

APPENDIX F (ii) (Continued)

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

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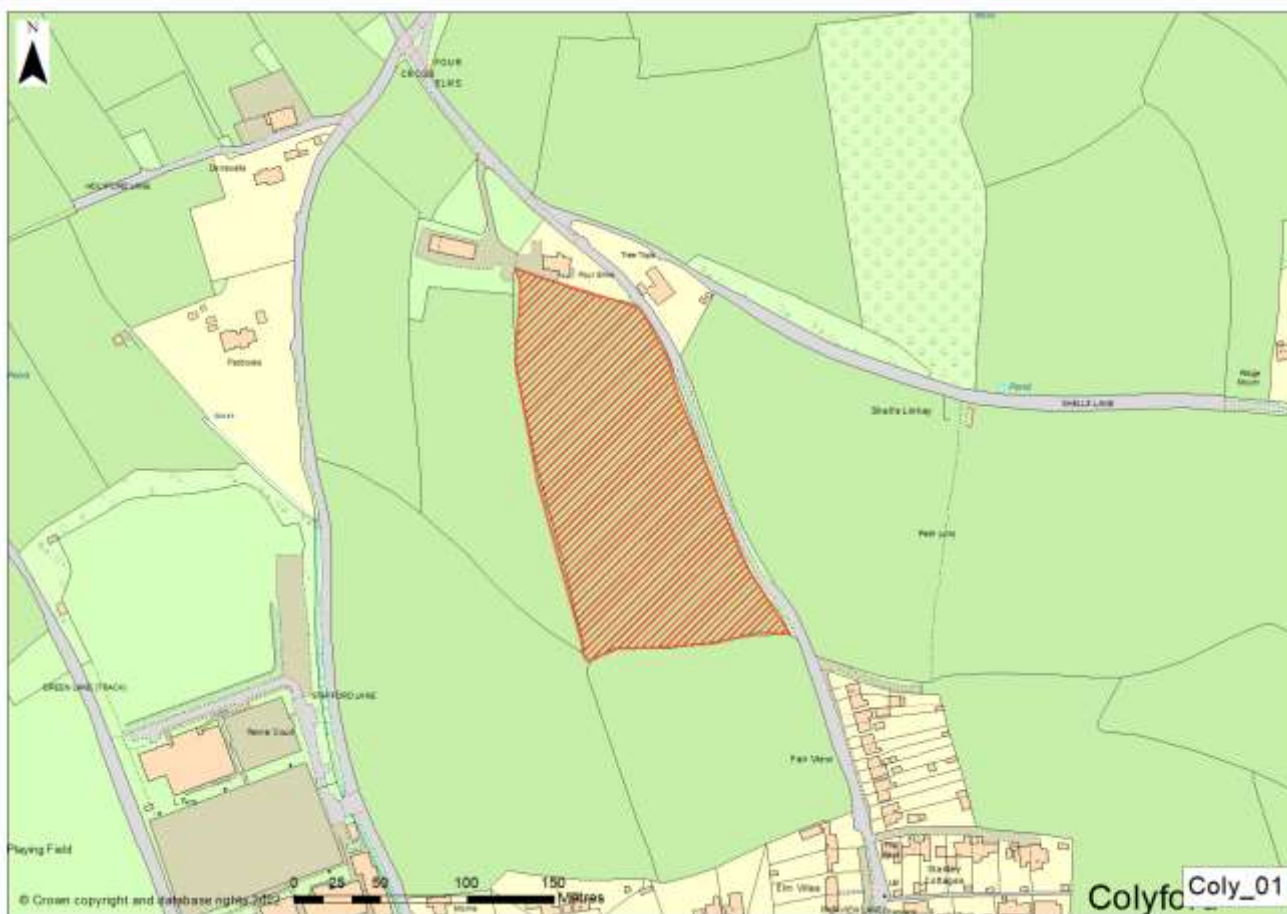
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Colyton

Reference

Coly_01



Site address	Land to the West of Fair View Lane, Colyford,
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising medium sized field on rising ground above Colyford accessed from single track lane with well kept, relatively low perimeter hedges. Site is to the west of Fair View Lane, north of the village of Colyford, between Colyford and the southern edge of Colyton. Largely surrounded by agricultural land, with ribbon development housing to the SE , and further to the south is housing on the northern edge of Colyford. Site has road frontage on Fair View Lane.
Total site size (ha)	1.98
Submitter development type	Homes for sale ,Affordable homes ,Homes for older people (The land provides opportunities for residential development in a sustainable location)

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	no significant issues
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 forms part of very attractive open countryside on rising ground with intervisibility to wider landscape, 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	Grade 2 agricultural land (strategic level). Low risk of surface water flooding to land adjoining southern part of site along lane to the east and western field 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 : 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	Proposed sites in the vicinity of Colyton and Colyford approx. 46ha - Colyton and Seaton primary schools have some capacity to support development, but not to total level. Additional capacity would need to be funded by developers. Axe valley has some capacity to support development, but not at this level. Transport costs would apply for secondary.
DCC Highways comments	Accessible from Fair View 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	1.98
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)	0		
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)	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 40 dwellings.Site is available, suitable, Probably acheivable 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

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	

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

Colyton

Reference

Coly_02



Site address	Land at Hillhead, Colyton,
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising large field on sloping ground to south west of the village of Colyton accessed via single track lane. Clay lane abuts western boundary and Old Sidmouth Road is to the south. Housing is to the north, east and south east, and agricultural land is to the south and west.
Total site size (ha)	3.28
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 (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)	3.28
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	3.28
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 3.28 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	there is a Tree Preservation Area to the northern 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	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	The site is not located in the AONB, but when viewed from the AONB to the north of Colyton the site forms a key undeveloped skyline to the immediate south of the town.
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 (strategic level). Low risk of surface water flooding to lane to south eastern site 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	Proposed sites in the vicinity of Colyton and Colyford approx. 46ha - Colyton and Seaton primary schools have some capacity to support development, but not to total level. Additional capacity would need to be funded by developers. Axe valley has some capacity to support development, but not at this level. Transport costs would apply for secondary.
DCC Highways comments	Accessible from Clay Lane & Old Sidmouth 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 Coly_02 and 2017 site (ObjectID 86002) are effectively identical. Count all 2021 site. Count 2017 site as NIL.
Total site size	3.28
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	3.28

Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.97		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 39	Mid 49	Max 59
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	49		
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)	49		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	3.28		
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 3.28 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. 3.28 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 49 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 49 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 49 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		49
Developable 1/4/2032 to 31/3/2037		0
Developable 1/4/2037 to 31/3/2040		0
Post plan period		

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

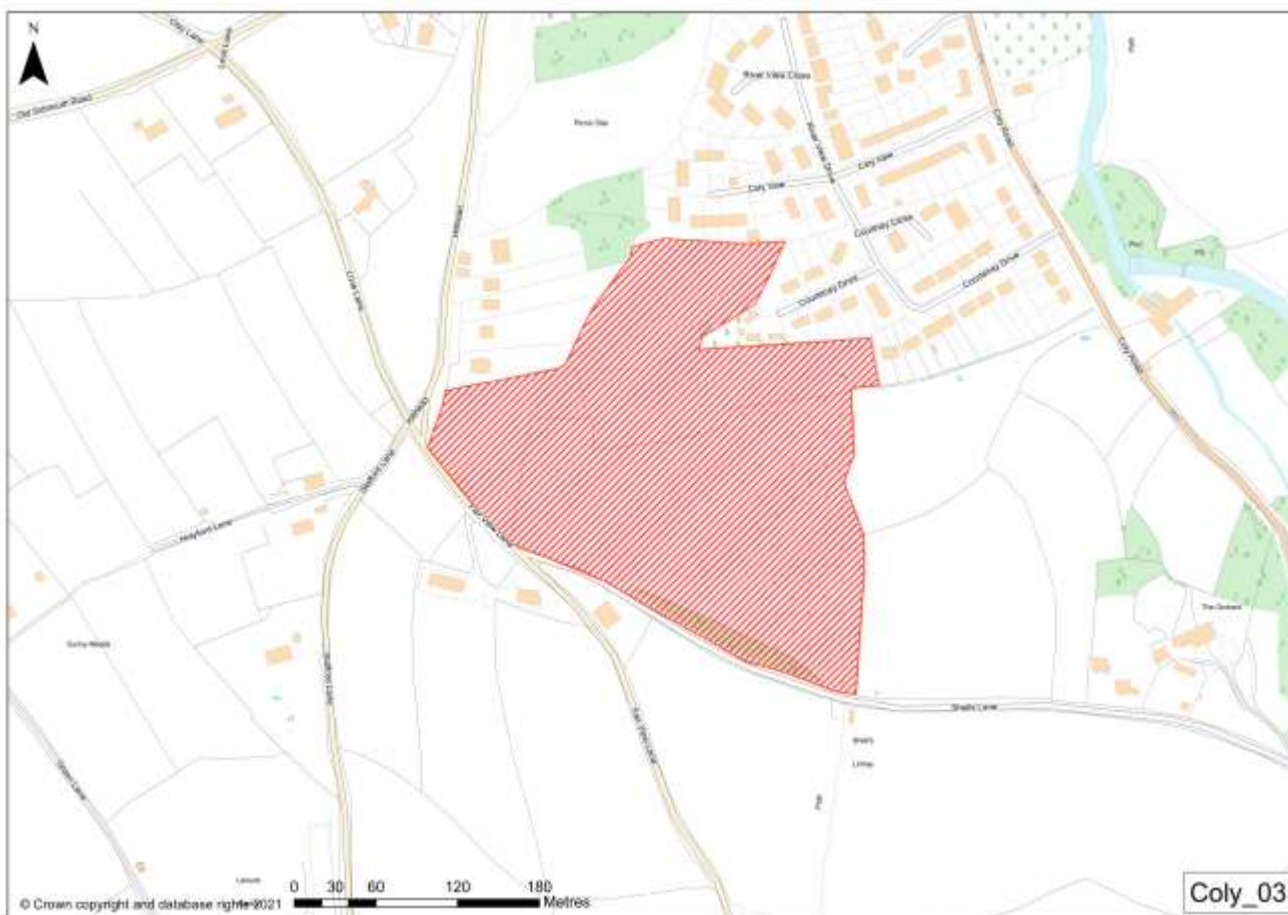
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Colyton

Reference

Coly_03



Site address	Land adjacent Fair View Lane, Colyton,
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising a series of small fields on rising ground to the south of Colyton. Fair View Lane and Shells Lane abut the site's southern boundary. Housing to the north east and northwest, with sporadic housing to the SW. Largely agricultural land to the west and east.
Total site size (ha)	6.44
Submitter development type	Homes for sale ,Affordable homes ,Homes for older people (The land provides opportunities for residential development in a sustainable location)

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)	6.44
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	6.44
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 6.44 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 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	A large part of the site is provisionally designated by Natural England as a Traditional Orchards HAP
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	The site forms part of a rich and complex landscape on rising ground to the south of Colyford, which would be sensitive to landscape 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 2 agricultural land (strategic level). Low to high risk of surface water flooding along channel running west to east through 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	Proposed sites in the vicinity of Colyton and Colyford approx. 46ha - Colyton and Seaton primary schools have some capacity to support development, but not to total level. Additional capacity would need to be funded by developers. Axe valley has some capacity to support development, but not at this level. Transport costs would apply for secondary.
DCC Highways comments	Accessible from Fair View 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	6.44
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	6.44
Gross to net area conversion factor applied %	0.60

Net developable area (ha)	3.86		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 77	Mid 97	Max 116
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	97		
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)	97		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	6.44		
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 6.44 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. 6.44 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 97 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 97 dwellings. Site is available, suitable, Probably achievable for housing.To avoid double counting, the net capacity of the site excluding overlaps is approximately 97 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	97
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

