. Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	Access available from A376 (Ebford L/A376 jnc poor OK
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable

Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	HELLA 2017 NON GESP- Reference Number: CLGE_10		
Site overlap description	WHOLE 2022 site Clge_31 is same land area as Clge_09 but 2022 submission now proposes 5 -20 dwellings. Recent full ppfor replacement with a new build app no 21/1574/FUL in SE corner. Count 2017 and 2021 site (Clge_09) as NIL. Count all of Clge_31.		
Total site size	2.28		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	2.28		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.37		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 27	Mid 34	Max 41
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	34		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	2.28		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 2.28 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 2.28 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 34 dwellings (mid-yield). However, constraints highlighted above, may		

	significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 34 dwellings. To avoid double counting with Clge_31, the net capacity of the site excluding overlaps NIL dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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	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	Clyst St George	Reference	Clge_10



Site address	Agricultural field adjacent to Clyst St George Village Hall,
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising agricultural field on gentle south to north slope, located adjacent to Clyst St George to east and junction of A376 and B3179 to west and south. Housing lies to the east of the site, with agricultural land to the south, south of Woodbury Rd.
Total site size (ha)	1.08
Submitter development type	2017 submission was for Dwellings (6-8). But 2022 confirmation of availability stated 5 -6 dwellings - Homes for sale, Affordable homes.

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	Within the next 5 years
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.08
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.08
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.08 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Not located within any known area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Potentially visible from Grade II listed primary school 30m to east, although there are intervening residential gardens.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance. Site is contained by main roads and existing residential development and primary school. Screened by trees along boundary with main road.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. Low risk of surface water flooding.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	15.5 ha sites in and around Ebford and Clyst St George. Lady Swards primary in Clyst St George has some capacity to support development. Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	Access from B3179 Woodbury Rd OK (not from A376)
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	W037
Site overlap description	WHOLE site Clge_10 is same as Clge_34. Submission updates the availability data. Count Clge_10 as NIL. Count all of Clge_34.
Total site size	1.08
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00

Gross development area – Passes Stage B Housing	1.08		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.86		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 17	Mid 22	Max 26
2. Site promoter – yield (upper)	6		
3. Lower of 1. (Mid) yield and 2. yield	6		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.08		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.08 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.08 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 22 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 6 dwellings. To avoid double counting with Clge_34, the net capacity of the site Clge_10 excluding overlaps is approximately NIL dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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	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

Clyst St George

Reference

Clge_11



Site address	Land at Branscombe Farm, lower side of Ebford Lane, Ebford, EX3 0QX
Outside Cranbrook Plan Area	Yes
Description	Largely greenfield site comprising relatively level, comprised of scattered small (2-3m) trees and other vegetation, with some open areas and derelict farm buildings in north west part of site. Located within Ebford, with detached dwellings in large plots in the vicinity. Site has road frontage on to Ebford Lane.
Total site size (ha)	0.49
Submitter development type	Homes for sale (In line with intentions of EDDC to allow limited development in sustainable villages, this self-contained brownfield site provides ideal opportunity to develop circa five or six houses.)

Availability assessment

Call for site : site type	Existing
Original (ie 2017 site submission not resubmitted)	
Existing (ie 2017 site resubmitted in 2021)	
New (ie 2021 submission)	
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.49
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.49
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.49 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Nearest Grade II listed building 5m to north east with views into site. Another Grade II building 55m to south west.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance. Site is relatively well contained by mature hedge along northern boundary. There are limited views into the site, which is set amongst detached dwellings with generous plots.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. Small area in north east and south east of site has a high risk of surface water flooding.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	15.5 ha sites in and around Ebford and Clyst St George. Lady Swards primary in Clyst St George has some capacity to support development. Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	Ditto above
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	CLGE-13
Site overlap description	2017 sites (ObjectIDs 83602 and 107614 are near identical). 2021 site Clge_11 is the northern half of both 2017 sites. Southern half was not resubmitted. No change in ownership. Count all 2021 site. Count both 2017 sites as NIL.
Total site size	0.49
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.49		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.39		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 8	Mid 10	Max 12
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	10		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	10		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.49		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.49 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.49 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 10 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 10 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 10 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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	10
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	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

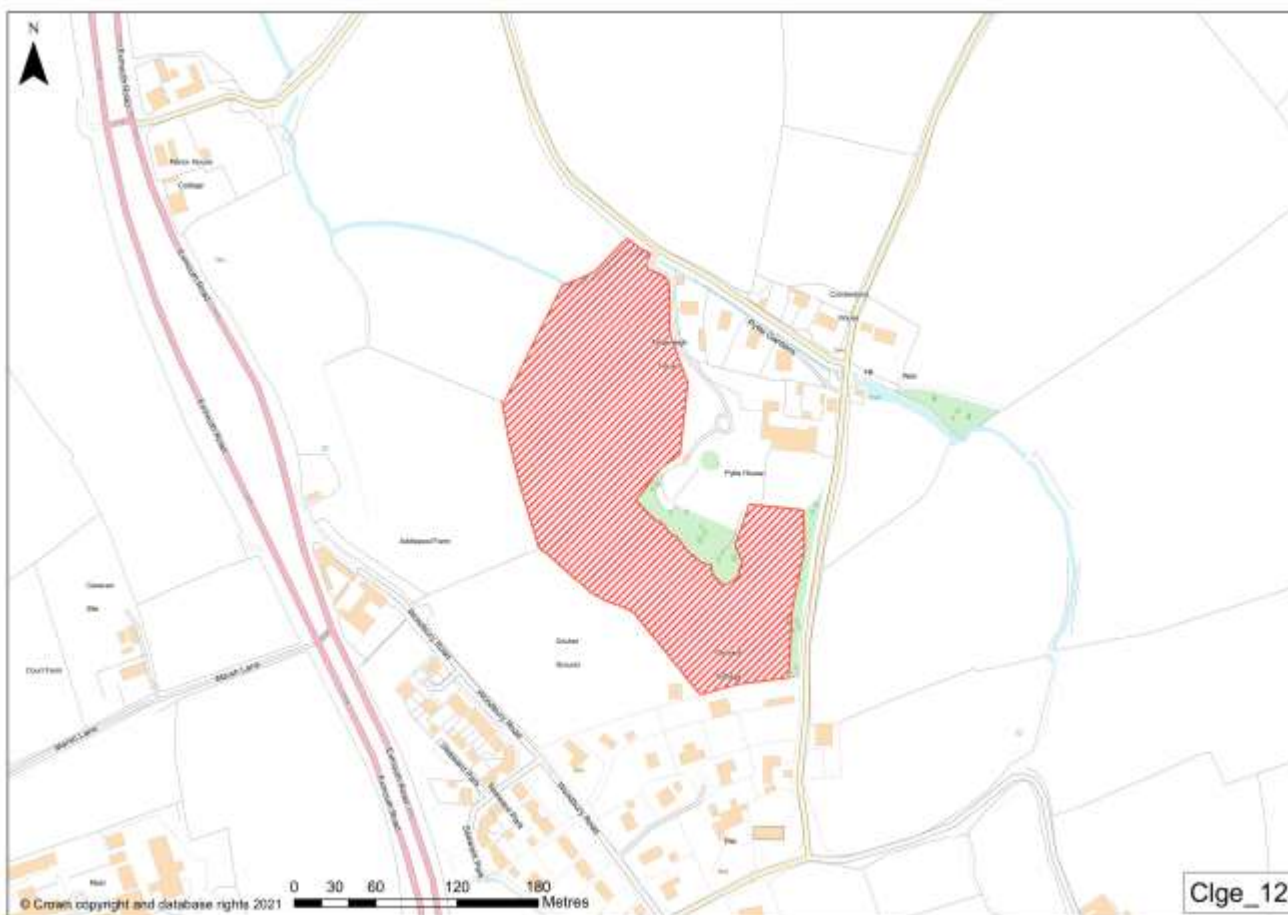
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst St George

Reference

Clge_12



Site address	Land west of Pytte House, Clyst St George, Exeter, EX3 0NX
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising Large, level, open field, adjacent to the northern edge of Clyst St George with cricket ground on western boundary. Several mature trees in southern part of site, including along the boundary. Contains part of Clge_30.
Total site size (ha)	3.54
Submitter development type	2017 submission stated : Dwellings (10-15). 2022 confirmation of availability stated Homes for sale but did not indicate how many dwellings.

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	Within the next 5 years
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.08 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.08ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	3.46
GDA Discounted at Stage A – Housing (ha)	0.08
GDA Passes Stage A – Employment (ha)	3.46
GDA Discounted at Stage A – Employment (ha)	0.08
Stage A Assessment conclusion	An area of approximately 3.46 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Not located within any known area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones. Several trees located in southern part of site have TPOs, as do those along south eastern boundary.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed house 42m to north, with church and rectory (also Grade II listed) around 80m to south.

For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance. South east part of site is adjacent to Clyst St George, large house in grounds to east, but open views to site from the north and west.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. Small area in north of site is in flood zone 2 and 3, and also has risk of surface water flooding.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	15.5 ha sites in and around Ebford and Clyst St George. Lady Swards primary in Clyst St George has some capacity to support development. Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	Access via Lane to NE OK
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable unless suitable access can be demonstrated
Site Achievable for Housing	Probably unachievable unless
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	NA

Site overlap description	Site Clge_12 is wholly within Clge_30. Count Clge_12 as NIL		
Total site size	3.54		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.08		
Gross development area – Passes Stage B Housing	3.46		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	2.08		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 42	Mid 52	Max 62
2. Site promoter – yield (upper)	15		
3. Lower of 1. (Mid) yield and 2. yield	15		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.08		
Gross development area – Passes Stage B Employment (Ha)	3.46		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 3.54 ha site, approximately 0.08 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 3.46 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 52 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 15 dwellings. Site Clge_12 is wholly within Clge_30. To avoid double counting, the net capacity of the site excluding overlaps is NIL dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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 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	Yes	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

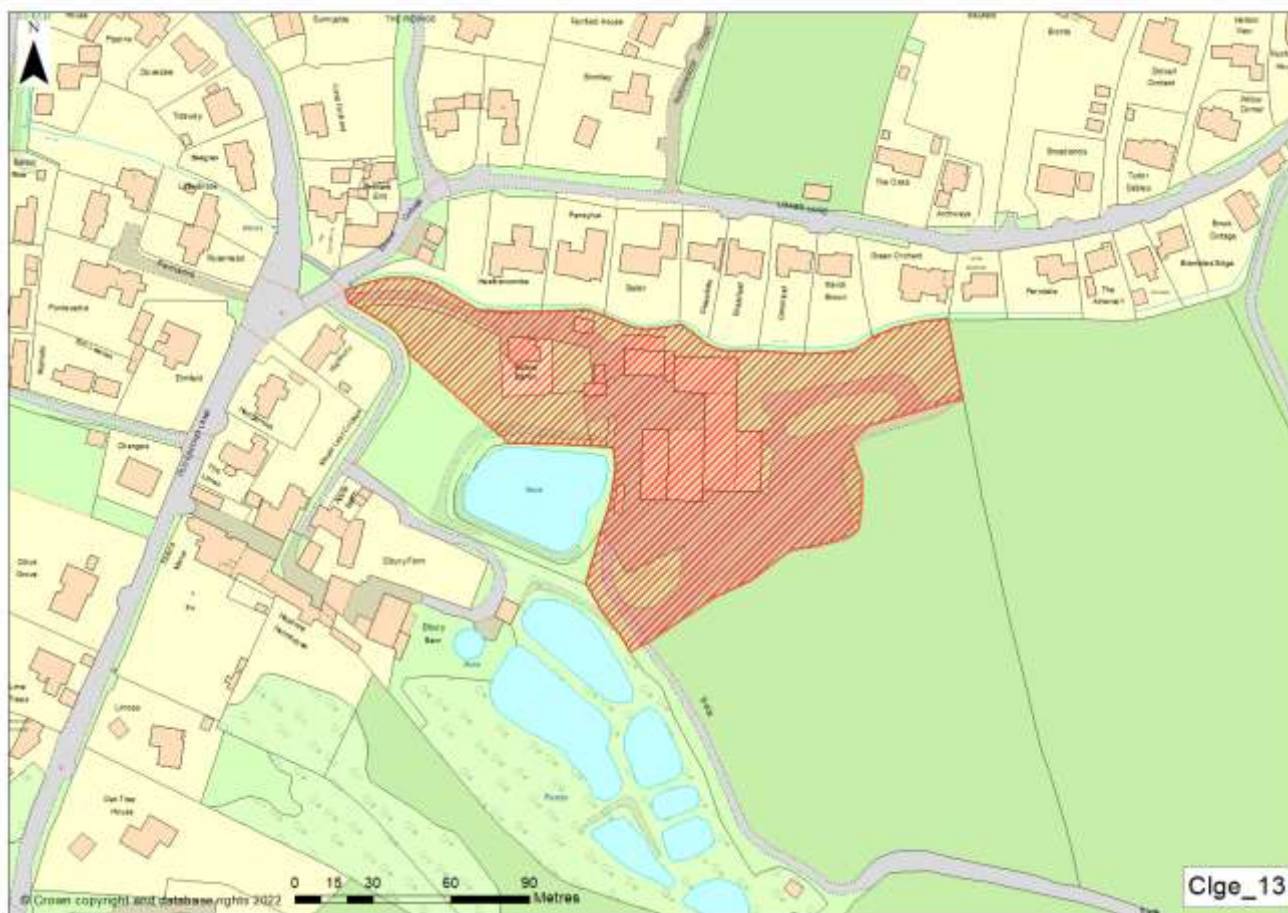
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst St George

Reference

Clge_13



Site address	Land at Ebford Barton, Old Ebford Lane, Ebford, Exeter, EX3 0QS
Outside Cranbrook Plan Area	Yes
Description	Largely brownfield site comprising relatively level, adjacent to southern edge of Ebford. Site comprises a dwelling, industrial buildings and open area around with discarded vehicles (possibly awaiting repair). To the north and west in housing, to the south and east agricultural land. Western tip of site abut Lower Lane.
Total site size (ha)	1.43
Submitter development type	Dwellings (10-20)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	No response received
Site available for Housing	Yes 2017
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.13 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.13ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.30
GDA Discounted at Stage A – Housing (ha)	0.13
GDA Passes Stage A – Employment (ha)	1.30
GDA Discounted at Stage A – Employment (ha)	0.13
Stage A Assessment conclusion	An area of approximately 1.3 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Not located within any known area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed cottage across the road on north west edge of site. Grade II* Ebford Manor around 50m to south west, likely to have views into the site.
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance. Existing industrial buildings on site mean that built development is accepted. Limited views into site as it is tucked behind a row of detached dwellings to north and west, and mature trees to south. More open to east, but limited receptors in this area.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. Flood zone 2 and 3 runs along northern edge of site, as does high surface water flood risk, with low risk along west and in centre of site.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	15.5 ha sites in and around Ebford and Clyst St George. Lady Swards primary in Clyst St George has some capacity to support development. Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	Access via Lower L via Old Ebford L (Ebford L/A376 jnc poor
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable but potentially reducing yield to only 5 dwellings from a driveway access, due to challenging access off an unadopted road
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	W106 East Devon 2010 SHLAA		
Site overlap description	No overlap		
Total site size	1.43		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.13		
Gross development area – Passes Stage B Housing	1.30		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	1.04		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 21	Mid 26	Max 31
2. Site promoter – yield (upper)	20		
3. Lower of 1. (Mid) yield and 2. yield	20		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.13		
Gross development area – Passes Stage B Employment (Ha)	1.30		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.43 ha site, approximately 0.13 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.3 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 26 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 20 dwellings. HELAA Panel concluded site yield should be reduced to 5 dws To avoid double counting, the net capacity of the site excluding overlaps is approximately 5 dwellings. But it is unclear if site will be available for only 5 dws. Therefore for the trajectory count NIL dwellings.		

	Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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 2017	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	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

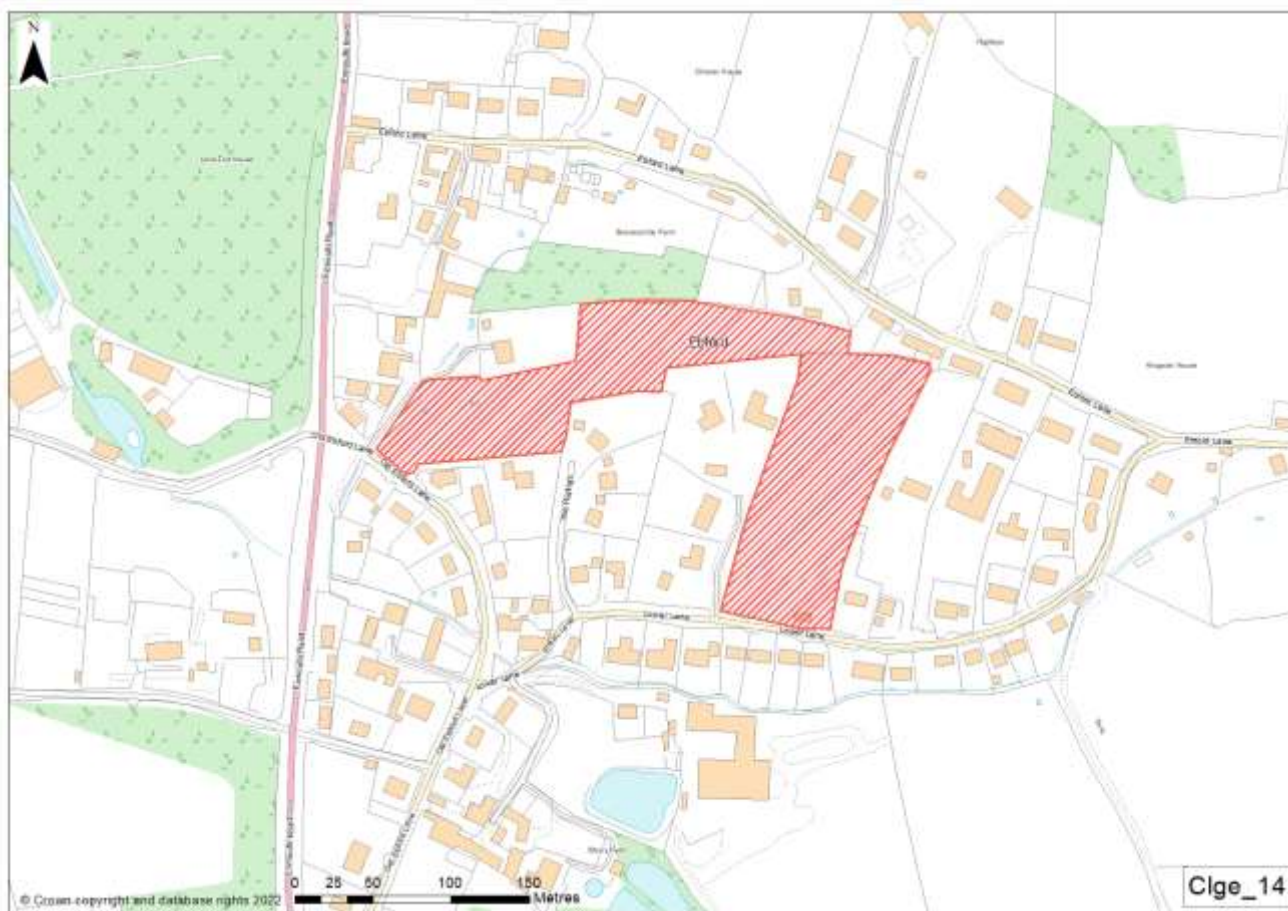
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst St George

Reference

Clge_14



Site address	6.3 acres off Old Ebford Lane and Lower Lane in Ebford, East Devon,
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising Irregular shaped, level site, of two agricultural fields in the centre of Ebford. Site is surrounded by housing, and has road frontage on to Lower Lane.
Total site size (ha)	2.56
Submitter development type	Homes for sale (At this early stage before proper investigation it is estimated that the land might accommodate approximately 8 high quality low density dwellings from two access points. The development would be intended to match the housing in the local area.)

Availability assessment

Call for site : site type	Existing
Original (ie 2017 site submission not resubmitted)	
Existing (ie 2017 site resubmitted in 2021)	
New (ie 2021 submission)	
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.56
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.56
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.56 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed Ebford House across the road to west, which has views of the site. Also Grade II listed building 40m to north west.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance. Set in the heart of the village, views into site are limited and generally seen as part of the village and its large detached dwellings with large plots. This limits the landscape impact upon the wider countryside.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in the strategic assessment. Surface water flood risk on western edge of site.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	15.5 ha sites in and around Ebford and Clyst St George. Lady Swards primary in Clyst St George has some capacity to support development. Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	Access via Old Ebford L (Ebford L/A376 jnc poor)? OK
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	PARTIAL all of site Clge_36 is within Clge_14. But this site is only 0.49 ha and is the southern part of the eastern 'wing' of Clge_14. Count Clge_36 as NIL. Count all of Clge_14.
Total site size	2.56
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00

Gross development area – Passes Stage B Housing	2.56		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.54		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 31	Mid 39	Max 46
2. Site promoter – yield (upper)	8		
3. Lower of 1. (Mid) yield and 2. yield	8		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	8		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	2.56		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 2.56 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 2.56 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 39 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 8 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 8 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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	8
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	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

Clyst St George

Reference

Clge_15



Site address	Agricultural field adjacent to the entrance of Clyst St George from the B3179,
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising Mostly level agricultural field, but drops away in north east edge. Adjacent to south eastern edge of Clyst St George and north of B3179 (Woodbury Road).
Total site size (ha)	1.40
Submitter development type	2022 confirmation of availability indicated 15 to 25 dwellings (Homes for sale)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	Years 6 to 10
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.40
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.40
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.4 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Not located within any known area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones. TPO covers small area of woodland adjacent to north of site.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Ancient monument (animal pound) is closest designated asset 43m to south east, but mature trees and existing dwelling limit intervisibility. Grade II listed church and primary school slightly further away (both around 77m) but again there are mature trees and existing dwellings that limit views to the site.
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance, but views of the site available from the east approaching along B3179 (Woodbury Road) where the site is seen in a rural and open context, with little presence of the built form of Clyst St George itself but context of two dwellings adjoining to south.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in the strategic assessment. Low risk of surface water flooding in western edge of site, with higher risk along B3179 adjacent to south.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	15.5 ha sites in and around Ebford and Clyst St George. Lady Swards primary in Clyst St George has some capacity to support development. Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	Access from Woodbury Rd may not be available ?
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	

Previous HELAA site ref no(s)			
Site overlap description	WHOLE Clge_33 site area is same as Clge_15. Original HELAA submission in 2017, now updated availability from 2022 submission and clarified that the site is proposed for homes for sale. Count Clge_15 as NIL. Count all of Clge_33.		
Total site size	1.40		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.40		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	1.12		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 22	Mid 28	Max 34
2. Site promoter – yield (upper)	25		
3. Lower of 1. (Mid) yield and 2. yield	28		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.40		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.4 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.4 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 28 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 25 dwellings. To avoid double counting with 2022 submission Clge_3,3 the net capacity of the site Clge)+_15 excluding overlaps is NIL dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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	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

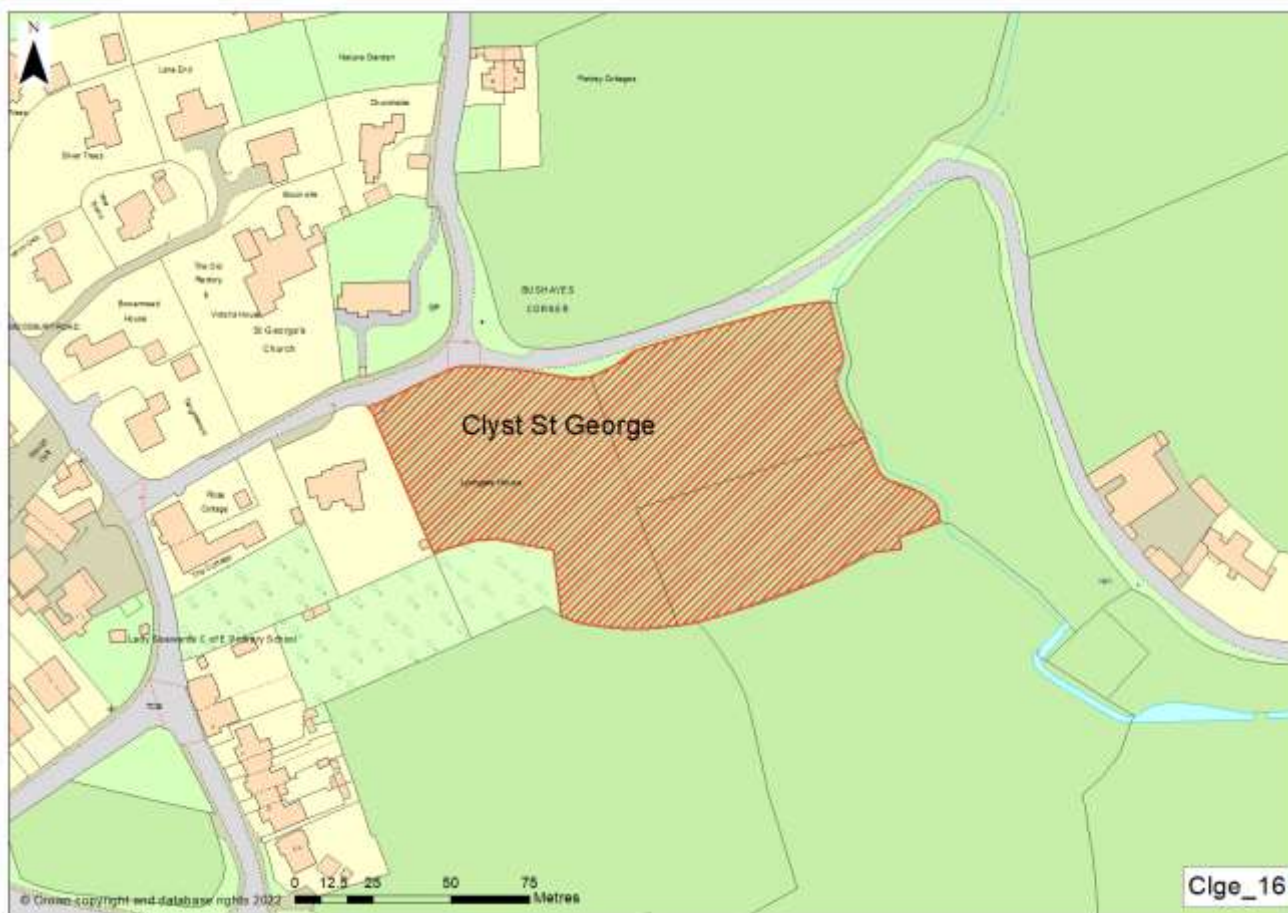
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst St George

Reference

Clge_16



Site address	Land to the south of Bushayes Corner, Clyst St George, EX3 0RF
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising gently sloping land from east to west, on an agricultural field with hedgerow and several trees. Adjacent to eastern edge of Clyst St George. Housing to the west of the site, and largely agricultural land to the east. Frontage on to Woodbury Rd
Total site size (ha)	1.15
Submitter development type	Dwellings (10-15)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	No response received
Site available for Housing	Yes 2017
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.12 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.12ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.03
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.03
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.03 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Not located within any known area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones. TPO covers small area of woodland adjacent to south west of site.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed wall across road to north west, and listed church behind the wall - open views into site from both the wall and church.
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance, but extensive views of the site from lane running along north of site, and also from the east approaching along B3179 (Woodbury Road). The site is seen in a rural and open context from both of these viewpoints, with little presence of the built form of Clyst St George. Presence of on-site hedgerow and mature trees add to its landscape character.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in the strategic assessment. Eastern edge of site is within flood zone 2 and 3 associated with stream running along eastern boundary. Also high surface water flood risk adjacent to east.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	15.5 ha sites in and around Ebford and Clyst St George. Lady Swards primary in Clyst St George has some capacity to support development. Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	Access via Bushayes Corner OK
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	W122 East Devon 2010.		
Site overlap description	Wholly overlapped by 2022 submission Clge 42. Count Clge_!6 as NIL, Count all of Clge_42		
Total site size	1.15		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.12		
Gross development area – Passes Stage B Housing	1.03		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.82		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 16	Mid 21	Max 25
2. Site promoter – yield (upper)	15		
3. Lower of 1. (Mid) yield and 2. yield	15		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.12		
Gross development area – Passes Stage B Employment (Ha)	1.03		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.15 ha site, approximately 0.12 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.03 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 21 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 15 dwellings. Site is available, suitable, Probably achievable for housing. But site is now overlapped by Clge 42. To avoid double counting, the net capacity of the site excluding overlaps is NIL dwellings.		

	Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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 2017	Yes	Probably achievable

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	Yes	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

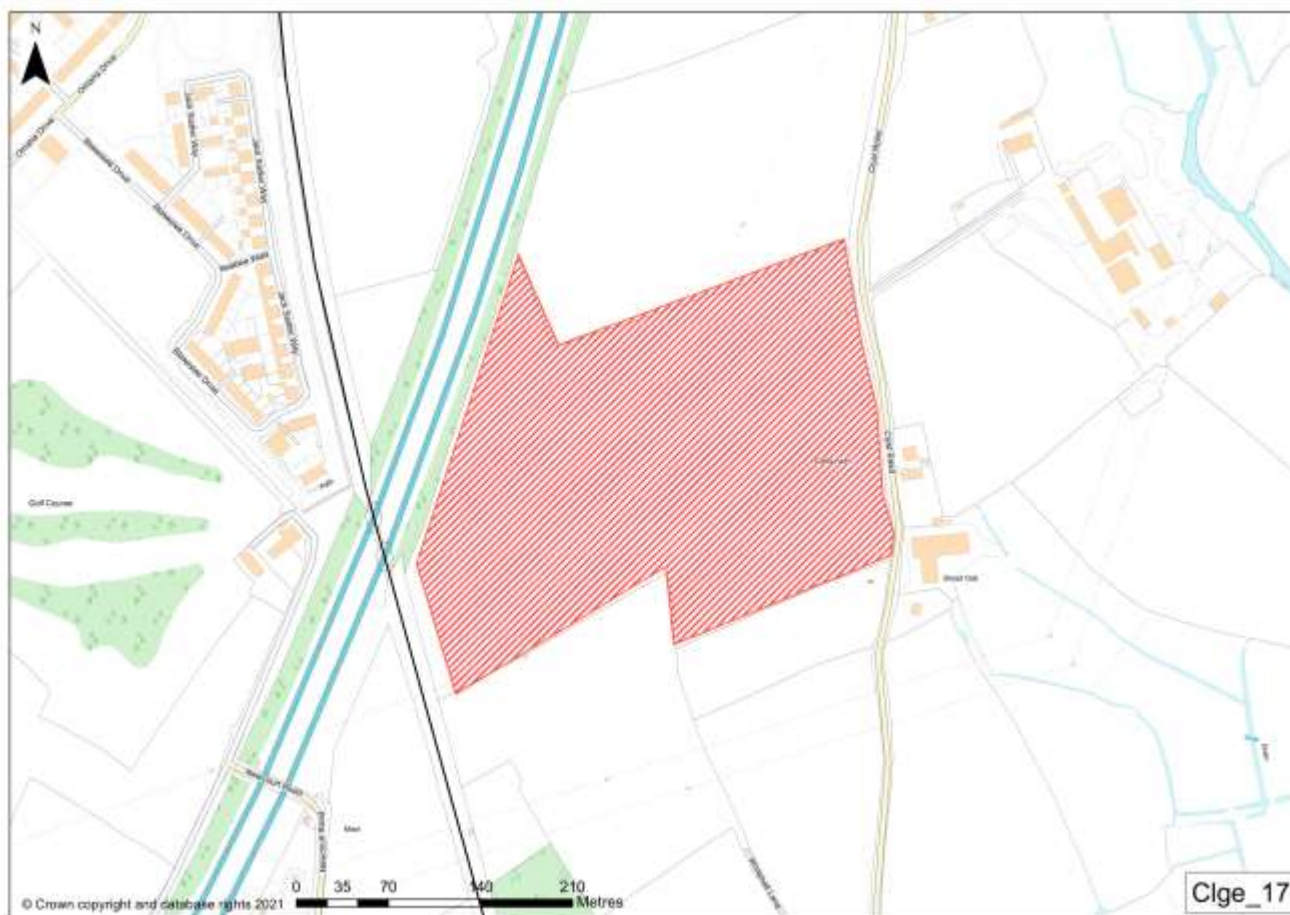
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst St George

Reference

Clge_17



Site address	Approximately 20.3 acres fronting Clyst Road, Topsham,
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising relatively level agricultural field, not within or adjacent to a settlement. Enclosed by M5 on western boundary and Clyst Road on eastern boundary. Contains part of Clge_02. Agricultural land to the north and south.
Total site size (ha)	7.92
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes (At this early stage before proper investigation it is estimated that the land might accommodate approximately 180 dwellings)

Availability assessment

Call for site : site type	New
Original (ie 2017 site submission not resubmitted)	
Existing (ie 2017 site resubmitted in 2021)	
New (ie 2021 submission)	
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	7.92
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	7.92
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 7.92 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Located near to Clyst Marshes County Wildlife Site, within the Exe Estuary & Pebblebed Heath mitigation zones
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Nearest designated heritage asset is Clyst St Mary bridge ancient monument 1166m north east of site
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance, currently agricultural fields but urban influence with sporadic residential and commercial buildings, M5, and eastern edge of Exeter all nearby.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 1 agricultural land in strategic assessment. Near, but not within, areas of high fluvial and surface water flood risk.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	Overhead high voltage electricity line across part of site but no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	The development of land at this location needs an approved Movement Masterplan which will require contributions to a new pedcycle bridge link over the railway to Newcourt Rd.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable but delivery probably to commence after the first 5 years (ie post 1 April 2026). Noise mitigation measures needed, so slightly reduced yield as may need to factor in impact of noise buffer
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	2021 Site Clge_17 is Northern part of Clge_02. Count all of Clge_17 (see also Clge_24 which is nearly all of the southern part of Clge_02)
Total site size	7.92
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	7.92		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	4.75		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 95	Mid 119	Max 142
2. Site promoter – yield (upper)	180		
3. Lower of 1. (Mid) yield and 2. yield	119		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	119		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	7.92		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 7.92 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 7.92 ha. Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 119 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 119 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 119 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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	119
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	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

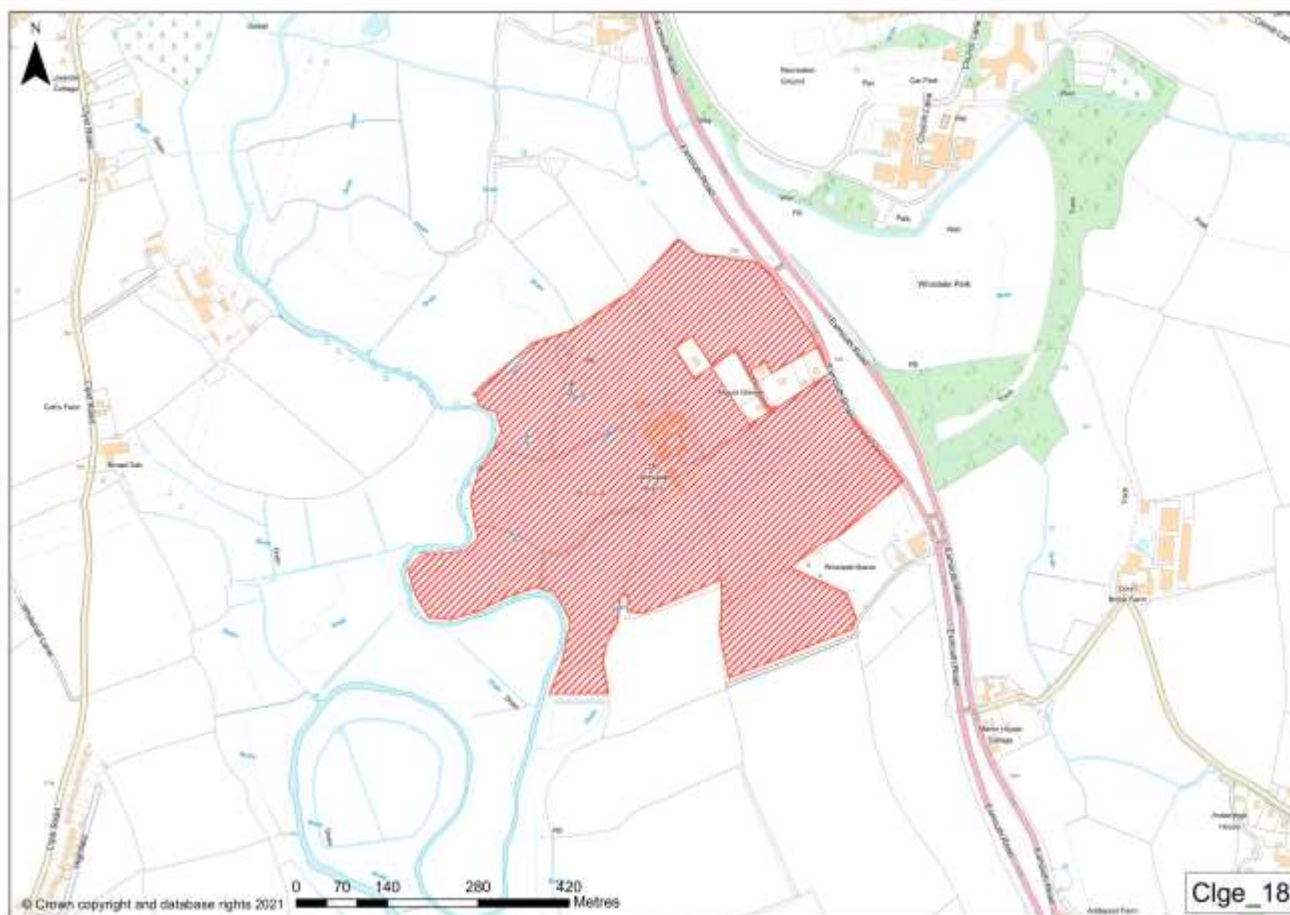
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst St George

Reference

Clge_18



Site address

Old Winslade Farm
Clyst St Mary
Exeter, EX5 1AS

Outside Cranbrook Plan Area

Yes

Description

Greenfield site comprising large, undulating site comprising several agricultural fields with Old Winslade Farm at its centre. Not within or adjacent a settlement. A376 runs along eastern boundary and River Clyst on west.

Total site size (ha)

28.03

Submitter development type

Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes (Number of dwellings not specified)

Availability assessment

Call for site : site type

Original (ie 2017 site submission not resubmitted)

Existing (ie 2017 site resubmitted in 2021)

New (ie 2021 submission)

New

Site promoter's availability comments

Within the next 5 years

Submission year

2021

2017 Site -2022 confirmation of availability

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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 12 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 12ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	16.03
GDA Discounted at Stage A – Housing (ha)	12.00
GDA Passes Stage A – Employment (ha)	16.03
GDA Discounted at Stage A – Employment (ha)	12.00
Stage A Assessment conclusion	An area of approximately 16.03 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Western part of site is in Clyst Marshes County Wildlife Site. Site is also within the Exe Estuary & Pebblebed Heath mitigation zones
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Intervening vegetation obscures views from listed building 146m away.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	No impact on AONB due to distance. Views into eastern part of site from adjacent A376, albeit partially obscured by trees and hedgerow. Cluster of farm buildings in centre of site, but rural surrounds. Rural, isolated location means adverse impact upon landscape character.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 1 agricultural land in strategic assessment in eastern half, western half is Grade 3. Western half of site is within flood zone 3, so yield reduced as a result. Surface water flood risk on site.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable due challenging access, highway capacity and road safety issues
Site Achievable for Housing	Probably unachievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	

Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	28.03		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	12.00		
Gross development area – Passes Stage B Housing	16.03		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	9.62		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 192	Mid 241	Max 289
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	241		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	12.00		
Gross development area – Passes Stage B Employment (Ha)	16.03		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 28.03 ha site, approximately 12 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 16.03 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 241 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 241 dwellings. The site is assessed as available and suitable. However, the HELAA Panel concluded that the site is probably unachievable. To avoid double counting, the net capacity of the site excluding overlaps is NIL dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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 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	Yes	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

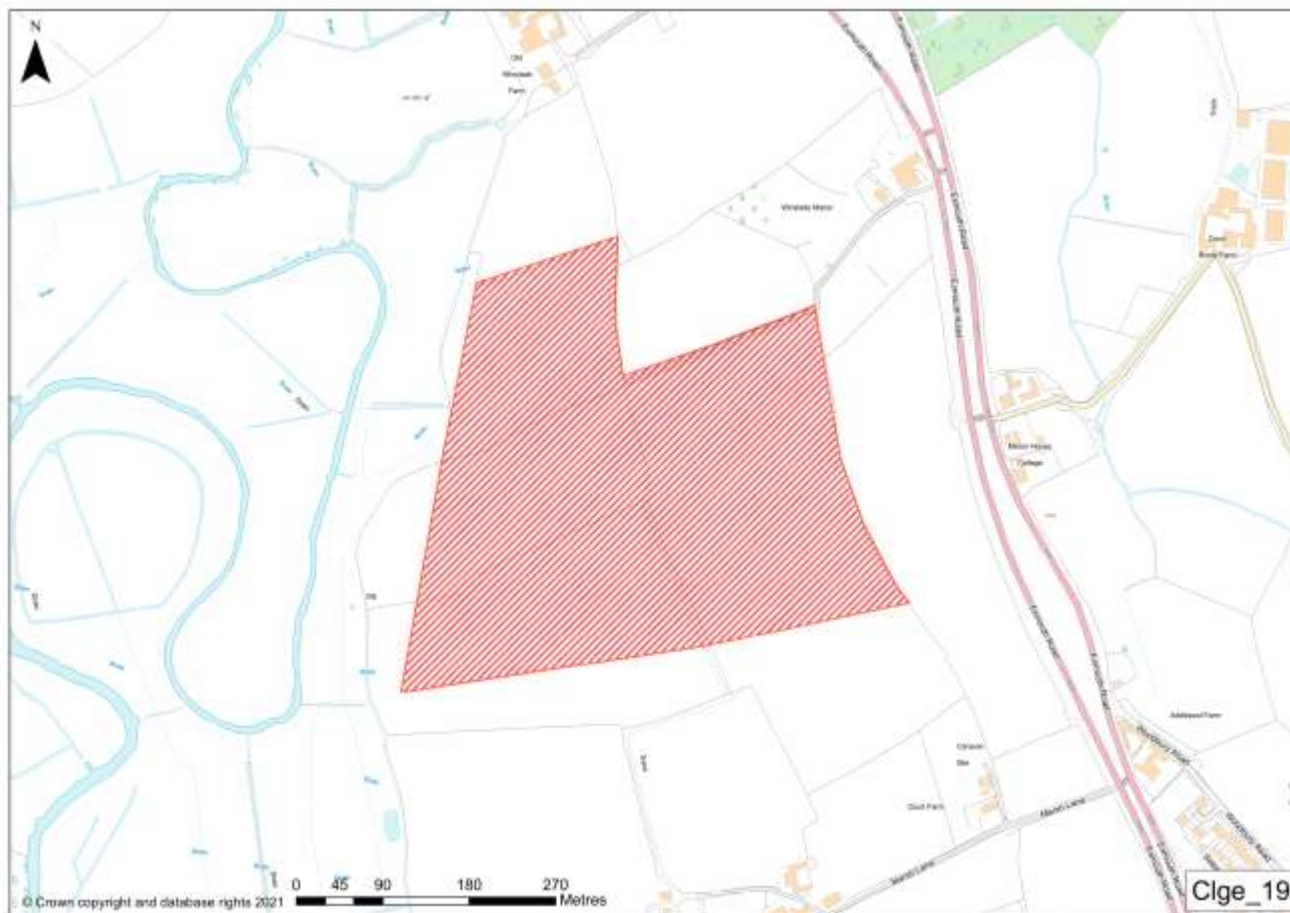
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst St George