Colyton

Reference

Coly_04



Site address	Whitwell Lane, Colyford, EX24 6HN
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising three medium sized fields, partly enclosed by boundary trees/hedge, located west of the western edge of the village of Colyford. Lies south of Whitwell lane and west of housing on Gully Street. School site is to the north, agricultural land to south and west Site accessed off single track lane (Whitwell Lane) that also serves Colyton Grammar School.
Total site size (ha)	5.89
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (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)	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. 0.74 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). 0.74ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	5.15
GDA Discounted at Stage A – Housing (ha)	0.74
GDA Passes Stage A – Employment (ha)	5.15
GDA Discounted at Stage A – Employment (ha)	0.74
Stage A Assessment conclusion	An area of approximately 5.15 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	no significant issues
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	The site lies outside of the AONB, although there are extensive views to the Axe Valley towards 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	Grade 2 agricultural land (strategic level). A strip of land along the southern boundary lies within floodzones 2 and 3 and there is a low risk of surface water flooding in a small part of the 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	Proposed sites in the vicinity of Colyton and Colyford approx. 46ha - Colyton and Seaton primary schools have some capacity to support development, but not to total level. Additional capacity would need to be funded by developers. Axe valley has some capacity to support development, but not at this level. Transport costs would apply for secondary.
DCC Highways comments	Accessible from Whitewell L and maybe Gulley Shoot 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
Site overlap description	All of 2017 Site (ObjectID 82003) is overlain by 2021 Site Coly_04. A very small area of land in the South East Corner of Coly_04 is not within 2017 Site (ObjectID 82003). Count all 2021 site. Count 2017 site as NIL.
Total site size	5.89
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.74		
Gross development area – Passes Stage B Housing	5.15		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	3.09		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 62	Mid 77	Max 93
2. Site promoter – yield (upper)	100		
3. Lower of 1. (Mid) yield and 2. yield	77		
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)	77		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.74		
Gross development area – Passes Stage B Employment (Ha)	5.15		
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 5.89 ha site, approximately 0.74 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. 5.15 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 77 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 77 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 77 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	77
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

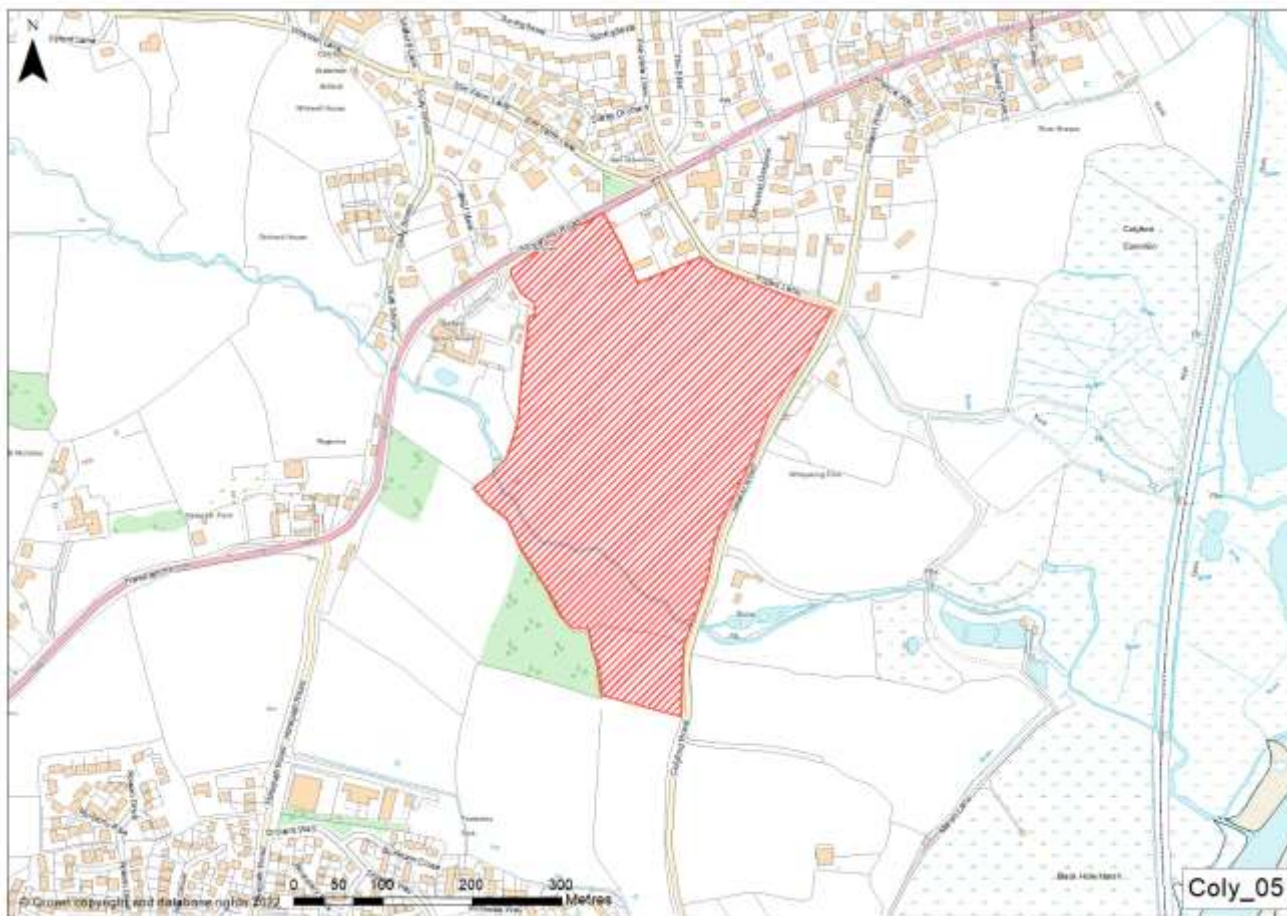
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Colyton

Reference

Coly_05



Site address	Land to the north and south of Colyford,
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising large field to south of the village of Colyford. Popes Lane abuts the northern edge, Station Road is on the eastern edge and Swan Hill Road is to the West. Site has road frontages to these roads. Housing is to the north and west, with agricultural land to the south and east.
Total site size (ha)	11.74
Submitter development type	Homes for sale ,Homes for older people (The land provides opportunities for residential 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	Approx. 1.86 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). 1.86ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	9.88
GDA Discounted at Stage A – Housing (ha)	1.86
GDA Passes Stage A – Employment (ha)	9.88
GDA Discounted at Stage A – Employment (ha)	1.86
Stage A Assessment conclusion	An area of approximately 9.88 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 lies on other side of road from a local nature reserve and county wildlife 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	northern part of site lies in the Colyford Conservation Area and there is a Grade 2 Listed Building just to the north west 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	The site lies outside of the AONB, but forms part of a visual gap between Seaton and Colyford
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 (strategic level). Floodzones 2 and 3 runthrough the southern third of the site and this area is also at a low risk 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	Proposed sites in the vicinity of Colyton and Colyford approx. 46ha - Colyton and Seaton primary schools have some capacity to support development, but not to total level. Additional capacity would need to be funded by developers. Axe valley has some capacity to support development, but not at this level. Transport costs would apply for secondary.
DCC Highways comments	Accessible A3052 Swan Hill/Popes L & Seaton 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)	
Site overlap description	No overlap
Total site size	11.74
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	1.86		
Gross development area – Passes Stage B Housing	9.88		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	5.93		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 119	Mid 148	Max 178
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	148		
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)	148		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	1.86		
Gross development area – Passes Stage B Employment (Ha)	9.88		
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 11.74 ha site, approximately 1.86 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. 9.88 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 148 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 148 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 148 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	148
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

Colyton

Reference

Coly_06



Site address	Land to the north and south of Colyford,
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising small field adjacent to the eastern edge of Colyton. Ham lane abuts northern edge, and Coly Road is on the western edge of the site. The Site lies adjacent to community building and recreation ground with housing to north and west.
Total site size (ha)	1.06
Submitter development type	Homes for sale ,Affordable homes ,Homes for older people (The land provides opportunities for residential development)

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. 0.47 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). 0.47ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.59
GDA Discounted at Stage A – Housing (ha)	0.47
GDA Passes Stage A – Employment (ha)	0.59
GDA Discounted at Stage A – Employment (ha)	0.47
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 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	no significant issues identified
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 forms a green gap and affords views across the valley to the AONB landscape

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 (strategic level). Eastern half of site is in Floodzone 3 and most of remaining site is in Floodzone 2. Part of the site is at a low to medium 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	Proposed sites in the vicinity of Colyton and Colyford approx. 46ha - Colyton and Seaton primary schools have some capacity to support development, but not to total level. Additional capacity would need to be funded by developers. Axe valley has some capacity to support development, but not at this level. Transport costs would apply for secondary.
DCC Highways comments	Access would be available from the B3161 Coly 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	No overlap
Total site size	1.06
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.47

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)	0.47		
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 1.06 ha site, approximately 0.47 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. 0.59 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 is available, suitable, 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

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	

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

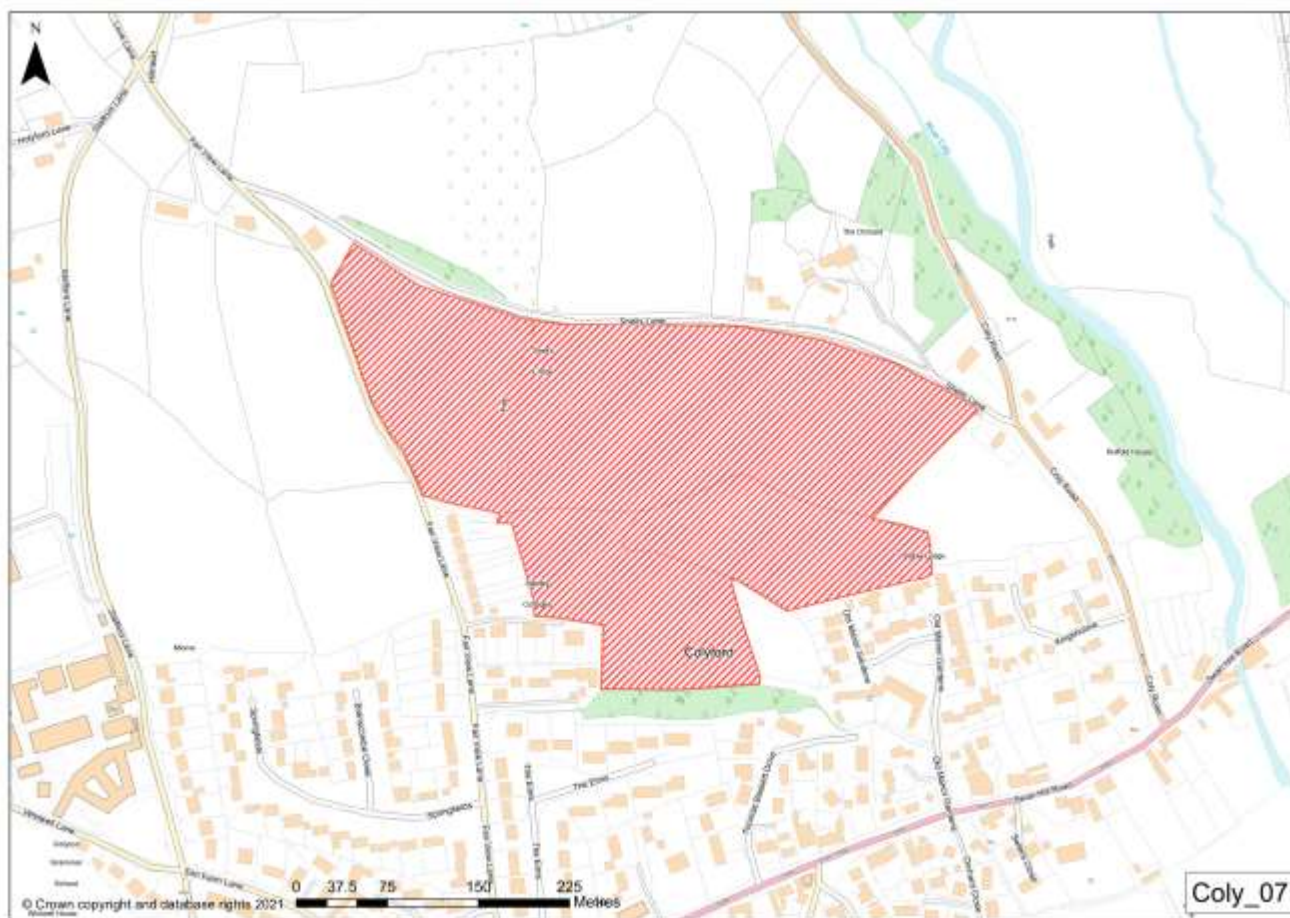
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Colyton

Reference

Coly_07



Site address	Land to the East of Fair View Lane, Colyton,
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising two large fields and a very large field on rising ground to the north of the village of Colyton. Located between Shells Lane on northern edge and Fair View Lane on the west. Southern and SW edge of site abuts existing housing. Agricultural land to north and east
Total site size (ha)	10.40
Submitter development type	Homes for sale ,Affordable homes ,Homes for older people (The land provides opportunities for residential 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)	10.40
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	10.40
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 10.4 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	there is a Tree Preservation Area to the southern 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	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	The site is in close proximity to the East Devon AONB (around 115 metres) and there is extensive intervisibility with 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	Grade 2 agricultural land (strategic level). There is a small strip of land at a low risk of surface water flooding within the 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	Proposed sites in the vicinity of Colyton and Colyford approx. 46ha - Colyton and Seaton primary schools have some capacity to support development, but not to total level. Additional capacity would need to be funded by developers. Axe valley has some capacity to support development, but not at this level. Transport costs would apply for secondary.
DCC Highways comments	Accessible from southern part of Shells Lane OK
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable individually, unless third party land on adjoining site Coly_12 enables access from site Coly_07 to Coly Road to be achieved.
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	10.40
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	10.40

Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	6.24		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 125	Mid 156	Max 187
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	156		
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)	10.40		
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 10.4 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. 10.4 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 156 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 156 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 156 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		

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

Colyton

Reference

Coly_08



Site address	The Wheelwright Inn, Swan Hill Road, Colyford, EX24 6QQ
Outside Cranbrook Plan Area	Yes
Description	Very small brownfield site between the A3052 (Swan Hill Road) and Old Manor Gardens, within the built up part of the village of Colyford. Submission proposal is for conversion of public housing (Grade II Listed Building) to residential use.
Total site size (ha)	0.08
Submitter development type	Dwellings (Approx 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	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?	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?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
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	Proposed sites in the vicinity of Colyton and Colyford approx. 46ha - Colyton and Seaton primary schools have some capacity to support development, but not to total level. Additional capacity would need to be funded by developers. Axe valley has some capacity to support development, but not at this level. Transport costs would apply for secondary.
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	0.08		
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 %	100.00		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 35	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)	0.08
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	Not passed Stage A Suitability 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 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	

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	Colyton	Reference	Coly_09



Site address	Land adjoining Clay Lane, Colyton,
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising field located to the west of the village of Colyton. Separated by a field from the housing on the west side of Colyton, and set in open countryside and frontages to two single track lanes. Site lies west of Clay lane and north of Old Sidmouth Road, with frontages on to these roads.
Total site size (ha)	2.94
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)	2.94
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.94
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.94 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	No significant issues
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	The site is on higher ground beyond the urban area and there is potential for development on the site to be visible for many miles.
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 (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	Proposed sites in the vicinity of Colyton and Colyford approx. 46ha - Colyton and Seaton primary schools have some capacity to support development, but not to total level. Additional capacity would need to be funded by developers. Axe valley has some capacity to support development, but not at this level. Transport costs would apply for secondary.
DCC Highways comments	Clay Lane and Old Sidmouth Roads a very narrow an would need widening to access housing on this site. The junction at Hillhead and would need improving.
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)	N/A
Site overlap description	No overlap
Total site size	2.94
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	2.94

Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.76		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min	Mid 44	Max
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	44		
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)	44		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	2.94		
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 2.94 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. 2.94 ha. Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 44 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-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		44
Developable 1/4/2032 to 31/3/2037		0
Developable 1/4/2037 to 31/3/2040		0
Post plan period		

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

Colyton

Reference

Coly_10



Site address	Land on the east side of Apple Orchard, Hillhead, Colyton,
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising, small scrubby field with grassed access to road, located on the southern edge of Colyton. Has short road frontage on to Hillhead, a road to the west of the site. Housing to north and east. Small fields to the south.
Total site size (ha)	0.38
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 (but other half of site was historically developed by Sovereign Housing Association)

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)	0.38
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.38
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.38 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	No significant issues
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	Site is on hillside adjacent to viewpoint and is likely to be visible in the wider landscape, but existing housing to west is on ridgeline.
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).
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	Proposed sites in the vicinity of Colyton and Colyford approx. 46ha - Colyton and Seaton primary schools have some capacity to support development, but not to total level. Additional capacity would need to be funded by developers. Axe valley has some capacity to support development, but not at this level. Transport costs would apply for secondary.
DCC Highways comments	It is unlikely that access could be obtained from Hillhead because of width and steepness.
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	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	N/A
Site overlap description	No overlap
Total site size	0.38
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.38
Gross to net area conversion factor applied %	1.00

Net developable area (ha)	0.38		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 8	Mid 10	Max 11
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)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.38		
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	Of the 0.38 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. 0.38 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. To avoid double counting, the net capacity of the site excluding overlaps is approximately 10 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	

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

Colyton

Reference

Coly_11



Site address	Land adjoining Misbourne , Seaton Road colyford (Franklin acre), Ex24 6qw
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising a small, flat field to the south of Colyford village with power lines crossing. Lies east of Station Road, with the western tip of the site opposite the junction of Station Road and Popes Lane. Largely surrounded by agricultural land with housing further to the north that is the southern edge of Colyford.
Total site size (ha)	0.41
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Mixed use (2-3 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	

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 employment. Site is larger than site size threshold but available for 2-3 dws which is below dwelling number threshold so does not Pass Stage A for housing.
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 forms part of a County Wildlife 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 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 on flat valley bottom is visible from Harepath Hill
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 finger of land along the north eastern boundary is in floodzone 2. Much of the site is at a low to high risk of surface water flooding. Yield reduced to below threshold.
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	Proposed sites in the vicinity of Colyton and Colyford approx. 46ha - Colyton and Seaton primary schools have some capacity to support development, but not to total level. Additional capacity would need to be funded by developers. Axe valley has some capacity to support development, but not at this level. Transport costs would apply for secondary.
DCC Highways comments	This site location is somewhat remote from the centre of Colyton and highway links to the south are narrow; however in principle there would be little objection to the development of the site providing an adequate access junction can be designed
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)	E021
Site overlap description	PARTIAL - all bar eastern 20% of site Coly_15 lies in Coly_11 (that part of the site outside Coly_ 11 is a lake). Both sites are below threshold (as promoter is only proposing 2-3 dws), count both as NIL.
Total site size	0.41

HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.41		
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)	3		
3. Lower of 1. (Mid) yield and 2. yield	3		
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)	0.41		
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 3 dwellings. Does not pass Stage A or B suitability Assessment so for the 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	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	

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

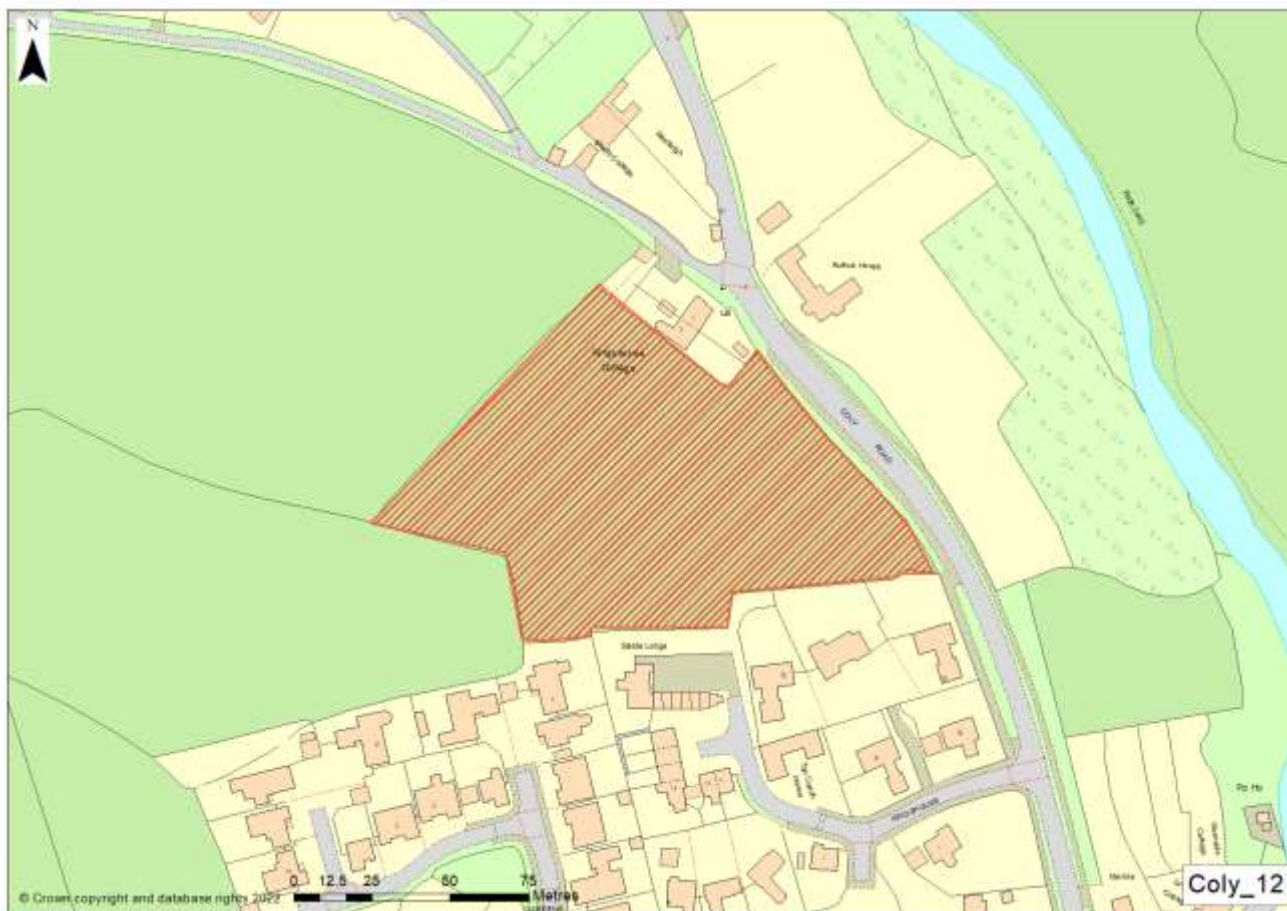
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Colyton

Reference

Coly_12



Site address	Land west of Coly Road, Colyford, EX24 6RJ
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising small field on edge of village slightly higher than adjacent B3161. Adjoins the NE edge of Colyford village. Housing to south, and largely agricultural land to the north and east. Coly Road and Shell Lane are on the site's eastern boundary, providing road frontage.
Total site size (ha)	1.08
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (2011 SHLAA identified capacity at 27-44 (36) homes based on site area of 1.11ha. Likely to be lower at c.15-20 due to edge of settlement location.)