Reference

Clge_19



Site address

Court Farm
Clyst St George
Exeter
Devon, EX3 0NP

Outside Cranbrook Plan Area

Yes

Description

Greenfield site comprising undulating site comprised of 3-4 agricultural fields. Adjoins site Clge_18 to north. Not within or adjacent a settlement. Close to but does not adjoin the Exmouth Road. About 600m NW of Clyst St George. Surrounded by agricultural land

Total site size (ha)

15.48

Submitter development type

Homes for sale ,Affordable homes ,Custom and self-build homes ,Renewable energy ,Mixed use (TBC)

Availability assessment

Call for site : site type

Original (ie 2017 site submission not resubmitted)

Existing (ie 2017 site resubmitted in 2021)

New (ie 2021 submission)

New

Site promoter's availability comments

Within a 6-10 year period

Submission year

2021

2017 Site -2022 confirmation of availability

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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.32 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.32ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	15.16
GDA Discounted at Stage A – Housing (ha)	0.32
GDA Passes Stage A – Employment (ha)	15.16
GDA Discounted at Stage A – Employment (ha)	0.32
Stage A Assessment conclusion	An area of approximately 15.16 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Western edge adjoins Clyst Marshes County Wildlife Site. Within the Exe Estuary & Pebblebed Heath mitigation zones
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Intervening vegetation obscures views from listed building 161m away.
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance. Topography means that short distance views of site are limited. Rural, isolated location means adverse impact upon landscape character.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 1 agricultural land in strategic assessment covers most of site, apart from western edge which is Grade 3. Western edge of site within flood zone 3, so yield reduced accordingly.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable – no viable access
Site Achievable for Housing	Probably unachievable
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	15.48		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.32		
Gross development area – Passes Stage B Housing	15.16		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	9.10		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 182	Mid 228	Max 273
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	228		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.32		
Gross development area – Passes Stage B Employment (Ha)	15.16		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 15.48 ha site, approximately 0.32 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 15.16 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 228 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 228 dwellings. The site is assessed as suitable and available, but the HELAA Panel concluded that the site is Probably Unachievable. Therefore the net capacity of the site excluding overlaps is NIL dwellings.		

	Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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 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	Yes	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

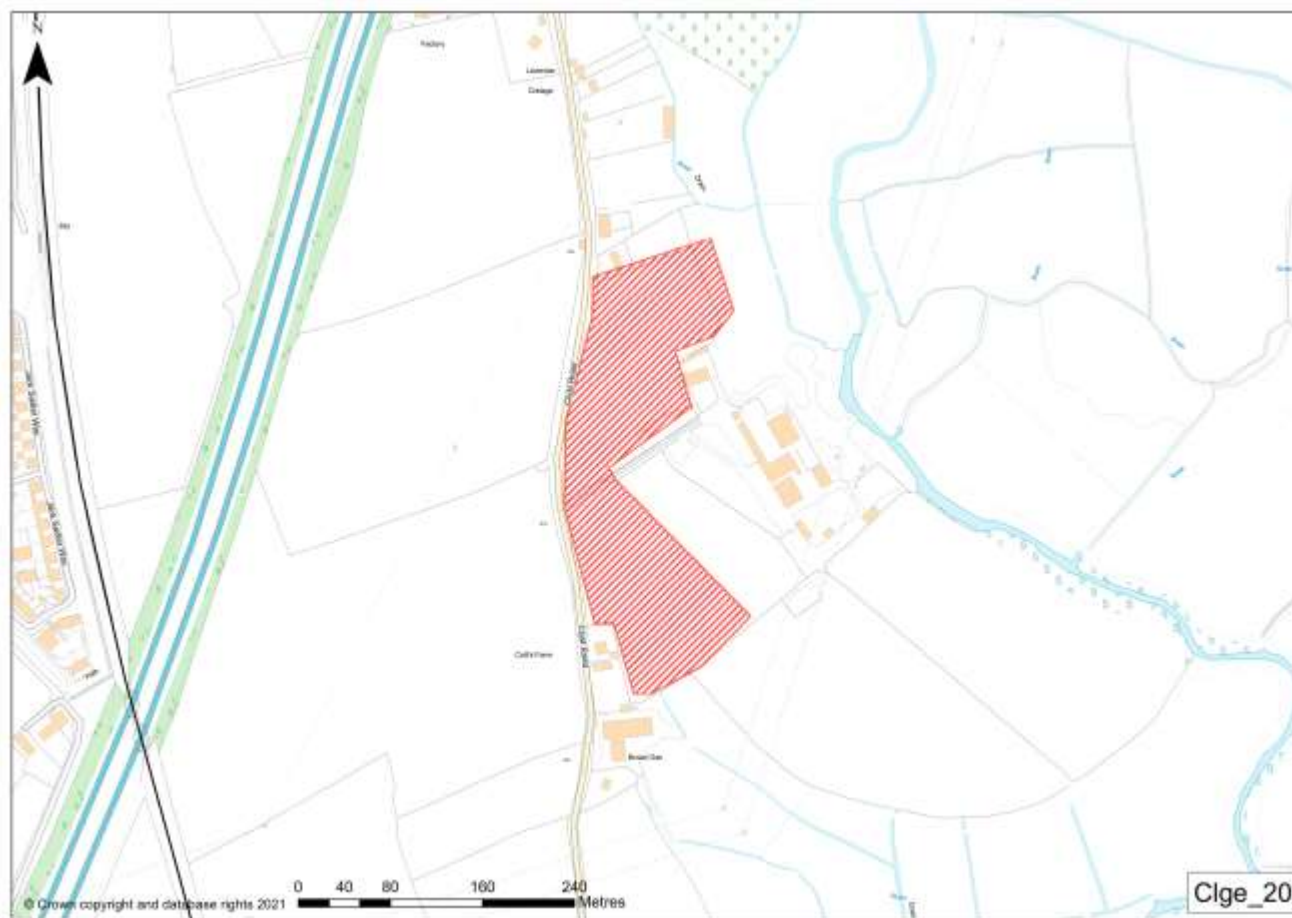
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst St George

Reference

Clge_20



Site address	Approximately 7.5 acres east of Clyst Road, Topsham,
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising a flat field, located between Clyst Road to west and small industrial estate to east. Not within or adjacent a settlement. (to the east of Site Clge_17). Road frontage on to Clyst Road.
Total site size (ha)	3.41
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Mixed use (At this early stage before proper investigation it is estimated that the land might accommodate approximately 75 dwellings and may be a suitable location for some mixed used such as community uses, minor local retail, pub/restaurant and commercial uses as a transition to the employment area at Newcourt Barton and to support a scheme for comprehensive development currently being prepared.)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.36 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.36ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	3.05
GDA Discounted at Stage A – Housing (ha)	0.36
GDA Passes Stage A – Employment (ha)	3.05
GDA Discounted at Stage A – Employment (ha)	0.36
Stage A Assessment conclusion	An area of approximately 3.05 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Clyst Marshes County Wildlife Site adjoins southern boundary. Within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Limited impact due to distance (nearly 1km) to nearest designated heritage asset.

For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance. Site is a field in rural area, but urban influence with sporadic residential and commercial buildings, M5, and eastern edge of Exeter all nearby.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Southern part of site is within flood zone 3, so yield has been reduced as a result. High risk of surface water flooding. Grade 1 agricultural land in strategic assessment
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	The development of land at this location needs an approved Movement Masterplan which will require contributions to a new pedcycle bridge link over the railway to Newcourt Rd.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	

Previous HELAA site ref no(s)			
Site overlap description	1.7 Ha of Clge_08 is in Clge_20. Ownership same as Clge_20. Count all of Clge 20. Note: partial overlap of Clge_20 with 2017 Site GH/ED/69). No resubmission of 2017 Site. No change in ownership. Count rest of Site GH/ED/69 as NIL		
Total site size	3.41		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.36		
Gross development area – Passes Stage B Housing	3.05		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.83		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 37	Mid 46	Max 55
2. Site promoter – yield (upper)	75		
3. Lower of 1. (Mid) yield and 2. yield	46		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	46		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.36		
Gross development area – Passes Stage B Employment (Ha)	3.05		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 3.41 ha site, approximately 0.36 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 3.05 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 46 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 46 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 46 dwellings.		

	Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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	46
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	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

Clyst St George

Reference

Clge_21



Site address	Land at Odhams Wharf, Ebford, EX3 0PD
Outside Cranbrook Plan Area	Yes
Description	Brownfield site comprising land with existing industrial buildings, located between Ebford and Topsham . Has a mix of light industrial, general industrial, boat and marine based industries. The current use of the site is a builder's yard. Close to the R Clyst, before it reaches the River Exe.
Total site size (ha)	0.71
Submitter development type	Office ,Industrial / warehouse ,Mixed use (Planning permission previously granted for an office block on site (LPA REF 15/0700/MFUL).(the submission site comprises the area previously referred to as 'office block C3' under approval 15/0700/MFUL). >1000 sqm floorspace.)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	
Submission year	2021
2017 Site -2022 confirmation of availability	
Site available for Housing	No
Site available for Employment	Yes

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	No
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	No
Flood Risk text	Approx. 0.7 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.7ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Discounted at Stage A – Housing (ha)	0.70
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.70
Stage A Assessment conclusion	This site has not passed the Stage A Suitability Assessment for housing or for employment due to all the site being within Flood Zone 3.
Does site pass Stage A Assessment - Housing	No
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	
For Housing - Will the site have an unacceptable impact on biodiversity?	
For Employment - Will the site have an unacceptable impact on biodiversity?	
Heritage commentary	
For Housing - Will the site have an unacceptable impact on heritage?	

For Employment - Will the site have an unacceptable impact on heritage?	
Landscape commentary	
For Housing - Will the site have an unacceptable impact on landscape?	
For Employment - Will the site have an unacceptable impact on landscape?	
Flooding/land/resources commentary	Southern part of site is within flood zone 3, so yield has been reduced as a result. High risk of surface water flooding. Grade 1 agricultural land in strategic assessment
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	
Safety	
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	No
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	Appears achievable given existing access and infrastructure. Good potential for higher density employment uses. 5 miles from Exeter centre. Reasonably well served by public transport from Darts Farm/business park with options for commuting. Good access to Topsham Rd albeit via a narrow lane. Site is served by the Topsham telephone exchange 2.6km away and connectivity to this postcode is very strong (20-40 mbps via Openreach FTTC). Alternative providers are noted (Virgin Media, TalkTalk LLU, Sky LLU) but no FTTP at present. Possible opportunity for some higher density, higher GVA B1 jobs in this location, subject to viability (access, services). We note the previous permission for office use but are unaware of why this wasn't developed. I can't comment of the likelihood or capacity of the owner to bring development forward linked to this submission.
Panel's conclusions	
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	N/A		
Site overlap description	No overlap. Site Clge_21 does not overlap Site Clge_22. Previous planning permission for offices has expired.		
Total site size	0.71		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.70		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %			
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid 0	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.70		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Site available for employment/mixed use. Site has not passed Stage A Assessment. Not suitable for housing or employment for HELAA. Housing: Site not submitted as available for housing. Therefore the site potential is NIL dwellings Employment Therefore for the HELAA trajectory the site potential is NIL hectares employment land. Note. Site had planning permission to demolish existing industrial building and to new build offices 15/0700/MFUL approved 17 July 2015 - now expired (15/0700/MFUL discharge of conditions file note) - this is not counted in commitments		
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	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

Clyst St George

Reference

Clge_22



Site address	Land at Odhams Wharf, Ebford, EX3 0PD
Outside Cranbrook Plan Area	Yes
Description	Brownfield site comprising land with existing industrial buildings, located between Ebford and Topsham . Has a mix of light industrial, general industrial, boat and marine based industries. The current use of the site is a builder's yard. Close to the R Clyst, before it reaches the River Exe. Submitter indicates 3 potential access points to the site from: • Ebford Lane entrance to the south of the site that joins the main Exmouth to Exeter road. • Topsham Road entrance to the North of the site that joins the Topsham road.. • Darts: There is a third access to the east of the site through Darts industrial complex. This is not currently used. Main vehicular movement through the proposed site will be maintained along what is an existing acces
Total site size (ha)	1.58
Submitter development type	Homes for sale ,Office ,Industrial / warehouse ,Retail ,Mixed use (Please refer to the enclosed development schedule and illustrative layout.)

Availability assessment

Call for site : site type	New
Original (ie 2017 site submission not resubmitted)	
Existing (ie 2017 site resubmitted in 2021)	

New (ie 2021 submission)	
Site promoter's availability comments	
Submission year	2021
2017 Site -2022 confirmation of availability	
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	No
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 1.6 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 1.6ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Discounted at Stage A – Housing (ha)	1.60
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	1.60
Stage A Assessment conclusion	This site has not passed the Stage A Suitability Assessment for housing or for employment due to all the site being within Flood Zone 3.
Does site pass Stage A Assessment - Housing	No
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	
For Housing - Will the site have an unacceptable impact on biodiversity?	