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)	1.08
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	There is a Tree Preservation Order on the land to the south.
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 lies adjacent to the Colyford 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	flat field with well kept hedgerows.
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 (strategic level). There is a low risk of surface water flooding to two boundaries
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	Proposed sites in the vicinity of Colyton and Colyford approx. 46ha - Colyton and Seaton primary schools have some capacity to support development, but not to total level. Additional capacity would need to be funded by developers. Axe valley has some capacity to support development, but not at this level. Transport costs would apply for secondary.
DCC Highways comments	There would appear to be scope for accessing the site from Coly Road, subject to detailed design. Any proposed access from Shells Lane would be resisted because its junction with Coly Road is inadequate.
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)	E004
Site overlap description	No overlap
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)	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)	1.08		
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. 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 20 dwellings. Site is available, suitable, Probably acheivable 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	

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

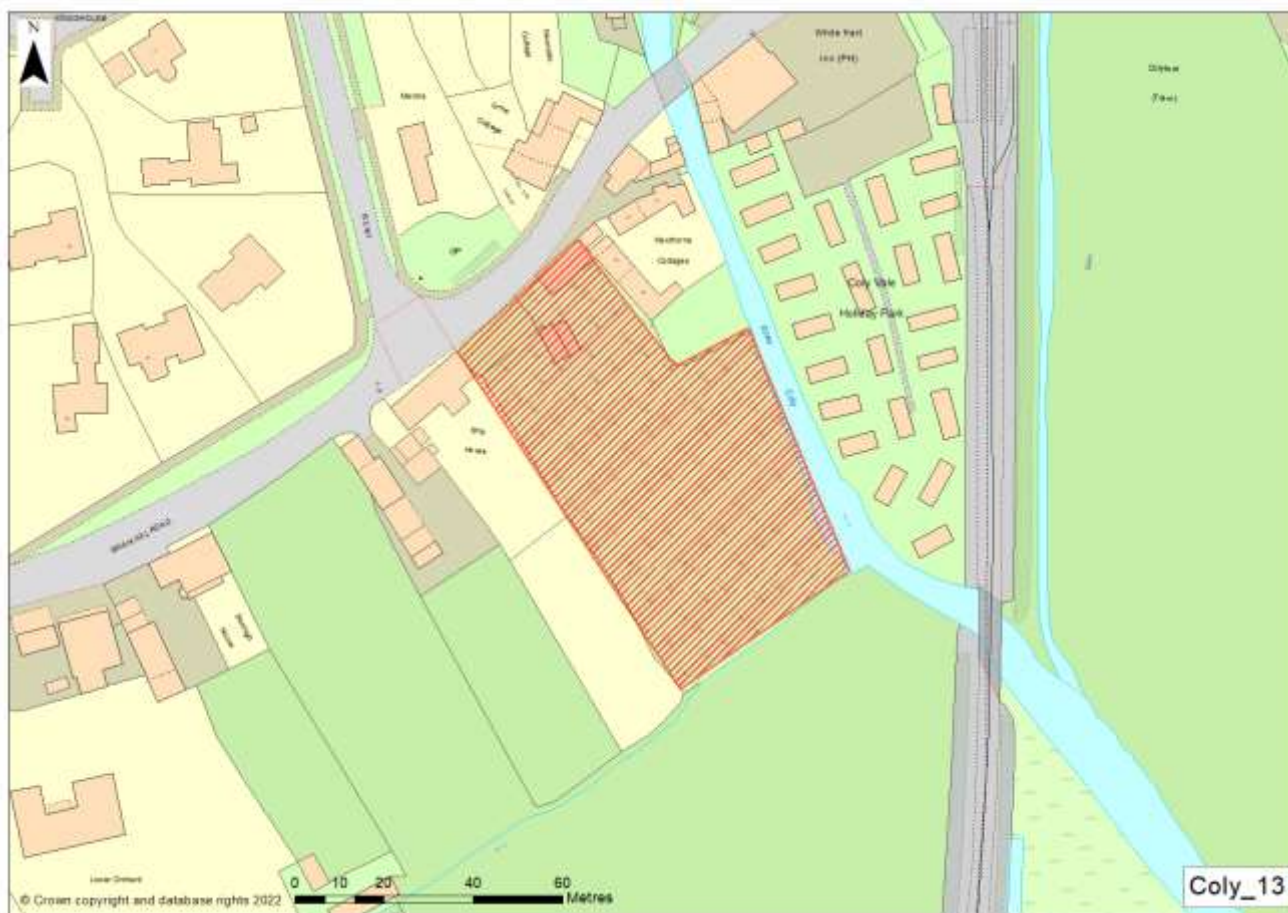
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Colyton

Reference

Coly_13



Site address	Clarkham Cottages Swan Hill Road Colyford Devon, EX24 6QF
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising small field and historic orchard on edge of village. Adjoins the NE edge of Colyford village. Housing to south, and largely agricultural land to the north and east. The A3052 (Swan Hill Road) abuts the site's northern boundary, providing road frontage.
Total site size (ha)	0.43
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people ,Mixed use (Previously 3 Cottages fronting the road (some remaining walls) 3 Homes eco friendly in historic organic orchard setting)

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?	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. 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)	0.00
GDA Discounted at Stage A – Housing (ha)	0.43
GDA Passes Stage A – Employment (ha)	0.15
GDA Discounted at Stage A – Employment (ha)	0.28
Stage A Assessment conclusion	0.15 Ha GDA passed the Stage A Suitability Assessment for employment. Site is above site area size for housing but submitted as available for only 3 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 adjacent to a County Wildlife 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	The site is adjacent to a Grade 2 Listed Building and within the Colyford 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 well screened from road by trees and existing buildings
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). Most of site is within Floodzone 2 and 3. There is also a low to high risk of surface water flooding. 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	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	Proposed sites in the vicinity of Colyton and Colyford approx. 46ha - Colyton and Seaton primary schools have some capacity to support development, but not to total level. Additional capacity would need to be funded by developers. Axe valley has some capacity to support development, but not at this level. Transport costs would apply for secondary.
DCC Highways comments	It is doubtful that suitable visibility could be achieved from this site onto the A3052.
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	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	0.43		
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 4
2. Site promoter – yield (upper)	3		
3. Lower of 1. (Mid) yield and 2. yield	3		
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)	0.15		
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 0.43 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. 0.15 ha. Housing : Site has not passed Stage A Suitability Assessment because site available only for 3 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:The site is 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 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		

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

Cotleigh

Reference

Cotl_01



Site address	Land and Buildings at Three Mariners Farm, Cotleigh, EX14 9HP
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising pair of small square and triangular paddocks with old agricultural buildings on them situated on a crossroads north of (and well seaparted/remote from) Cotleigh and other settlements but with single dwellings on the other 3 crossroad corners. (Old Chard Road and the road from Cotleigh to Monkton Barton (farm) Within the AONB. Narrow road access
Total site size (ha)	0.81
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Plots to provide homes for Gypsies/Travellers/Travelling Showpeople ,Industrial / warehouse ,Renewable energy (The site is 0.84 hectares so could be developed at a density appropriate for the rural setting)

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)	0.81
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.81
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.81 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	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 150m 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
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	It may contain some grade 3 agricultural land. No 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	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	Not a sustainable site educationally given transport implications
DCC Highways comments	The site is remotely located with poor highway network links with surrounding roads being 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	0.81		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.81		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.65		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 13	Mid 16	Max 20

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)	0
EMPLOYMENT CAPACITY	
Land discounted Stage A and Stage B – Employment (Ha)	0.81
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: The site is 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	

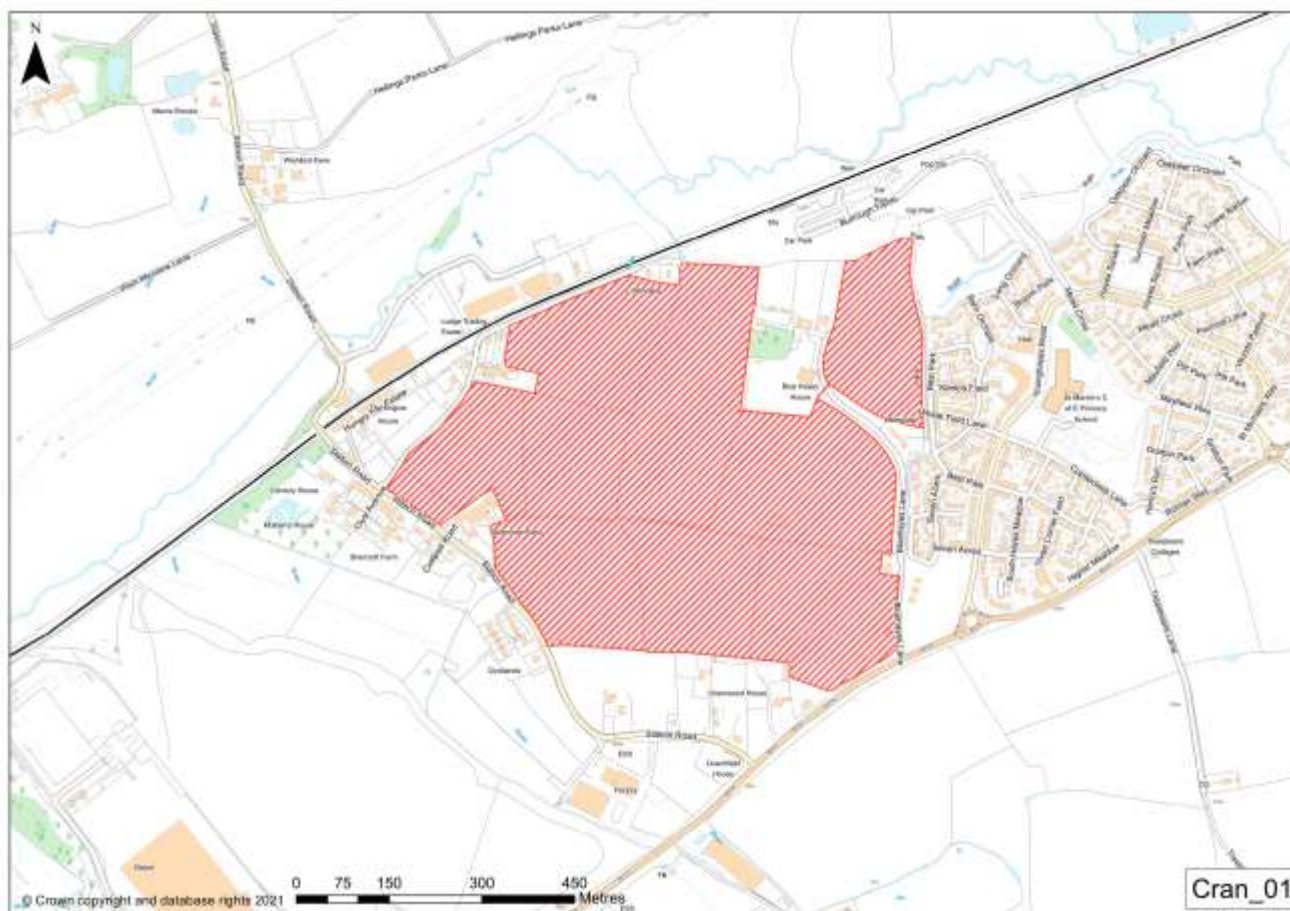
Employment - Suitable Available Achievable summary

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	Cranbrook	Reference	Cran_01



Site address	Land West of Cranbrook New Town, EX5 2
Outside Cranbrook Plan Area	No
Description	Largely greenfield, this large flat site, most recently in agricultural use, lies to the west of existing built development at Cranbrook. It is largely allocated for Expansion Area development in the Cranbrook Plan.
Total site size (ha)	38.47
Submitter development type	Mixed Use (Up to circa 900) - (Post submission - Cranbrook Plan DPD found sound, subject to Main Modifications being made).