For Employment - Will the site have an unacceptable impact on biodiversity?	
Heritage commentary	
For Housing - Will the site have an unacceptable impact on heritage?	
For Employment - Will the site have an unacceptable impact on heritage?	
Landscape commentary	
For Housing - Will the site have an unacceptable impact on landscape?	
For Employment - Will the site have an unacceptable impact on landscape?	
Flooding/land/resources commentary	Southern part of site is within flood zone 3, so yield has been reduced as a result. High risk of surface water flooding. Grade 1 agricultural land in strategic assessment
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	
Safety	
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	No
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	N/A

Site overlap description	Partial overlap. Site Clge_22 does not overlap Site Clge_21. But northern 50% of site already redeveloped, leaves southern residue- 50% of site ie 0.8Ha		
Total site size	1.58		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	1.58		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %			
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid 0	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	1.58		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Site availbale for housing and employment. Not passed Stage A Assessment. Not suitable for housing or employment for HELAA. Housing: Therefore site potential is NIL dwellings Employment : Therefore site potential is 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	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	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

Clyst St George

Reference

Clge_23



Site address	Darts Farm, EX30QH
Outside Cranbrook Plan Area	Yes
Description	Level site occupied by Darts Farm retail and business village, comprising main buildings and car park. Fields to north and west, industrial estate to south.
Total site size (ha)	3.27
Submitter development type	Office ,Industrial / warehouse ,Retail (Relates to Darts Farm retail and business village. It requests the designation of Darts Farm Village as a mixed use retail / business / enterprise zone in the Local Plan.)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	3.30
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	3.30
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 3.3 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is within the Exe Estuary & Pebblebed Heath mitigation zones. Close (73m) to Exe Estuary Ramsar, SPA
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed Marsh Barton Farm 63m to south - some intervening trees, but views of site from this asset.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance. Flat land around site mean that wide short and medium distance views are available of the site. As well as large buildings and car park on the site, there is a context of built form to south.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	South eastern edge adjoins flood zone 3. High risk of surface water flooding. Grade 1 agricultural land in strategic assessment
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	I'm not well placed to provide a view on the planning designation at this site, but it's not in the gift of EDDC to designate the site an Enterprise Zone as noted in the submission. No concerns from this service in terms of the site coming forward for further/higher value employment uses. Achievability very high in terms of the capacity of the site owner to deliver development. The site is well connected with good access and connectivity. It is a celebrated location for high quality local food and drink. The quality employment offer of the site has evolved and has scope for further improvement. • Site is served by the Topsham telephone exchange 2.3km away and connectivity to this postcode is very strong (20-40 mbps via Openreach FTTC). Alternative providers are noted (Virgin Media, TalkTalk LLU, Sky LLU) but no FTTP at present.
Panel's conclusions	Probably achievable for intensification with a mix of employment uses, including co-location of local food and drink production/processing/delivery

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	3.27		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	3.30		
Gross to net area conversion factor applied %	80.00		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid 50	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	3.27		
Percentage of site to count – employment	100		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	3.27		
SITE POTENTIAL	Of the 3.27 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 3.27 ha. Housing : the site was not submitted as available for housing. So the site capacity is NIL dwellings Employment: The site is available for employment. It has been assessed as suitable, available and probably achievable for employment. Therefore for the trajectory, the net capacity of the site is approximately 3.27 hectares. However, the scale of development will		

	reflect that this is a site for intensification, and therefore the net employment land will be less.
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	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	1.67
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

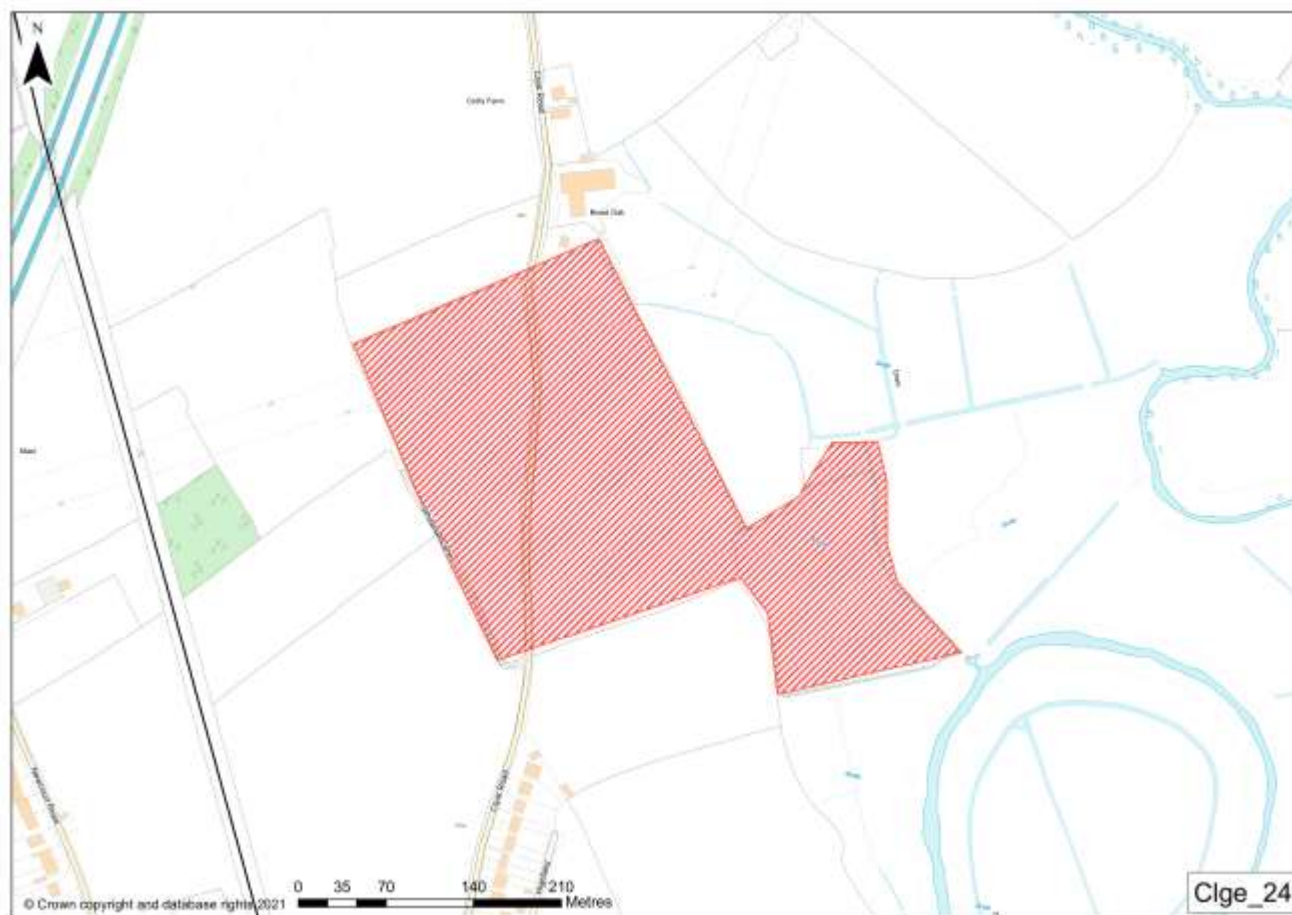
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst St George

Reference

Clge_24



Site address	Approximately 19 acres west and east of Clyst Road, Topsham, Devon,
Outside Cranbrook Plan Area	Yes
Description	Relatively level agricultural fields dissected by Clyst Road. Not within or adjacent to a settlement but group of dwellings along Clyst Road 75m to south.
Total site size (ha)	8.23
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes (Further investigations will need to be undertaken but allowing for the areas affected by the flood zone and overhead conductors an approximate estimate of 120 dwellings is proposed.)

Availability assessment

Call for site : site type	New
Original (ie 2017 site submission not resubmitted)	
Existing (ie 2017 site resubmitted in 2021)	
New (ie 2021 submission)	
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 2.63 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 2.63ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	5.60
GDA Discounted at Stage A – Housing (ha)	2.63
GDA Passes Stage A – Employment (ha)	5.60
GDA Discounted at Stage A – Employment (ha)	2.63
Stage A Assessment conclusion	An area of approximately 5.6 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Eastern part is located within Clyst Marshes County Wildlife Site which reduces yield. Site is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Limited impact due to distance (over 1km) to designated heritage assets.
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance, currently agricultural fields but urban influence with sporadic residential and commercial buildings, M5, and eastern edge of Exeter all nearby.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Eastern part of site is within flood zone 3, so yield has been reduced as a result. High risk of surface water flooding. Grade 1 agricultural land in strategic assessment
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	Overhead high voltage electricity lines on 0.8 Ha of the site. No high pressure gas pipelines or related easements. Discount 0.8 Ha, reducing the gross development area to 4.8Ha.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	The development of land at this location needs an approved Movement Masterplan which will require contributions to a new pedcycle bridge link over the railway to Newcourt Rd.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable, excluding that part of the site in Flood Zone 3
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	

Site overlap description	2021 Site Clge_24 is nearly all of the Southern part of Clge_02. Count all of Clge_24 (see also Clge_17 which is the northern part of Clge_02)		
Total site size	8.23		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	3.43		
Gross development area – Passes Stage B Housing	4.80		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	2.88		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 58	Mid 72	Max 86
2. Site promoter – yield (upper)	120		
3. Lower of 1. (Mid) yield and 2. yield	72		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	72		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	3.43		
Gross development area – Passes Stage B Employment (Ha)	4.80		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 8.23 ha site, approximately 3.43 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 4.8 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 72 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 72 dwellings. To avoid double counting, the net capacity of the site excluding overlaps is approximately 72 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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	72
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	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

Clyst St George

Reference

Clge_25



Site address	Land adjoining Darts Farm, EX30QH
Outside Cranbrook Plan Area	Yes
Description	Agricultural field that slopes from north to south, to a relatively level area in south of site. Adjacent to Fire and Rescue Service to north; sporadic dwellings to east; sporadic dwellings, pub and car park to south; Darts Farm retail and business village to south west; and fields to west.
Total site size (ha)	4.51
Submitter development type	Homes for sale ,Affordable homes ,Office ,Industrial / warehouse ,Retail ,Mixed use (land adjoining Darts Farm retail and business village.)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	4.51
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	4.51
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 4.51 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within the Exe Estuary & Pebblebed Heath mitigation zones, being relatively close (328m) to Exe Estuary.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed Marsh Barton Farm 230m to south west, but intervening Darts Farm buildings mean views to site are limited/nil.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Glimpsed short distance view of site available from A376 to east, but wider public views are limited due to surrounding land uses and tree cover. Context of limited built form to north, east and south, with fields

	to west providing a more rural character. No impact on AONB due to distance.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 1 agricultural land in strategic assessment. Surface water flood risk in southern part of site.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable subject to assessment of impact on A376 and A3052 corridor
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	4.51

HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	4.51		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	2.71		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 54	Mid 68	Max 81
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	68		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	68		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	4.51		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 4.51 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 4.51 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 68 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 68 dwellings. To avoid double counting, the net capacity of the site excluding overlaps is approximately 68 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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	68
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	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

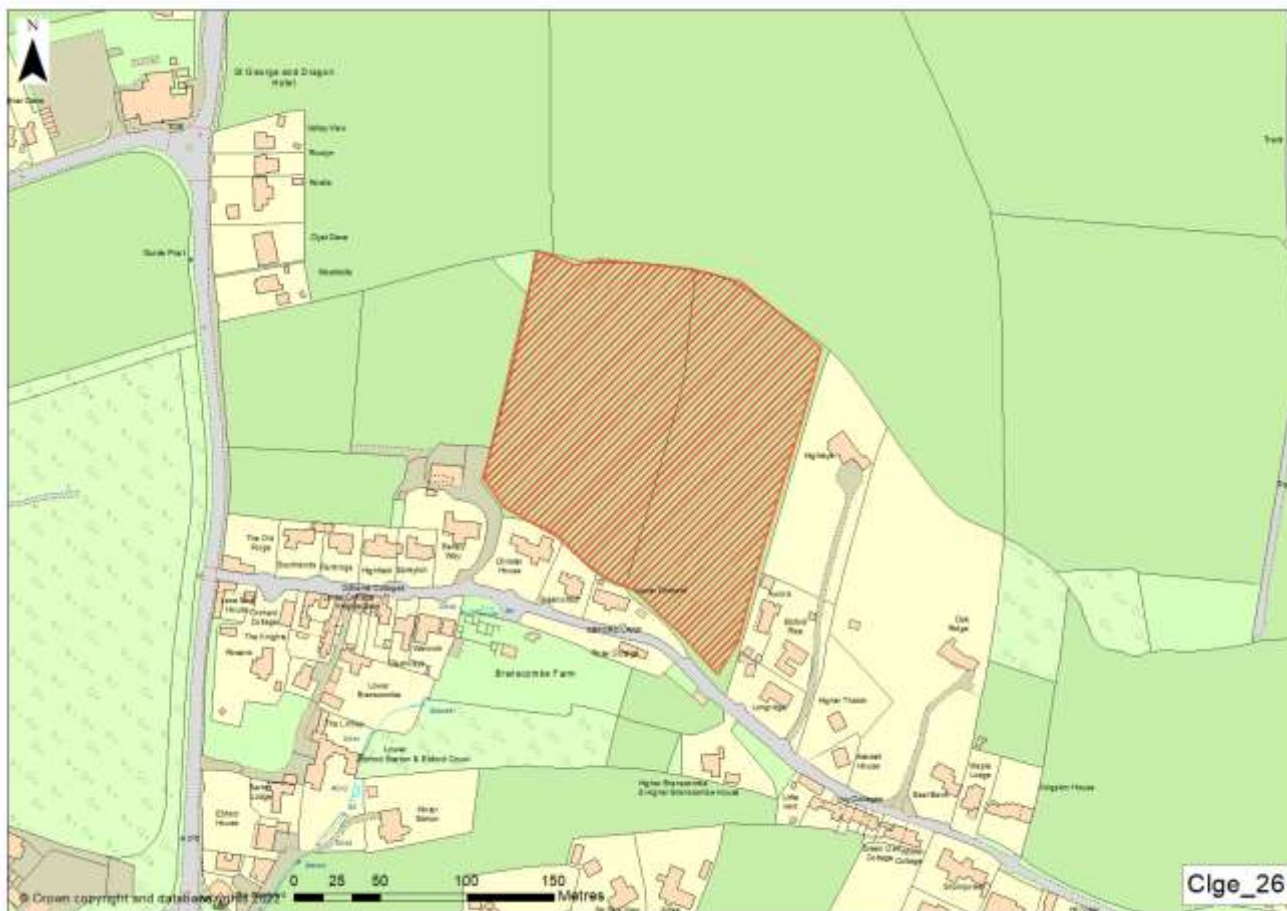
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst St George

Reference

Clge_26



Site address	Land to the north of Ebford Lane, Ebford, EX3 0QU
Outside Cranbrook Plan Area	Yes
Description	Two fields, sloping from north to south. Adjacent to northern edge of Ebford.
Total site size (ha)	2.97
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (Option 1: Small scale development of up to 10 dwellings focussed in the south part of the site. Option 2: Larger scale development comprising a greater proportion or all of the site. This approach could potentially deliver 50-60 dwellings.)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.97
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.97
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.97 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within the Exe Estuary & Pebblebed Heath mitigation zones
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed cottage across the road to south, but views of site are obscured by existing mature hedgerow.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site projects into countryside north of Ebford. Sporadic dwellings to south and east provide limited context of built form. No impact on AONB due to distance.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. No flood risk on site, but medium surface water risk along Ebford Lane adjoining to south.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	This can be accessed from Ebford Lane however the existing junction Exmouth Rd (A376)/Ebford Lane is severely substandard in visibility, therefore access should be obtained either directly from the A376 or from Ebford Lane with traffic only coming from the east i.e. not via the poor junction.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable on its own due to lack of access
Site Achievable for Housing	Probably unachievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	N/A
Site overlap description	No overlap
Total site size	2.97
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00

Gross development area – Passes Stage B Housing	2.97		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.78		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 36	Mid 45	Max 53
2. Site promoter – yield (upper)	60		
3. Lower of 1. (Mid) yield and 2. yield	45		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	2.97		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 2.97 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 2.97 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 45 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 45 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 45 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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 unachievable

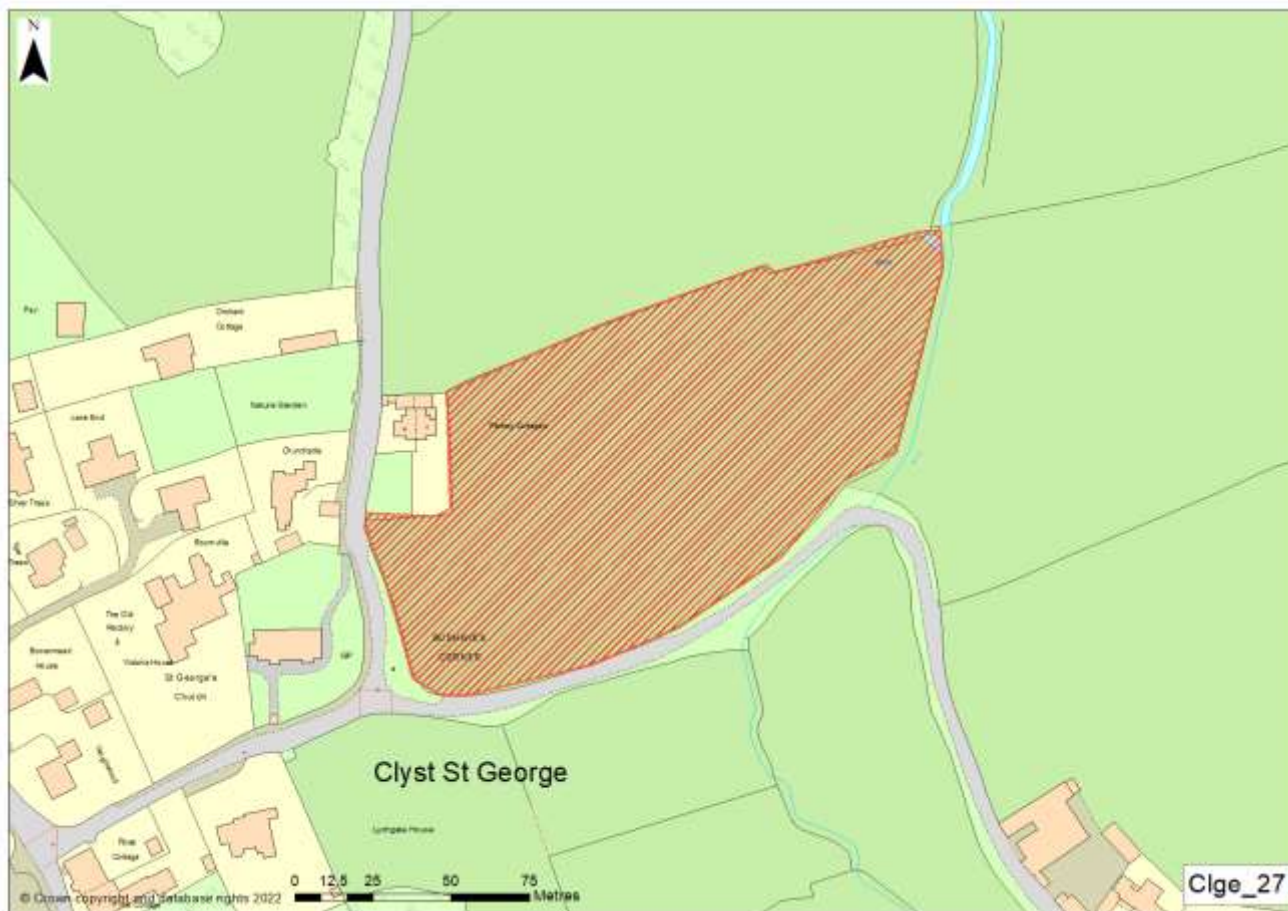
Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	Yes	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	Clyst St George	Reference	Clge_27



Site address	Land opposite Clyst St George Church, Clyst St George, EX3 0RF
Outside Cranbrook Plan Area	Yes
Description	Field adjoining eastern edge of Clyst St George, gently sloping east to west.
Total site size (ha)	1.54
Submitter development type	Homes for sale ,Affordable homes ,Custom and self-build homes ,Homes for older people ,Mixed use (The site extends to 1.54 ha, of which approximately 1ha is outwith the flood zone and adjoins the public road. The site would accommodate 10-14 residential houses, in-keeping with the character of the rest of Clyst St George, Low carbon, high energy efficiency homes or a self-build site with centralised services provided by the existing utilities currently passing through the site.)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within a 6-10 year period
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.53 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.53ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.01
GDA Discounted at Stage A – Housing (ha)	0.53
GDA Passes Stage A – Employment (ha)	1.01
GDA Discounted at Stage A – Employment (ha)	0.53
Stage A Assessment conclusion	An area of approximately 1.01 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within the Exe Estuary & Pebblebed Heath mitigation zones
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed wall across road to north west, and listed church behind the wall - open views into site from both the wall and church.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	No impact on AONB due to distance, but extensive views of the site from lane running along south of site, and also from the east approaching along B3179 (Woodbury Road). The site is seen in a rural and open context from both of these viewpoints, with little presence of the built form of Clyst St George. Presence of on-site hedgerow and mature trees add to its landscape character.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. Flood zone 3 covers east part of site so yield reduced accordingly. High surface water flood risk along eastern boundary.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	Access appears to be available from the existing farmgate opposite the church or from the unnamed county road to Bushhays.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap

Total site size	1.54		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.53		
Gross development area – Passes Stage B Housing	1.01		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.81		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 16	Mid 20	Max 24
2. Site promoter – yield (upper)	14		
3. Lower of 1. (Mid) yield and 2. yield	14		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	14		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.53		
Gross development area – Passes Stage B Employment (Ha)	1.01		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.54 ha site, approximately 0.53 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.01 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 20 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 14 dwellings. Site is available, suitable, Probably achievable for housing.To avoid double counting, the net capacity of the site excluding overlaps is approximately 14 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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	14
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	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

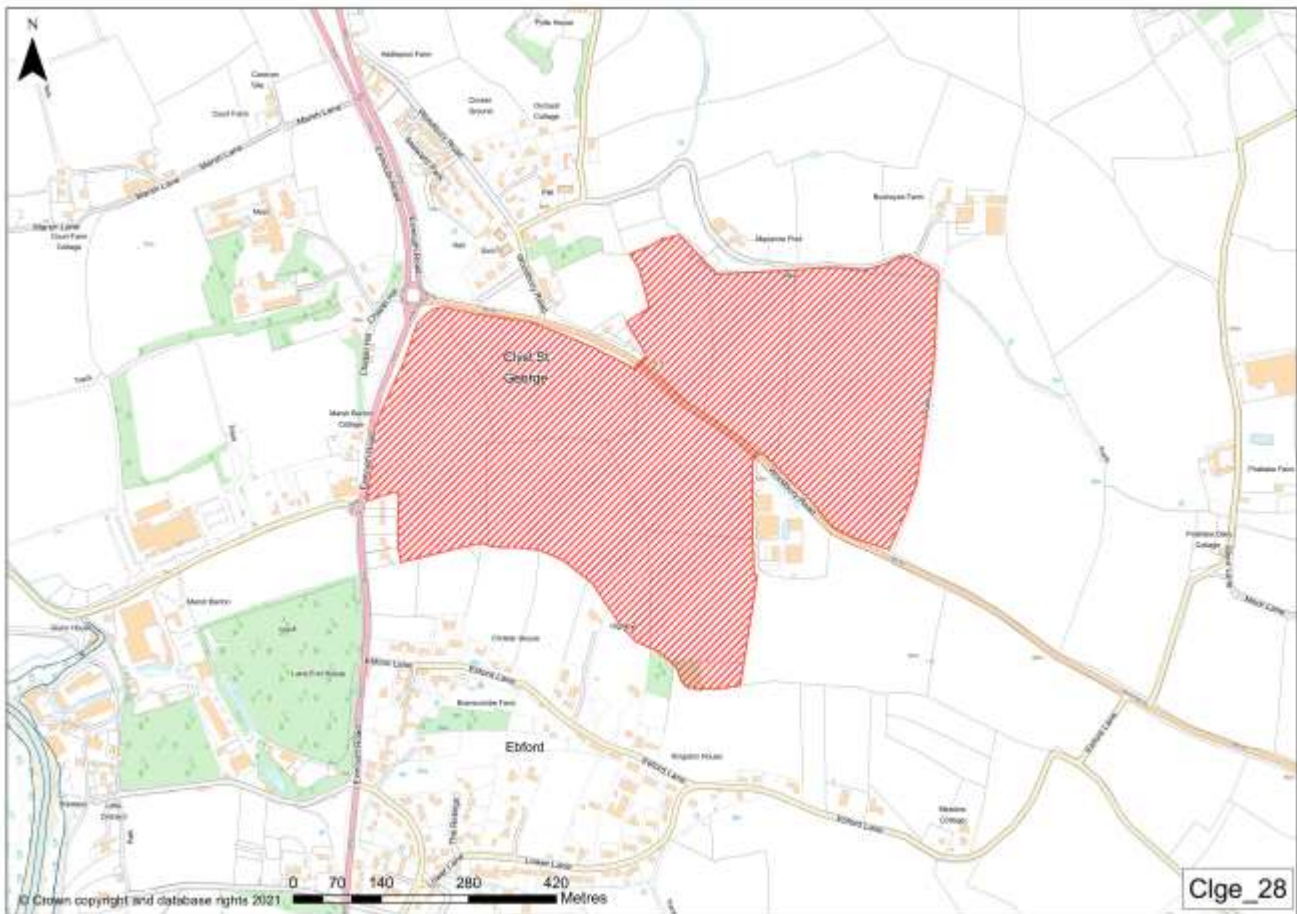
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst St George

Reference

Clge_28



Site address

Land at Addlepool Farm, north and south of the Woodbury Road, Clyst St Gerge

Outside Cranbrook Plan Area

Yes

Description

Large, undulating site comprised of around 8 fields, straddling the B3179. Adjoins Ebford to the south, and eastern edge of Clyst St George to the north.

Total site size (ha)

37.90

Submitter development type

Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people ,Office ,Retail ,Mixed use (The site comprises approximately 37.5 hectares of undeveloped land, well located with good access to Exeter and Topsham as well as services and facilities in more local villages. The land provides the opportunity to create a new residential area, including new facilities which will benefit the wider existing community. The attached masterplan illustrates how the site could be developed sensitively in terms of the landscape and existing nearby villages.)

Availability assessment

Call for site : site type

Original (ie 2017 site submission not resubmitted)

Existing (ie 2017 site resubmitted in 2021)

New (ie 2021 submission)

New

Site promoter's availability comments

Within the next 5 years

Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.95 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.95ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	36.95
GDA Discounted at Stage A – Housing (ha)	0.95
GDA Passes Stage A – Employment (ha)	36.95
GDA Discounted at Stage A – Employment (ha)	0.95
Stage A Assessment conclusion	An area of approximately 36.95 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within the Exe Estuary & Pebblebed Heath mitigation zones. Several TPOs along southern boundary.
For Housing - Will the site have an unacceptable impact on biodiversity?	No

For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site surrounds a scheduled monument on Woodbury Road. Open views of site from Grade II listed farm 40m to north. Also views of site from Grade II listed Lady Seawards Primary School, although these are obscured by intervening buildings and trees.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Large site with far reaching views from surrounding rural landscape. Located between Ebford and Clyst St George so limited context of built form. No impact on AONB due to distance.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 1 agricultural land in strategic assessment in western tip, remainder is Grade 3. Flood zone 3 in northern edge so yield has been reduced accordingly. Also high surface water flood risk in northern edge.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	Access is available from A376 and B3179
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable

Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	WHOLE Site Clge_37 and Site Clge_28 are effectively the same area. However, the 2022 submission has revised masterplan + vision for planned new Addlepool village including 700 dwellings. Count Clge_28 as NIL. Count all of Clge_37.		
Total site size	37.90		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.95		
Gross development area – Passes Stage B Housing	36.95		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	22.17		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 443	Mid 554	Max 665
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	554		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.95		
Gross development area – Passes Stage B Employment (Ha)	36.95		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 37.9 ha site, approximately 0.95 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 36.95 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 554 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the		

	site promoter's yield would have the potential for 554 dwellings. To avoid double counting with site Clge_37 the net capacity of the site excluding overlaps is NIL dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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	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