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. 3.9 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). 3.9ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	34.60
GDA Discounted at Stage A – Housing (ha)	3.90
GDA Passes Stage A – Employment (ha)	34.60
GDA Discounted at Stage A – Employment (ha)	3.90
Stage A Assessment conclusion	An area of approximately 34.6 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	The site falls within the Pebblebed Heaths catchment area and part is covered by an area Tree Preservation Order.
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 listed building close to the site but generally limited heritage assets in close proximity.
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	There are no identified adverse landscape impact concerns.
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 a mineral consultation area close to the site, but no significant concerns 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	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	2 new primary schools required to serve the Cranbrook extension areas. Developer funding required for primary, secondary and special provision.
DCC Highways comments	Accessible from highway some designated country park 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 is within the Cranbrook Plan Expansion Area. The East Devon LP is not allocating land for development within the Cranbrook Plan area.
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	Not KNOWN
Site overlap description	All of Cran_01 lies within 2017 Site (ObjectID 94005). All of Cran_01 lies within Cran_04. 9.7 Ha of Cran_04 lies outside of Cran_01. All of Cran_01 within Bluehayes Expansion Area in adopted EDLP. Count Cran_01 as NIL.
Total site size	38.47
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	3.90
Gross development area – Passes Stage B Housing	34.60

Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	20.76		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 415	Mid 519	Max 623
2. Site promoter – yield (upper)	900		
3. Lower of 1. (Mid) yield and 2. yield	519		
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)	3.90		
Gross development area – Passes Stage B Employment (Ha)	34.60		
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 38.5 ha site, approximately 3.9 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. 34.6 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 519 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 519 dwellings. To avoid double counting with the Expansion Area allocation, the net capacity of the site excluding overlaps is NIL dwellings. Employment: The site is not submitted as available for employment- led development. 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	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	

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	Cranbrook	Reference	Cran_02



Site address	Land to the south of Southbrook House, Southbrook Lane, Whimple, EX5 2PG
Outside Cranbrook Plan Area	No
Description	Greenfield, flat site comprising green space to the south west of Southbrook House, is at Cranbrook, located to the west of Southbrooke Lane, and south of Southbrook House. Site is bisected by an access route. Currently Largely surrounded by agricultural land, but within the Cobdens Expansion Area in the Cranbrook Plan, albeit not notated for specific use. Permitted for 9 dwellings under 18/2588/OUT.
Total site size (ha)	0.67
Submitter development type	2017 submission for dwellings (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	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)	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	The site falls within the Pebblebed Heaths catchment area but is clear of other designated sites, bar a tree preservation area on its northern 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 no designated heritage assets close 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	There are no identified adverse landscape impact concerns.
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	Floodplain areas form part of the southern edges of the site and these could constrain development potential but there are no other identified concerns.
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	2 new primary schools required to serve the Cranbrook extension areas. Developer funding required for primary, secondary and special provision.
DCC Highways comments	Approved permission 18/2588/OUT access for 9 dwellings
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	18/2588/OUT
Planning Status	Permission permission granted 28/06/2019 for 9 dws. New planning application 22/0405/RES pending decision.
Previous HELAA site ref no(s)	
Site overlap description	18/258/MOUT for 9 ws approved 28/6/2019. Not within area of outline pp for Cranbrook Phase 1, and not within development area in Adopted EDLP - Cranbrook allocation. Has planning permission so count Cran_02 as NIL.
Total site size	0.67
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.70

Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.56		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 11	Mid 14	Max 17
2. Site promoter – yield (upper)	10		
3. Lower of 1. (Mid) yield and 2. yield	10		
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)	0.70		
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 0.7 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. 0.7ha. 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 9 dwellings. Site has planning permission granted 28/6/2019 -18/2588/OUT for 9 dws. To avoid double counting with the planning permission, the net capacity of the site Cran_02 excluding overlaps is NIL dwellings. Employment:The site is 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	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	

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

Cranbrook

Reference

Cran_03



Site address

Land between Clooneen and Southbrook Court, Southbrook Lane, Cranbrook, EX5 2PG

Outside Cranbrook Plan Area

No

Description

Greenfield, flat site, comprising green space to east of Southbrook Lane and north of Southbrook Court, is at Cranbrook. Currently largely surrounded by agricultural land, but within the Cobdens Expansion Area in the Cranbrook Plan, albeit not notated for specific use Permitted for 9 dwellings under 18/0936/OUT.

Total site size (ha)

0.27

Submitter development type

Dwellings (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

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)	0.30
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.30
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.3 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	The site falls within the Pebblebed Heaths catchment area but is clear of other designated sites.
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 no designated heritage assets close 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	There are no identified adverse landscape impact concerns.
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 identified flooding issues at the 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	2 new primary schools required to serve the Cranbrook extension areas. Developer funding required for primary, secondary and special provision.
DCC Highways comments	Approved permission 18/0936/OUT & 18/2790/RES
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	18/0936/OUT
Planning Status	18/0936/OUT approved 10/08/2018 for 5 dws. 21/0983/RES for 5 dws approved 08/04/2022. Site is in CB4 The Cobdens Expansion Area
Previous HELAA site ref no(s)	
Site overlap description	18/0936/OUT approved 10/08/2018 for 5 dws. 21/0983/RES for 5 dws approved 08/04/2022. Outside outline pp for Cranbrook Phase 1. Outside development area in Cranbrook allocation in EDLP adopted. Within CB4 Cobdens Expansion Area - so Count Cran_03 as NIL.
Total site size	0.27
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.30
Gross to net area conversion factor applied %	1.00

Net developable area (ha)	0.30		
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)	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)	0.30		
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 0.3ha 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. 0.3 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 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 6 dwellings. To avoid double counting with the Expansion Area allocation, the net capacity of the site excluding overlaps is NIL dwellings. Employment: The site is 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	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	

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

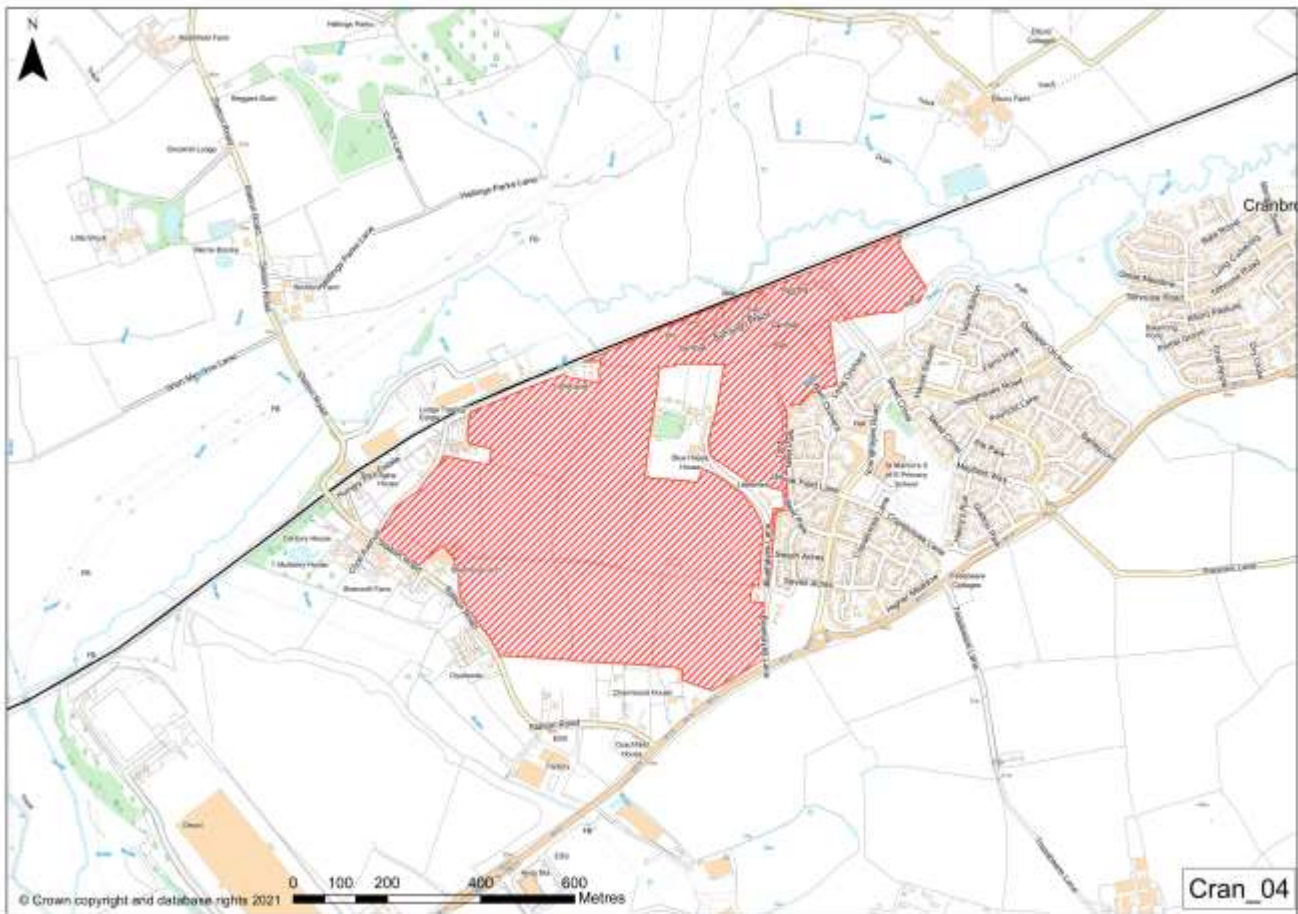
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Cranbrook

Reference

Cran_04



Site address

Land west of Cranbrook New Town (ALLOCATED IN EAST DEVON LOCAL PLAN), EX5 2

Outside Cranbrook Plan Area

No

Description

This site is nearly identical to site Cran_01 (though is recorded as having a much larger site area). This slightly sloping Greenfield site lies to the west of existing built development at Cranbrook. It is largely allocated for Expansion Area development in the Cranbrook Plan. It comprises of fields in agricultural use separated by hedgerows. With an additional detached area to the NE of the main site.

Total site size (ha)

48.11

Submitter development type

Homes for sale ,Affordable homes (Up to circa 900 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

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. 11.4 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). 11.4ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	36.70
GDA Discounted at Stage A – Housing (ha)	11.40
GDA Passes Stage A – Employment (ha)	36.70
GDA Discounted at Stage A – Employment (ha)	11.40
Stage A Assessment conclusion	An area of approximately 36.7 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	The site falls within the Pebblebed Heaths catchment area and part is covered by an area Tree Preservation Order.
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 listed building close to the site but generally limited heritage assets in close proximity.
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	There are no identified adverse landscape impact concerns.
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.
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	2 new primary schools required to serve the Cranbrook extension areas. Developer funding required for primary, secondary and special provision.
DCC Highways comments	Access via new junction onto London Rd and Station Rd being considered in planning applications
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	No Panel conclusion - as site is within the Cranbrook Plan Expansion Area. The East Devon LP is not allocating land for development within the Cranbrook Plan area.
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	Bluehayes Expansion Area
Previous HELAA site ref no(s)	
Site overlap description	Cran_04 lie in Bluehayes EA allocation in adopted EDLP but 15Ha= SANGS/Sports). 38Ha of Cran_04 lies in 2017 Site (ObjectID 94005). Cran_01 lies in Cran_04. 9.7 Ha of Cran_04 lies outside of Cran_01 & lies outside 2017 Site 94005. Count 20% of Cran_04.
Total site size	48.11
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	11.40		
Gross development area – Passes Stage B Housing	36.70		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	22.02		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 440	Mid 551	Max 661
2. Site promoter – yield (upper)	900		
3. Lower of 1. (Mid) yield and 2. yield	551		
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)	11.40		
Gross development area – Passes Stage B Employment (Ha)	36.70		
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 48.1 ha site, approximately 11.4 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. 36.7 ha. Housing Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 551 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 551 dwellings. To avoid double counting with the Expansion Area allocation, the net capacity of the site excluding overlaps is NIL dwellings. Employment:The site is not submitted as available for employment- led development. 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

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	

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

Cranbrook

Reference

Cran_05



Site address	Land at Lower Cobden Farm, Whimble, EX5 2PZ
Outside Cranbrook Plan Area	No
Description	Greenfield site which lies just outside of the eastern edge of the allocated land for development at Cranbrook (in the Cranbrook Plan DPD). It comprises some modern farm buildings and green fields with hedgerow boundaries around and across the site.
Total site size (ha)	3.39
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Office ,Retail ,Hotel ,Mixed use (Circa. 5.2 acres outside of Flood Zone 2 could provide up to 40 -50 new dwellings or 3,500 - 4,000 sq m new commercial space or mix of both)

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. 0.68 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). 0.68ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.71
GDA Discounted at Stage A – Housing (ha)	0.68
GDA Passes Stage A – Employment (ha)	2.71
GDA Discounted at Stage A – Employment (ha)	0.68
Stage A Assessment conclusion	An area of approximately 2.71 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	The site falls within the Pebblebed Heaths and Exe catchment area but is clear of other designated sites.
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 no designated heritage assets in close proximity 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	There are no identified adverse landscape impact concerns.

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 small areas of the site that may be vulnerable to flooding, predominantly on the northern and eastern edges that could place some constraints on potential for development. Contains a mixture of grade 3a and 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 : <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	2 new primary schools required to serve the Cranbrook extension areas. Developer funding required for primary, secondary and special provision.
DCC Highways comments	This site appears to be in the proposed development boundary of The DPD for Cranbrook Expansion areas and will be subject to agreed movement strategies for this area.
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 2021 site Cran_05 is within 2017 Site (Object ID 41216). Site 41216 is in Allocation. But Cran_05 is not covered by 'development area' in Cranbrook Plan- Expansion Area The Cobdens. Count all of Cran_05. Count 2017 site 41216 as NIL.
Total site size	3.39
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.68		
Gross development area – Passes Stage B Housing	2.71		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.63		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 33	Mid 41	Max 49
2. Site promoter – yield (upper)	50		
3. Lower of 1. (Mid) yield and 2. yield	41		
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)	41		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.68		
Gross development area – Passes Stage B Employment (Ha)	2.71		
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 3.39 ha site, approximately 0.68 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. 2.71 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 41 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 41 dwellings. To avoid double counting, the net capacity of the site excluding overlaps is approximately 41 dwellings. (However, the Local Plan is not allocating sites within the Cranbrook Plan area.) Employment:The site is not submitted as available for employment-led development. 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

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	41
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

Dalwood

Reference

Dalw_01



Site address	Land opposite Walnut Cottage, Dalwood, Axminster, EX13 7ED
Outside Cranbrook Plan Area	Yes
Description	Small greenfield site comprising triangular field located around 150m from the southern edge of Dalwood, separated by a field. On the NW quadrant of the crossroads of Lower Lane and the lane leading westwards to Carters Farm. Largely unrounded by agricultural land.
Total site size (ha)	0.25
Submitter development type	2022 confirmation of site availability - for Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people. No indication in the 2017 submission or in the 2022 confirmation of availability about the number of 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)	0.25
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.25
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.25 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	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 400m of Grade 1 and Grade 2 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	No flooding concerns are identified on 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	Shute primary has capacity to support this level of development. Transport costs required for both primary and secondary.
DCC Highways comments	Very small site 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 if
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	E078		
Site overlap description	No overlap		
Total site size	0.25		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.25		
Gross to net area conversion factor applied %	1.00		
Net developable area (ha)	0.25		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 5	Mid 6	Max 8
2. Site promoter – yield (upper)	0		
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)	0.25
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 0.25 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. 0.25 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 6 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 available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 6 dwellings. Employment: The site is not submitted as available for employment development. 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	6
Developable 1/4/2032 to 31/3/2037	0

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

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

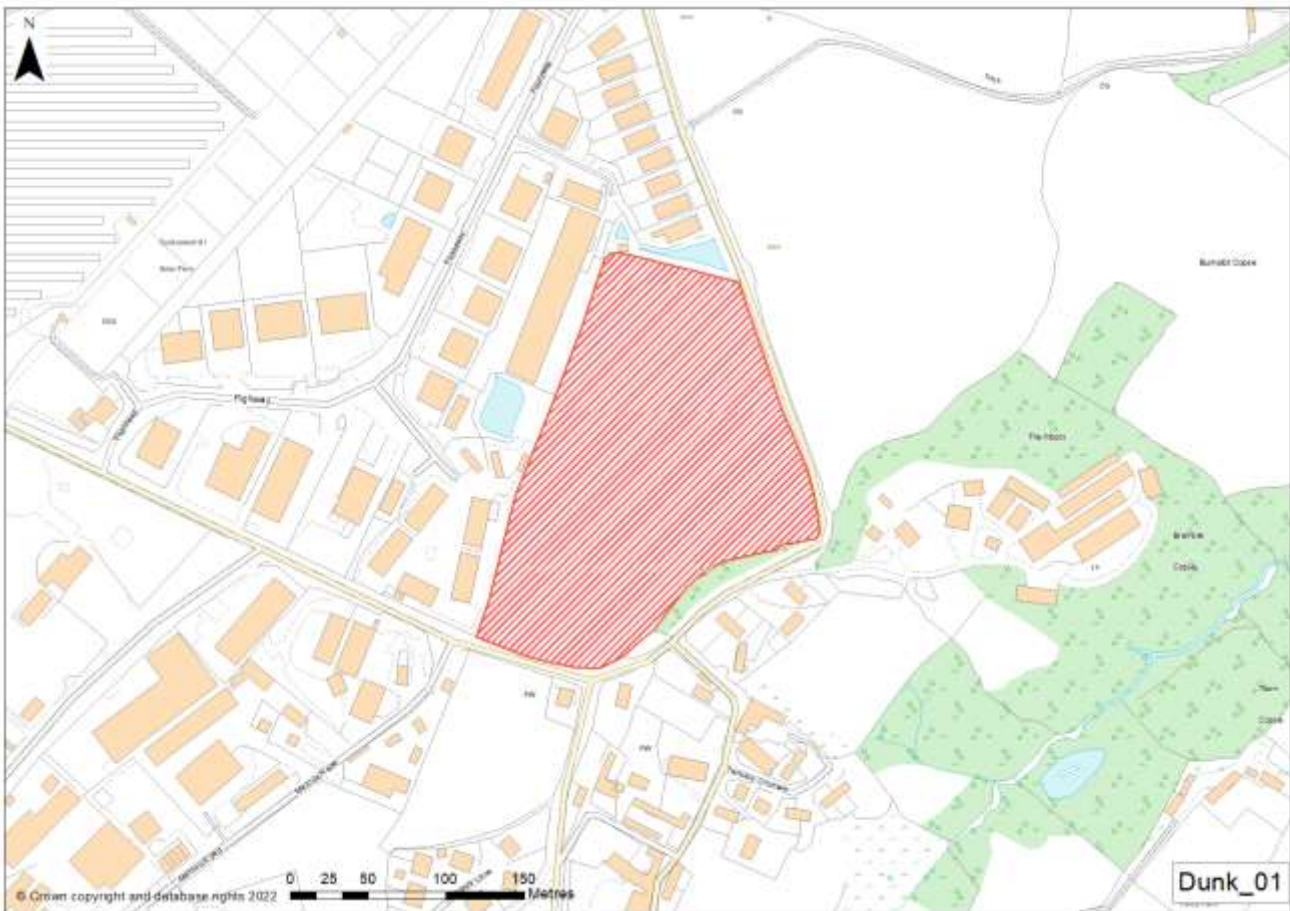
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Dunkeswell

Reference

Dunk_01



Site address	Land at Hutshayes Farm Dunkeswell, Honiton,, Ex14 4RH
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising triangular field adjoining former Dunkeswell airfield/employment site. Industrial units to the west of the site. Agricultural land and building to the north and east, housing to the south on the northern edge of Dunkeswell village. Roads on eastern and south boundaries of site (latter provided access into the industrial estate)
Total site size (ha)	3.53
Submitter development type	The submission indicated that the owner would be open to negotiation on what opportunities might exist, but did not indicate the number of dwellings. Site assessed for residential use.

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)	3.53
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	3.53
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 3.53 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 but adjoins a CWS to the east (separated by a road)
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 Conservation area. Within 55m of a Grade 2 listed building and 120m of a 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 . Adjacent potentially contaminated land (former airfield, currently employment)
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	0.2ha in centre of site liable to 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	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	Approx. 26 ha of development sites in the vicinity of Dunkerswell. Honiton Primary has the ability to increase their net capacity to 630 pupils - however would need to assess the capacity of Honiton primaries in conjunction with the proposed development sites in the vicinity of the town. Additional secondary capacity required. Transport costs would apply for both primary and secondary.
DCC Highways comments	Accessible from public 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	3.53
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	3.53
Gross to net area conversion factor applied %	0.60

Net developable area (ha)	2.12		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 42	Mid 53	Max 64
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	53		
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)	53		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	3.53		
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 3.53 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. 3.53 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 53 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 53 dwellings. Site is available, suitable, Probably acheivable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 53 dwellings. Employment:The site is not submitted as available for employment- led development. 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 2017	Yes	Probably achievable

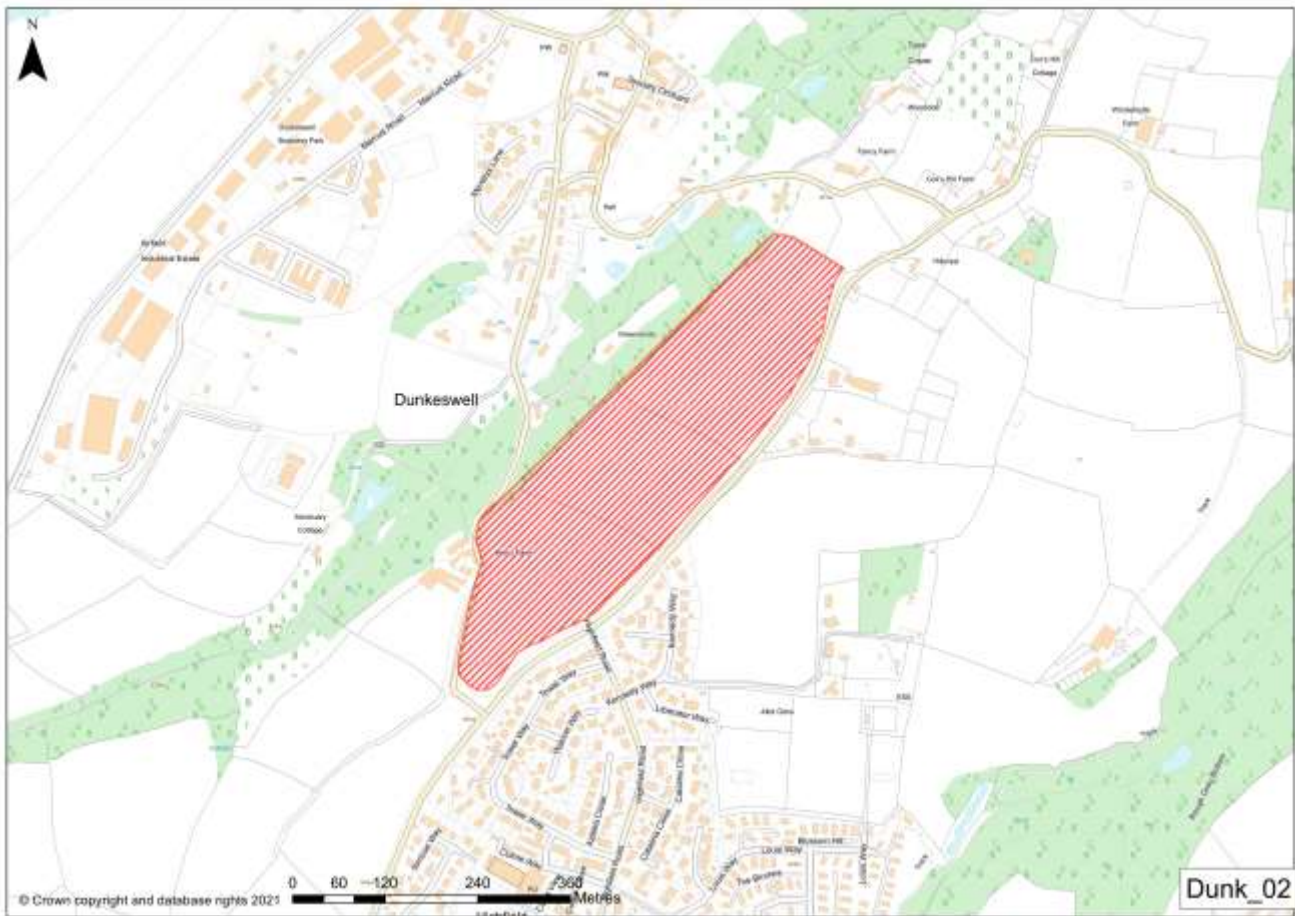
Housing Trajectory		Number of Dwellings
2020-22 Completions		0
Phasing of future housing development		
Deliverable 1/4/2022 to 31/3/2027		0
Developable 1/4/2027 to 31/3/2032		53
Developable 1/4/2032 to 31/3/2037		0
Developable 1/4/2037 to 31/3/2040		0
Post plan period		