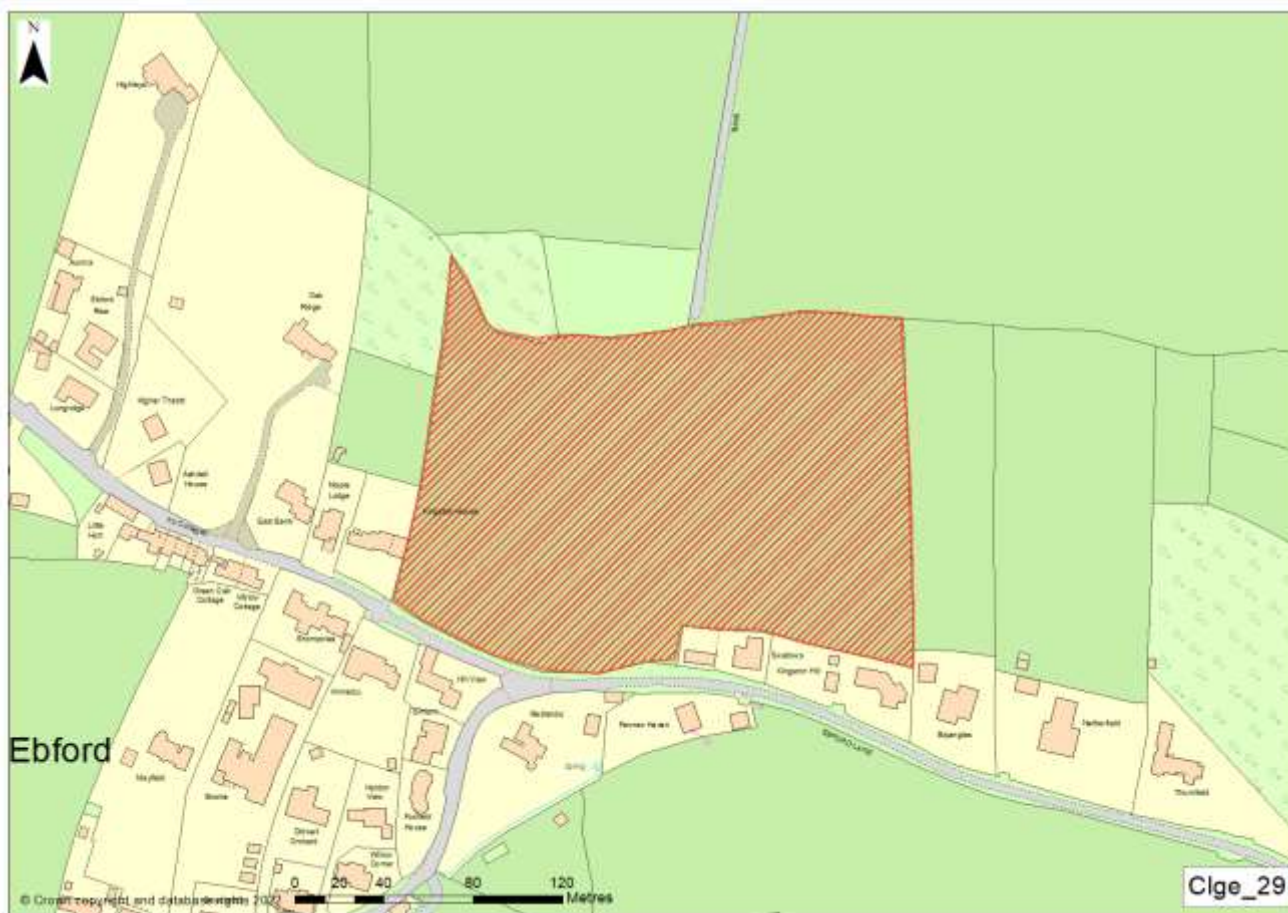
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst St George

Reference

Clge_29



Site address	Land east of Kingston House, Ebford Lane, Ebford, EX3 0QX
Outside Cranbrook Plan Area	Yes
Description	Steeply sloping (gradient 1:10 to 1:3) field on north east edge of Ebford.
Total site size (ha)	3.20
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (Option 1: Small scale development of up to 5 dwellings focussed in the south part of the site. Option 2: Larger scale development comprising a greater proportion or all of the site. This approach could potentially deliver 50-60 dwellings.)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	3.20
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	3.20
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 3.2 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Distance means no views to site from designated heritage assets.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance. Open, short distance views into site from adjoining Ebford Lane to south. Long distance views also available, particularly to south given its steep topography. Rural character, albeit with limited presence of existing built form from dwellings adjoining to south and beyond to Ebford in south east.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. No flood risk on site.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable subject to assessment of impact on A376 and A3052 corridor
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	N/A
Site overlap description	No overlap
Total site size	3.20
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00

Gross development area – Passes Stage B Housing	3.20		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.92		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 38	Mid 48	Max 58
2. Site promoter – yield (upper)	60		
3. Lower of 1. (Mid) yield and 2. yield	48		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	48		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	3.20		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 3.2 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 3.2 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 48 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 48 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 48 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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	48
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	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

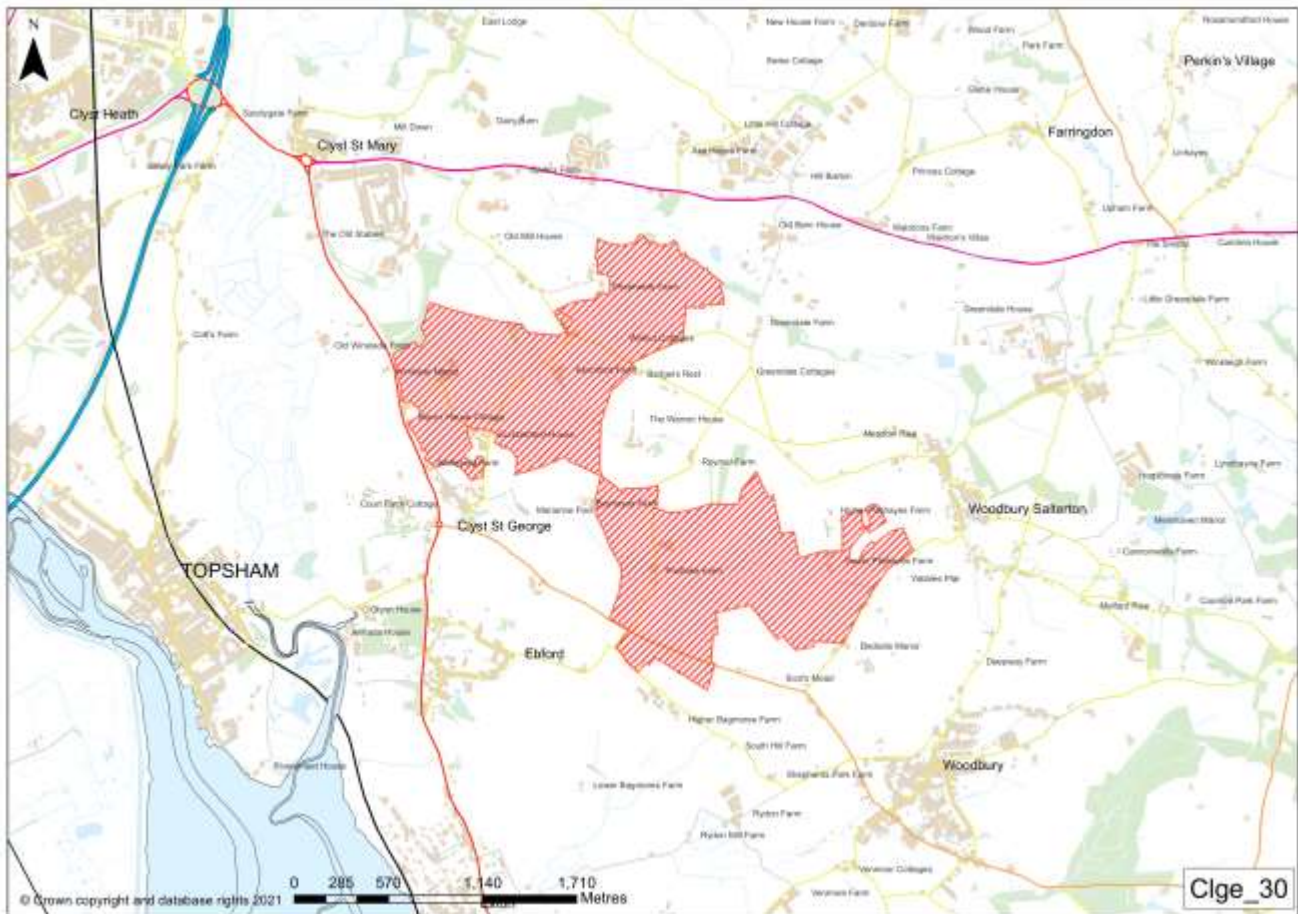
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst St George

Reference

Clge_30



Site address

Clyst Valley Garden Village, Land to the south and east of Clyst St Mary and Clyst St George,

Outside Cranbrook Plan Area

Yes

Description

Greenfield site comprising Very large, gently undulating site, comprised of numerous fields. Broadly located in area to south east of Clyst St Mary, east of Clyst St George, and west of Woodbury Salterton. Site includes Wood_32 and Clge_12.

Total site size (ha)

271.81

Submitter development type

Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people ,Purpose built student accommodation ,Residential institution ,Office ,Industrial / warehouse ,Retail ,Hotel ,Renewable energy ,Mixed use (The land has significant potential to accommodate a comprehensive mixed used development including 3000 plus homes alongside other uses and green infrastructure), Note: Confirmation of availability of site at 2022 Strategic Planning Committee indicated 1500 dwellings

Availability assessment

Call for site : site type

Original (ie 2017 site submission not resubmitted)

Existing (ie 2017 site resubmitted in 2021)

New (ie 2021 submission)

New

Site promoter's availability comments

Within the next 5 years

Submission year	2021
2017 Site -2022 confirmation of availability	2022 SPC presentation
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 13.66 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 13.66ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	258.15
GDA Discounted at Stage A – Housing (ha)	13.66
GDA Passes Stage A – Employment (ha)	258.15
GDA Discounted at Stage A – Employment (ha)	13.66
Stage A Assessment conclusion	An area of approximately 258.15 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within the Exe Estuary & Pebblebed Heath mitigation zones. TPOs in western edge of site.
For Housing - Will the site have an unacceptable impact on biodiversity?	No

For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Two Grade II listed farm buildings within site, other Grade II listed buildings located around the edge of the site. The impact upon these assets must be considered.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Very large site located within a wider rural area. 1.8km from AONB, but long distance views of site are possible given its very large area. Apart from occasional farm buildings, there is little presence of built form across the area.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 1 agricultural land in strategic assessment in northern and western part of site, remainder is Grade 3. Flood zone 3 covers parts of site, so yield has been reduced accordingly. Also some high risk of surface water flooding in limited areas in site.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment

EDDC Economic Development comments	
Panel's conclusions	Potentially unachievable individually. Potentially achievable in combination with submitted sites Wood_29 and Wood_32 and adjoining land to create a Garden Village Community, to overcome access issue and mitigate impact on highways
Site Achievable for Housing	Probably unachievable unless
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	GESP Reference SA-ED-2		
Site overlap description	Clge_30 overlies all of Clge_12 and Wood_32. Count all of Clge_30		
Total site size	271.81		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	13.66		
Gross development area – Passes Stage B Housing	258.15		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	154.89		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 3098	Mid 3872	Max 4647
2. Site promoter – yield (upper)	1500		
3. Lower of 1. (Mid) yield and 2. yield	1500		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	13.66		
Gross development area – Passes Stage B Employment (Ha)	258.15		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 271.81 ha site, approximately 13.66 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high		

	voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 258.15 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 3872 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's latest yield would have the potential for 1500 dwellings. The site is available and suitable but the HELAA Panel considered that the site is Probably Unachievable. Panel considered the site might be Potentially achievable in combination with submitted sites Wood_29 and Wood_32 and adjoining land to create a Garden Village Community, to overcome access issue and mitigate impact on highways. However, it is unclear at this time for HELAA purposes whether site could be combined with adjoining/overlapping sites Clge_12 and Wood 32, and whether the Garden Village could be delivered. Or whether both 'wings' of site Clge_30 are still available as a single site. Therefore at this time for this HELAA and its trajectory the net capacity of the site excluding overlaps is NIL dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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 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	Yes	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

Clyst St Mary

Reference

Clma_01



Site address

Land off Clyst Valley Road, Clyst St Mary,

Outside Cranbrook Plan Area

Yes

Description

Greenfield site comprising agricultural field gradually sloping down to the west adjacent to Clyst St Mary Village. Site is not within the area of the Local Plan Mixed Use Allocation (Strategy 26B). However this site has Outline permission under 20/1001/MOUT (Zone A - for up to 54 dws). Subsequent Reserved Matters application for 38 dwellings on this site -(approved 17 June 2022)

Total site size (ha)

2.67

Submitter development type

Mixed Use (40 dwellings)

Availability assessment

Call for site : site type

Original (ie 2017 site submission not resubmitted)

Existing (ie 2017 site resubmitted in 2021)

New (ie 2021 submission)

Original

Site promoter's availability comments

Within the next 5 years

Submission year

2017

2017 Site -2022 confirmation of availability

Yes - Site has planning permission

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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.70
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.70
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.7 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 110m from a grade II* listed building which would need to be considered
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Some visibility from the west but adjacent to existing built development.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site does not contain any areas at risk of flooding. It may contain some grade 1 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	Accessible from (private?) road only poss OK
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	No Panel conclusion - as site has planning permission
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	20/1001/MOUT
Planning Status	20/1001/MOUT planning approval 13 July 2021. Reserved matters application 21/2235/MRES approved 17 June 2022 for 38 dwellings.
Previous HELAA site ref no(s)	
Site overlap description	Site Clma_01 is a small part of much larger Hybrid application 20/1001/MOUT- approved 13/07/2021 ie. 94 dws - with indicative 54 dws on site Clma_01 (Zone A) - count these as planning permissions. Count all of site Clma_01 as NIL dws
Total site size	2.67
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00

Gross development area – Passes Stage B Housing	2.70		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.62		
Density assumption applied (dwellings per Ha)	Min 31	Mid 33	Max 40
1. Calculated yield (HELAA Methodology)	Min 50	Mid 54	Max 65
2. Site promoter – yield (upper)	40		
3. Lower of 1. (Mid) yield and 2. yield	54		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	2.70		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 2.7 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 2.7 ha. Housing :Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 54 dwellings (mid-yield). However the site now has planning permission for residential development (Outline permission under 20/1001/MOUT (Zone A - up to 54 dws). Subsequent Reserved Matters application for 38 dwellings on this site -approved 17 June 2022). To avoid double counting, the net capacity of the site Clma_01 excluding overlaps with the planning permission is approximately NIL dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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	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	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