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	Dunkeswell	Reference	Dunk_02



Site address	Land East of Manleys Farm, Dunkeswell, Honiton, Devon, Ex140SZ
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising rectangular field, gently sloping site, located to the NW of the northwest edge of the Highfield housing estate, within the parish of Dunkeswell. SE part of site is use as sportsfield (Dunkeswell Rovers FC - Green Lane venue). Submitter proposes access from the local distributor road on the site's eastern boundary. Existing footpath on eastern side of the distributor road as far as the footpath link to Kennedy Way, opposite the entrance to the football ground/sportsfield
Total site size (ha)	10.92
Submitter development type	Mixed Use (150 Dwellings/School)

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)	10.92
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	10.92
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 10.92 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 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 a TPO runs along part of the eastern boundary and CWS lies approx 200m away
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 50m of conservation area and Gade 2 listed buildings, Grade 2* listed building is 221m
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 . Adjacent potentially contaminated land (poultry houses)
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	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	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	Approx. 26 ha of development sites in the vicinity of Dunkerswell. Honiton Primary has the ability to increase their net capacity to 630 pupils - however would need to assess the capacity of Honiton primaries in conjunction with the proposed development sites in the vicinity of the town. Additional secondary capacity required. Transport costs would apply for both primary and secondary.
DCC Highways comments	Accessible from public 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)	Submitted as part of 2015 ED villages BUAB Consult
Site overlap description	Dunk_03 lies wholly within Dunk_02. 3.5 Ha (32%) of Dunk_02 lies outside Dunk_03. Count all of Dunk_02
Total site size	10.92
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	10.92
Gross to net area conversion factor applied %	0.60

Net developable area (ha)	6.55		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 131	Mid 164	Max 196
2. Site promoter – yield (upper)	150		
3. Lower of 1. (Mid) yield and 2. yield	150		
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)	150		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	10.92		
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 10.92 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. 10.92 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 164 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 150 dwellings. Site is available, suitable, Probably acheivable for housing.To avoid double counting, the net capacity of the site excluding overlaps is approximately 150 dwellings. Employment: The site is not submitted as available for employment development. 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 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	150
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

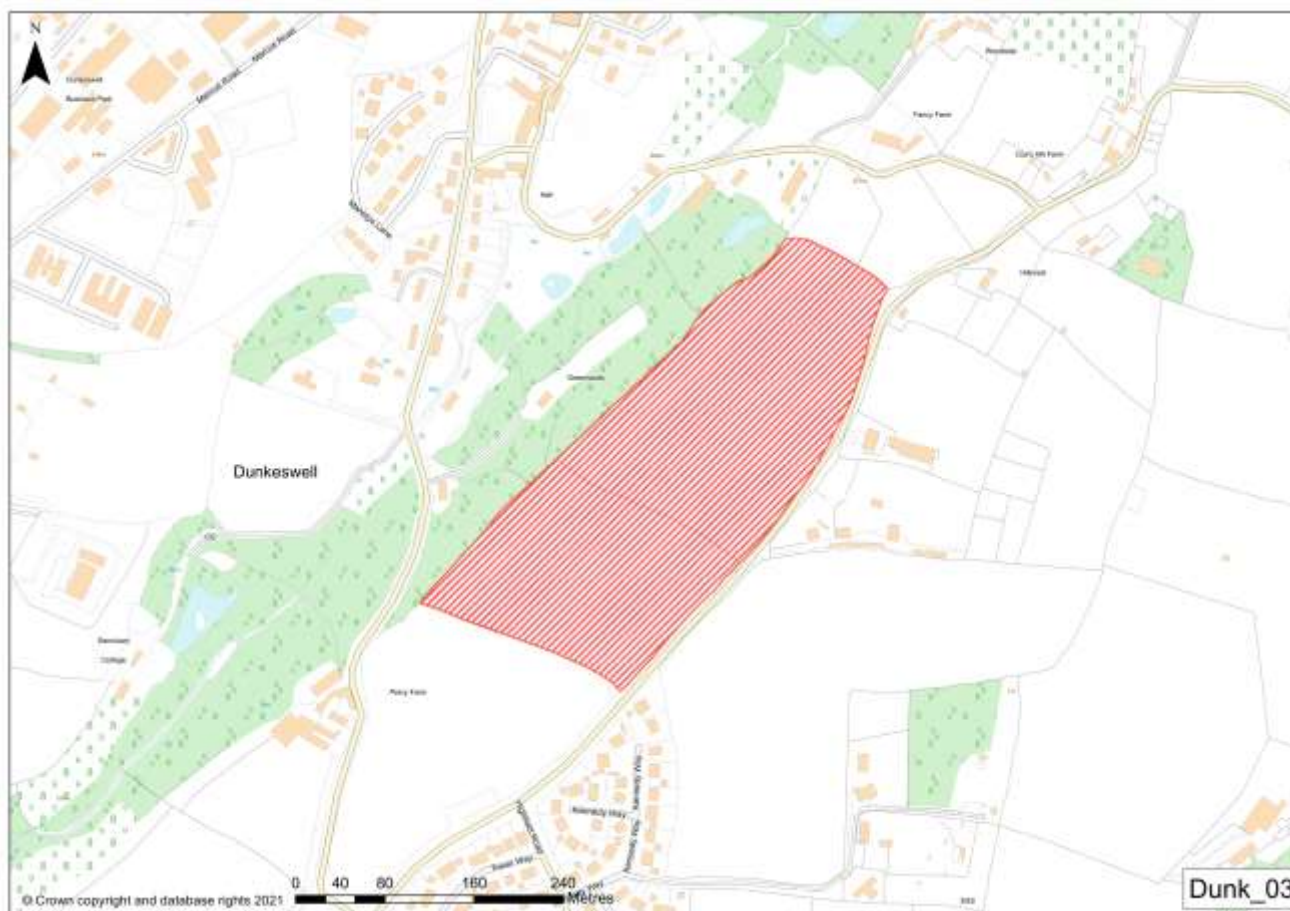
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Dunkeswell

Reference

Dunk_03



Site address	Land North of Highfield, Dunkeswell - NGR ST142073 - nearest postcode EX14 4XG
Outside Cranbrook Plan Area	Yes
Description	Pair of fields, slightly sloping site. located to the north west of the northern tip of the Highfield housing estate, within the parish of Dunkeswell. This site is the northern 2/3 of site Dunk_02. Submitter proposes access from the local distributor road on the site's eastern boundary.
Total site size (ha)	7.40
Submitter development type	Dwellings (120)

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)	7.40
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	7.40
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 7.4 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 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 a TPO runs along part of the south eastern boundary and CWS lies approx 200m away
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 50m of conservation area and Gade 2 listed buildings, Grade 2* listed building is 221m
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 . Adjacent potentially contaminated land (military 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	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	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	Approx. 26 ha of development sites in the vicinity of Dunkerswell. Honiton Primary has the ability to increase their net capacity to 630 pupils - however would need to assess the capacity of Honiton primaries in conjunction with the proposed development sites in the vicinity of the town. Additional secondary capacity required. Transport costs would apply for both primary and secondary.
DCC Highways comments	Accessible from public 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	Dunk_03 lies wholly within Dunk_02 (and 2017 Site Object D 117213). 3.5 Ha (32%) of Dunk_02 lies outside Dunk_03. Count all of Dunk_02. Count Dunk_03 as NIL.
Total site size	7.40
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	7.40

Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	4.44		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 89	Mid 111	Max 133
2. Site promoter – yield (upper)	120		
3. Lower of 1. (Mid) yield and 2. yield	111		
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)	7.40		
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 7.4 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. 7.4 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 111 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 111 dwellings. To avoid double counting, the net capacity of the site excluding overlaps is approximately 0 dwellings. Employment: The site is not submitted as available for employment development. 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 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	

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

Dunkeswell

Reference

Dunk_04



Site address	Land North of Louis Way, Dunkeswell, EX14 4XT
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising small, flat field (possibly with informal parking area in north east corner), located to the north of Highfield, separated by a small field from the housing to the south.
Total site size (ha)	0.98
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (Circa 12-15 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)	0.98
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.98
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.98 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 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 within 100m of a traditional orchard
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 400m from any listed building or 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	Within AONB. Adjacent to potentially contaminated land to the north and south (poultry houses)
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 concerns are identified on 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	Approx. 26 ha of development sites in the vicinity of Dunkerswell. Honiton Primary has the ability to increase their net capacity to 630 pupils - however would need to assess the capacity of Honiton primaries in conjunction with the proposed development sites in the vicinity of the town. Additional secondary capacity required. Transport costs would apply for both primary and secondary.
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 no access from public highway
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 Dunk_04 is the northern part of 2017 Site (OBJECTID 63606). All of site (OBJECTID 63606) lies within Dunk_04. Southern part of (OBJECTID 63606) was not resubmitted. No change in ownership.Count all 2021 site. Count 2017 site as NIL.
Total site size	0.98
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.98
Gross to net area conversion factor applied %	0.80

Net developable area (ha)	0.78		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 16	Mid 20	Max 23
2. Site promoter – yield (upper)	0		
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)	0.98		
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 0.98 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. 0.98 ha. Housing Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 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. Site is available and suitable but the HELAA Panel concluded that the site is Probably unachievable. Therefore the net capacity of the site excluding overlaps NIL dwellings. Employment: The site is not submitted as available for employment development. 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 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	

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

Dunkeswell

Reference

Dunk_05



Site address	Broomfields Dunkeswell, EX144QH
Outside Cranbrook Plan Area	Yes
Description	Flat field in agricultural use but may be used as playing feld (visible pitch markings), set behind frontage development but well related to nearby housig and good access
Total site size (ha)	1.79
Submitter development type	2021 submission -Homes for sale ,Affordable homes ,Homes for older people (number of dwellings not indicated). Confirmation of availability at 2022 Strategic Planning Committee presentation indicated 36 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	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)	1.79
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.79
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.79 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	Trees on the northern and eastern edge are covered by an area tree preservation order.
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 400m from any listed building or 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	Within AONB . Adjacent to potentially contaminated land to the north and south (poultry houses)
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 concerns are identified on 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	Approx. 26 ha of development sites in the vicinity of Dunkerswell. Honiton Primary has the ability to increase their net capacity to 630 pupils - however would need to assess the capacity of Honiton primaries in conjunction with the proposed development sites in the vicinity of the town. Additional secondary capacity required. Transport costs would apply for both primary and secondary.
DCC Highways comments	Access to the site for vehicles would need to be at the southernmost existing access even if it meant losing the mature tree. The northern existing access would be ok for ped/cycle but is too narrow for vehicles.
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	1.79
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00

Gross development area – Passes Stage B Housing	1.79		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	1.43		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 29	Mid 36	Max 43
2. Site promoter – yield (upper)	36		
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)	1.79		
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 1.79 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. 1.79 ha. Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 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: The site is not submitted as available for employment development. 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

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	

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

East Budleigh

Reference

Ebud_01



Site address	Land off Frogmore Road, East Budleigh,
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising slightly sloping field in AONB, close to the south eastern edge of East Budleigh settlement to the west (but separated by main road) and single, Grade 2 listed house to north east. Site has road frontage and lies east of the B3178, with housing abutting the site's southern edge and Syon House to the NE, and housing to the west. Agricultural land to the east beyond.
Total site size (ha)	0.90
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	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)	0.90
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	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, gently sloping
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 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	Limited capacity to support development, home to school transport implications
DCC Highways comments	Suitable access could be obtained from Frogmore Road if adequate foot/cycle improvements to access the village centre and crossing the B3178.
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	0.90		
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)	0.00
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 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: The site is not submitted as available for employment development. 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

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	

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	Exmouth	Reference	Exmo_01
			
Site address	Public Car Park, Royal Avenue, Exmouth, EX8		
Outside Cranbrook Plan Area	Yes		
Description	Brownfield land comprising flat, narrow lozenge-shaped site which is an East Devon District Council owned Royal Avenue public car par. Located west of Marine Way and the railway line, in a south westerly part of Exmouth and adjacent to the River Exe.		
Total site size (ha)	1.11		
Submitter development type	2017 submission Employment – Industrial/Warehousing . 2022 confirmation of availability only states 'other'. Site was assessed for employment uses.		