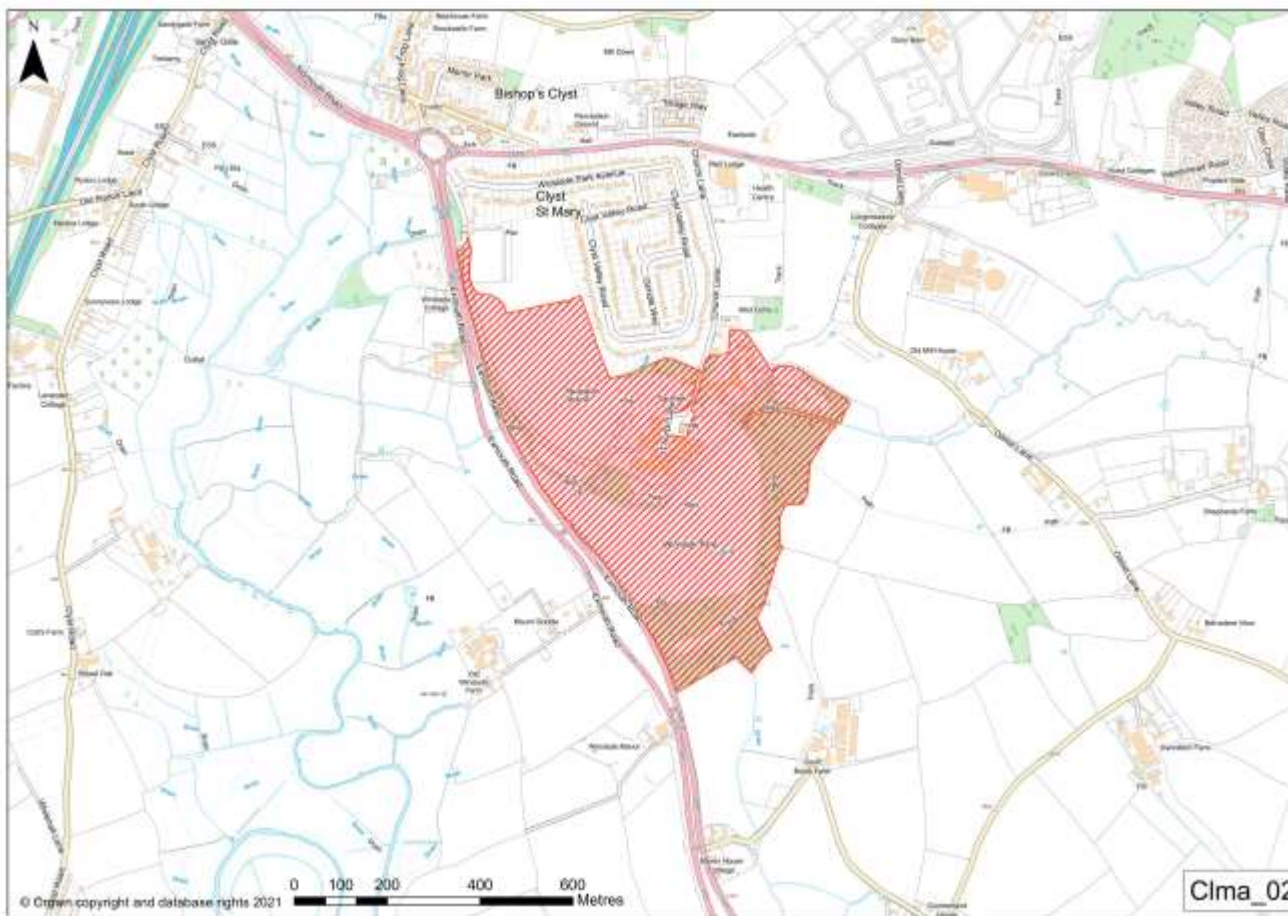
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst St Mary

Reference

Clma_02



Site address	Land at Winslade Park, Clyst St Mary, Exeter, EX5 1AT
Outside Cranbrook Plan Area	Yes
Description	Part brownfield (carpark) part greenfield (trees/vegetation) site, located at Winslade park and former offices. Site is partly within the area of the Local Plan Mixed Use Allocation (Strategy 26B). Now with permission for business, 94 dwellings (upto 40 on this site - Zone D) and leisure uses under 20/1001/MOUT.
Total site size (ha)	35.20
Submitter development type	2017 Submission - 100 - 150 dwellings

Availability assessment

Call for site : site type	Original
Original (ie 2017 site submission not resubmitted)	
Existing (ie 2017 site resubmitted in 2021)	
New (ie 2021 submission)	
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	Yes - Site has planning permission
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 16.9 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 16.9ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	18.30
GDA Discounted at Stage A – Housing (ha)	16.90
GDA Passes Stage A – Employment (ha)	18.30
GDA Discounted at Stage A – Employment (ha)	16.90
Stage A Assessment conclusion	An area of approximately 18.3 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones. There is a tree preservation order on site.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site includes grade II and II* listed buildings associated with the former winslade park estate
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	A large section of the southern part of the site is located within flood zone 2 and is at risk of surface water runoff. It also contains an area of designated local green space. It may contain some grade 1 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	Accessible from (private?) road only poss OK
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	No Panel conclusion - as site has planning permission
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	20/1001/MOUT
Planning Status	20/1001/MOUT planning approval 13 July 2021.
Previous HELAA site ref no(s)	N/a
Site overlap description	Site Clma_02 is area of Hybrid application 20/1001/MOUT approved 13/07/2021. Excluding site Clma_01, upto 40 dws on site Clma_02 (Zone D) & employment/sportspitches-counted as planning permissions. Count site Clma_02 as NIL dws & NIL employment land.

Total site size	35.20		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	16.90		
Gross development area – Passes Stage B Housing	18.30		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	10.98		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 220	Mid 275	Max 329
2. Site promoter – yield (upper)	150		
3. Lower of 1. (Mid) yield and 2. yield	150		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	16.90		
Gross development area – Passes Stage B Employment (Ha)	18.30		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 35.2 ha site, approximately 16.9 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 18.3 ha. Housing: The site now has planning permission for residential development (zone D up to 40 dwellings). To avoid double counting, the net capacity of the site Clma_02 excluding overlaps is approximately NIL dwellings. Employment land - count Clma_02 as NIL hectares (the site has planning permission = 20/1001/MOUT Hybrid application to include full planning permission for the demolition of an existing pre-fabricated building, refurbishment of 21,131sqm of commercial (Use Class B1a and D2) floorspace, 2,364sqm of leisure space (Use Class D1/D2 and A3), extension to Brook House providing ancillary B1c and B8 floorspace,		
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	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	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

Clyst St Mary

Reference

Clma_03



Site address	Homefield, Oil Mill Lane, Clyst St Mary, EX5 1AG
Outside Cranbrook Plan Area	Yes
Description	Two fairly level fields and an existing dwelling off Oil Mill Lane, detached from existing settlements.
Total site size (ha)	1.17
Submitter development type	2017 submission Dwellings (approx 10-20). 2022 confirmation of availability 20 dwellings - Homes for sale, Affordable Homes .

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	Within the next 5 years
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.18 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.18ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.99
GDA Discounted at Stage A – Housing (ha)	0.18
GDA Passes Stage A – Employment (ha)	0.99
GDA Discounted at Stage A – Employment (ha)	0.18
Stage A Assessment conclusion	An area of approximately 0.99 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is not located near to any listed heritage features.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Very open in character but adjacent to existing built development.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Small portions of the south and west portions of the site are located within flood zones 2 and 3 which has reduced the overall potential yield. Also present to the west is an area at high risk of surface water runoff. It may also contain some grade 1 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	Accessible from Oilmill Lane OK
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	1.17
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.18
Gross development area – Passes Stage B Housing	0.99

Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.79		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 16	Mid 20	Max 24
2. Site promoter – yield (upper)	20		
3. Lower of 1. (Mid) yield and 2. yield	20		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	20		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.18		
Gross development area – Passes Stage B Employment (Ha)	0.99		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.17 ha site, approximately 0.18 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.99 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 20 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 20 dwellings. To avoid double counting, the net capacity of the site excluding overlaps is approximately 20 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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	Yes	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

Colaton Raleigh

Reference

Cola_01



Site address	Hardy's Paddock, Colaton Raleigh,
Outside Cranbrook Plan Area	Yes
Description	Small, flat field with housing to east and north western corner.
Total site size (ha)	0.45
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (Approximately 10 units)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Existing
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.16 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.16ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.29
GDA Discounted at Stage A – Housing (ha)	0.16
GDA Passes Stage A – Employment (ha)	0.29
GDA Discounted at Stage A – Employment (ha)	0.16
Stage A Assessment conclusion	An area of approximately 0.29 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	There is a Grade II Listed Building just to the north east of the site, which is prominent in views across the site from the south west and the setting of which could be undermined by the development of the site.
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	Site is within East Devon AONB and forms part of a very attractive setting of both the village and the adjacent Listed Building

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 1 agricultural land (strategic level). South western half of site is within floodzone 3. The whole of the site is in the catchment of a water protection zone (Mainly outer with a small portion to the south east total)
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Transport costs would apply for primary and secondary. Some capacity at Newton Poppleford Primary School to support small development.
DCC Highways comments	Accessible from Hawkerland Rd OK
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	HELAA 2017 NON GESP Reference Number: COLA_01
Site overlap description	2017 site (ObjectID 41211) lies wholly within 2021 site Cola_01. And Site 2017 (ObjectID 41211) is larger. Count all 2021 site. Count 2017 site as NIL.
Total site size	0.45
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.16

Gross development area – Passes Stage B Housing	0.29		
Gross to net area conversion factor applied %	1.00		
Net developable area (ha)	0.29		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 6	Mid 7	Max 9
2. Site promoter – yield (upper)	10		
3. Lower of 1. (Mid) yield and 2. yield	7		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	7		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.16		
Gross development area – Passes Stage B Employment (Ha)	0.29		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.45 ha site, approximately 0.16 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.29 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 7 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 7 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 7 dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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

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	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	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

Colaton Raleigh

Reference

Cola_02



Site address	Land to north of Treetops, Hawkerland, Aylesbeare., EX5 2JS
Outside Cranbrook Plan Area	Yes
Description	Part of wooded site very well screened from road with access to road and building.
Total site size (ha)	1.43
Submitter development type	Homes for sale ,Homes for private rent ,Custom and self-build homes ,Office ,Industrial / warehouse ,Renewable energy (Number of dwellings not specified)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.64
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.64
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.64 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities but within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	no significant issues identified
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	Site is adjacent to East Devon AONB (to east of road)
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No

Flooding/land/resources commentary	Grade 3 agricultural land (strategic level). There is a small strip of land in the wooded part of the site that is at a high to low risk of surface water flooding. Within mineral safeguarding area and DCC objects to development.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	Yes
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	Yes
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	No
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	
DCC Highways comments	This is a private road with poor visibility onto the A3052. will require improvements to access .
DCC Minerals comments	The whole site within MCA. Part within MSA and as such Devon County Council objects to the inclusion of this site on the basis that development would sterilise minerals and has the potential to constrain future working within other parts of the Mineral Safeguarding Area. It is open to EDDC to commission a Mineral Resource Assessment to establish the potential economic value of the sand and gravel resource if it wishes to pursue allocation of this site.
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable due to minerals constraints - subject to MRA
Site Achievable for Housing	Probably unachievable unless
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	1.43
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	1.64
Gross development area – Passes Stage B Housing	0.00

Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min	Mid 0	Max
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	1.64		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Passed Stage A Assessment but did not pass Stage B assessment due to the unacceptable impacts identified above. Housing : Site potential therefore NIL dwellings Employment: And Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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	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

Colaton Raleigh

Reference

Cola_03



Site address

Alpine Park Cottages, Exmouth Road
Aylesbeare, EX5 2LF

Outside Cranbrook Plan Area

Yes

Description

Small group of holiday lodges

Total site size (ha)

1.99

Submitter development type

Homes for sale ,Affordable homes ,Homes for private rent ,Homes for older people (Number of dwellings not specified)

Availability assessment

Call for site : site type

Original (ie 2017 site submission not resubmitted)

Existing (ie 2017 site resubmitted in 2021)

New (ie 2021 submission)

New

Site promoter's availability comments

Within the next 5 years

Submission year

2021

2017 Site -2022 confirmation of availability

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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.99
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.99
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.99 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities but within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	no significant issues identified
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	Site is adjacent to East Devon AONB (to east of road)
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No

Flooding/land/resources commentary	Grade 3 agricultural land (strategic level). A very small strip of the southern part of the site is at a low risk of surface water flooding. Within mineral safeguarding area and DCC objects to development.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	Yes
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	Yes
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	No
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Limited capacity West Hill, issues re home to school transport to The Kings. Kings school has no capacity to support additional development and it would be difficult to extend the school on its current site. Academy has previously clearly indicated it will not expand with significant investment and potentially new school (on Newton Poppleford/Sidmouth catchment boundary)
DCC Highways comments	Access onto highway is acceptable , access road would need to be improved.
DCC Minerals comments	The whole site within MCA. Part within MSA and as such Devon County Council objects to the inclusion of this site on the basis that development would sterilise minerals and has the potential to constrain future working within other parts of the Mineral Safeguarding Area. It is open to EDDC to commission a Mineral Resource Assessment to establish the potential economic value of the sand and gravel resource if it wishes to pursue allocation of this site.
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable due to minerals constraints - Subject to MRA
Site Achievable for Housing	Probably unachievable unless
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	1.99
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	1.99		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	1.59		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min	Mid	Max
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	1.99		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Passed Stage A Assessment but did not pass Stage B assessment due to the unacceptable impacts identified above. Housing : Site potential therefore NIL dwellings. Employment: Site not submitted as available for employment uses. Therefore the net capacity of the site for employment land is 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	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

Colaton Raleigh

Reference

Cola_04



Site address	Land adjacent the Old Sawmill, Colaton Raleigh,
Outside Cranbrook Plan Area	Yes
Description	Part of large field with buildings to two sides
Total site size (ha)	3.22
Submitter development type	Office ,Industrial / warehouse ,Retail ,Hotel ,Renewable energy ,Mixed use (Approximately 10,000-15,000 sqft of floorspace. This site could form an extension to the Old Sawmill site that is at full capacity.)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
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	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	3.20
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	3.20
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 3.2 ha has passed the Stage A Suitability Assessment for housing and employment.
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	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	no significant issues identified
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	Site lies within the East Devon AONB. Gently sloping field with mature hegerows to boundary
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 1 agricultural land (strategic level).

For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Transport costs would apply for primary and secondary. Some capacity at Newton Poppleford Primary School to support small development.
DCC Highways comments	Access is via Hawkerland Road but this road would need widening to make numbers viable.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	We note to potential of this site to accommodate the extension of the Old Sawmills. Access does not appear to be a constraint and access to existing services appears likely. The popularity of the Sawmills site and the capacity of the site owners (Clinton Devon Estates) to bring development forward means achievability is very high. Rare to see such a deeply rural site with such incredibly strong broadband connectivity. Served by the Colaton Raleigh exchange just 0.7km away, the site has some of the best speeds in East Devon with full FTTP available offering in excess of 200 mbps. Transport/commuting is an issue however. EX10 OHP is in the Exeter TTWA but it's worth noting that existing public transport to this site is particularly constrained.
Panel's conclusions	Probably unachievable due to the need for third party land for road widening, but possibly achievable for smaller development on the southern part of the site, subject to viability
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably unachievable unless

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	3.22
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	3.20		
Gross to net area conversion factor applied %			
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid 0	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	3.20		
Percentage of site to count – employment	100		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 3.22ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 3.2 ha. Housing : the site was not submitted as availbale for housing. So the site capacity is NIL dwellings Employment: The site is available for employment. It has been assessed as suitable, available for employment. However, the HELAA Panel concluded that the site was Probably Unachievable for employment. Therefore for the trajectory, the net capacity of the site is 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	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 unless

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