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	Approx. 0.9 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). 0.9ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.20
GDA Discounted at Stage A – Housing (ha)	0.90
GDA Passes Stage A – Employment (ha)	0.20
GDA Discounted at Stage A – Employment (ha)	0.90
Stage A Assessment conclusion	An area of approximately 0.2 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	The site falls within the Exe Estuary & Pebblebed Heaths catchment area, adjacent to the Estuary itself. Any potential for development could be significantly constrained by designated site proximity.
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 no designated heritage assets in very close proximity 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	There are no identified adverse landscape impact concerns.
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	Most of the site falls in Floodzone 3 and all falls in Floodzone 2. Flooding concerns could rule out potential for 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?	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	Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded by CIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	Accessible from public highway OK
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	Excellent public transport options from this site into Exeter c.11miles via bus and rail (c.30 mins duration). Site would serve the Exmouth labour market also in seeking to improve Exmouth's low levels of self-containment. Strong capacity of EDDC as landowner to deliver development within a 5 yr. timeframe and would highlight the opportunity to deliver a strategically significant site in partnership with the neighbouring car park owner. The location of this site means it offers far more valuable and aspirational employment uses than the

	industrial and warehousing noted in the submission. We are aware of local workspace providers already facing unprecedented demand for modern, flexible office and co-working space, who could be interested in managing such a facility on behalf of EDDC. The site is served by the Exmouth Sub-Tec exchange with superfast connectivity (40+ mbps) available via multiple providers.
Panel's conclusions	Probably unachievable as all bar 0.2Ha of this brownfield site is in Flood Zone 3, unless sufficient evidence is available to meet and pass the sequential test, and evidence also demonstrates the site redevelopment is viable with the necessary mitigation measures
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	All Exmo_35 is in Exmo_01. Part of western side of Exmo_01 lies outside site Exmo_35. Submitter has amended potential use,so count all of Exmo_35 for transport. Continue to Count Exmo_01 for employment		
Total site size	1.11		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.90		
Gross development area – Passes Stage B Housing	0.20		
Gross to net area conversion factor applied %			
Net developable area (ha)	0.20		
Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid 5	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)	0.90		
Gross development area – Passes Stage B Employment (Ha)	0.20		
Percentage of site to count – employment	100		
Employment land – potential yield (Ha)	0.00		

GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	
SITE POTENTIAL	Of the 1.1 ha site, 0.2 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. 0.9 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 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	

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

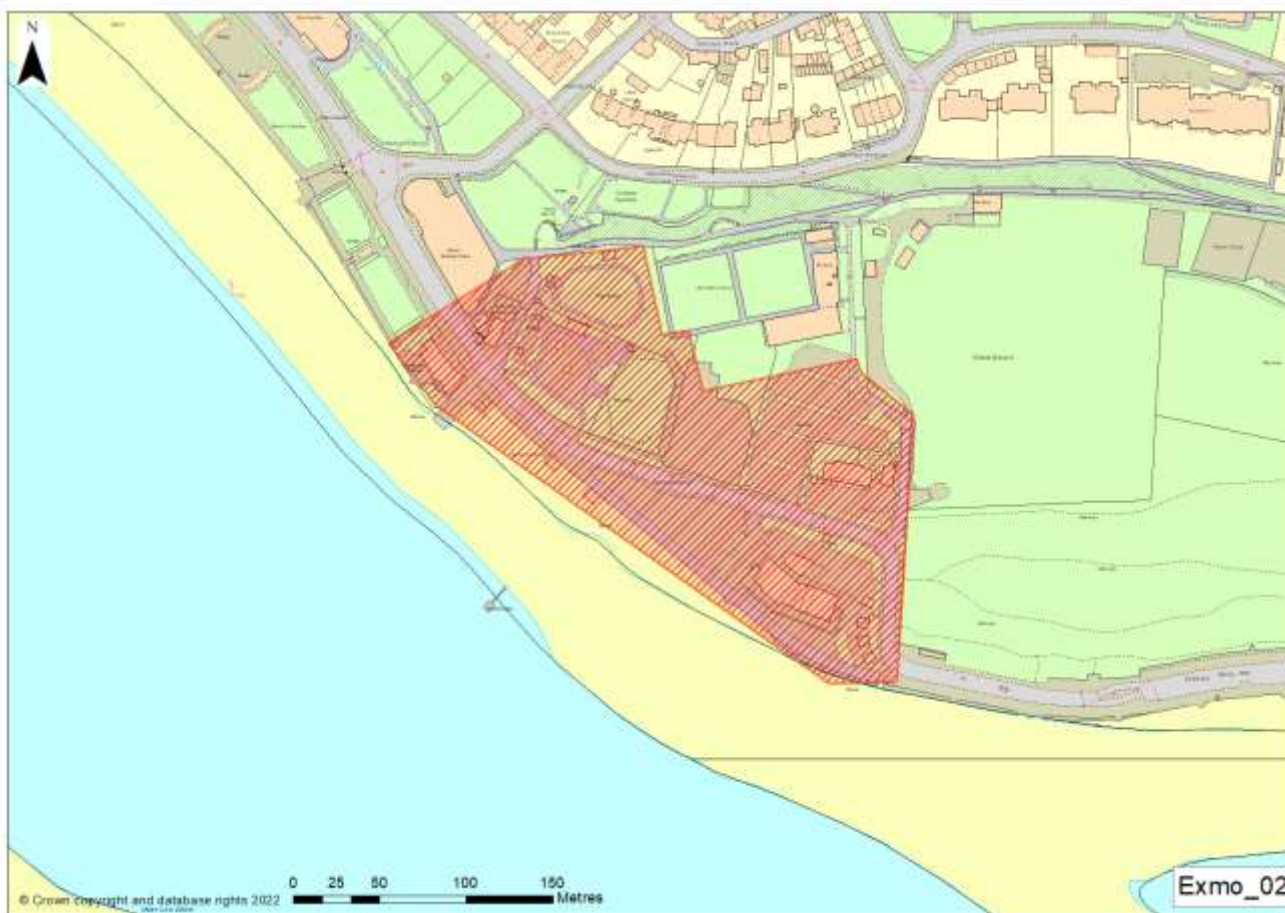
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Exmouth

Reference

Exmo_02



Site address	Queen's Drive, Exmouth, EX82AY	
Outside Cranbrook Plan Area	Yes	
Description	Small brownfield flat site on the southern edge of Exmouth overlooks the sea and is an East Devon District Council owned events space. It is understood the Council has, or at least did have, plans for a mixed-use redevelopment of this land area and if residential development were to form part of any scheme (noting that planning permission granted, 13/1819/MOUT, refers to holiday accommodation and not residential uses) . The number of dwellings would very much depend upon proposals being promoted.	
Total site size (ha)	3.89	
Submitter development type	Mixed Use (Number of dwellings not specified) wider seafront/ town/ sub-region regeneration	Mixed use leisure -

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 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. 3.69 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). 3.69ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.20
GDA Discounted at Stage A – Housing (ha)	3.69
GDA Passes Stage A – Employment (ha)	0.20
GDA Discounted at Stage A – Employment (ha)	3.69
Stage A Assessment conclusion	An area of approximately 0.2 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	The site falls within the Exe Estuary & Pebblebed Heaths catchment area, adjacent to the Estuary itself. Any potential for development could be significantly constrained by designated site proximity.
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 abuts a Conservation Area and is relatively close to Listed Buildings that may place some constraints on potential for 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	There are no identified adverse landscape impact concerns.
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	Most of the site falls in Floodzone 3. Only 0.2 Ha passes Stage A, and this land is Flood Zone 2, wholly surrounded by large area of Flood Zone 3. Would need sequential and exceptions test. Prudent to omit this land from the trajectory
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	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	Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoore's Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded by CIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	Land acquired by EDDC for development ?
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable subject to sequential test and overcoming flood risk

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

Potential capacity			
Planning application	18/0376/MFUL		
Planning Status	Permission before 01/04/2021		
Previous HELAA site ref no(s)			
Site overlap description	18/0376/MFUL Approved 07/06/2018 Water sports centre (part of site). Mid eastern part of Exmo_02 is now Site Exmo_25 and all of Exmo_25 is counted - currently as NIL. Part of site is Exmo_29.		
Total site size	3.89		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	3.69		
Gross development area – Passes Stage B Housing	0.20		
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 4	Mid 5	Max 6
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	5		
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)	3.69		
Gross development area – Passes Stage B Employment (Ha)	0.20		
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 3.89 ha site, approximately 3.69 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. 0.2 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 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. Although		

	assessed as 'Potential achievable subject to passing Sequential and Exceptions test', as Housing is a more vulnerable use and because only 0.2 Ha is not in Flood Zone 3 and that 0.2 Ha is wholly surrounded by a very wide area of Flood Zone 3, it is prudent at this time for the trajectory to count the potential site capacity as NIL dwellings. Employment: The site is not submitted as available for employment development. 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 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	

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

Exmouth

Reference

Exmo_03



Site address	Land at bottom of Bapton Lane, Exmouth between 14 Bapton Lane EX8 3JT and Cats Motel Bapton Farm EX8 3JT
Outside Cranbrook Plan Area	Yes
Description	Greenfield site located in a westerly part of Exmouth which forms part of the allocated Bapton Valley Park. Largely surrounded by housing within the built up area of the town.
Total site size (ha)	0.24
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (Suitable for a single dwelling to architecturally balance Bapton Farm house on the other side of Bapton Brook or a terrace development of say three starter 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)	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?	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. 0.05 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). 0.05ha 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)	0.24
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.24
Stage A Assessment conclusion	Does not Pass Stage A Suitability Assessment for employment as site below size threshold for employment. Site area is higher than site size threshold but available for 1 to 3 dwellings ie below dwelling number threshold so not passed Stage A for housing.
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	The site falls within the Exe Estuary & Pebblebed Heaths catchment but there are no designated areas close by.
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 no designated heritage assets close 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	There are no identified adverse strategic landscape impact concerns. Development would be contrary to the Exmouth Neighbourhood Plan and the objectives it's trying to achieve, related to the Bapton Valley Park.
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 eastern edge of the site falls in Floodzone 3. Development would be contrary to the Exmouth Neighbourhood Plan and the objectives it's trying to achieve, related to the Bapton Valley Park
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	Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded by CIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	Land accessible from public highway (pos flood issue) ?
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 is same as Exmo_22. which is the latest proposal with yield reduced to 1 to 2 dwellings. Count Exmo_03 as NIL. Count all of Exmo_22 (but note that site is below dwelling no. threshold) ie Count as NIL.		
Total site size	0.24		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.24		
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)	3		
3. Lower of 1. (Mid) yield and 2. yield	3		
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)	0.24		
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 0.24 ha site, approximately 0.05 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. 0.19 ha. 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 3 dwellings. Site has not passed Stage A suitability Assessment. And to avoid double counting with 2022 submission site Exmo_22, the net capacity of the site Exmo_03 excluding overlaps is NIL dwellings. Employment: The site is not submitted as available for employment development. 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	

Employment - Suitable Available Achievable summary

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

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

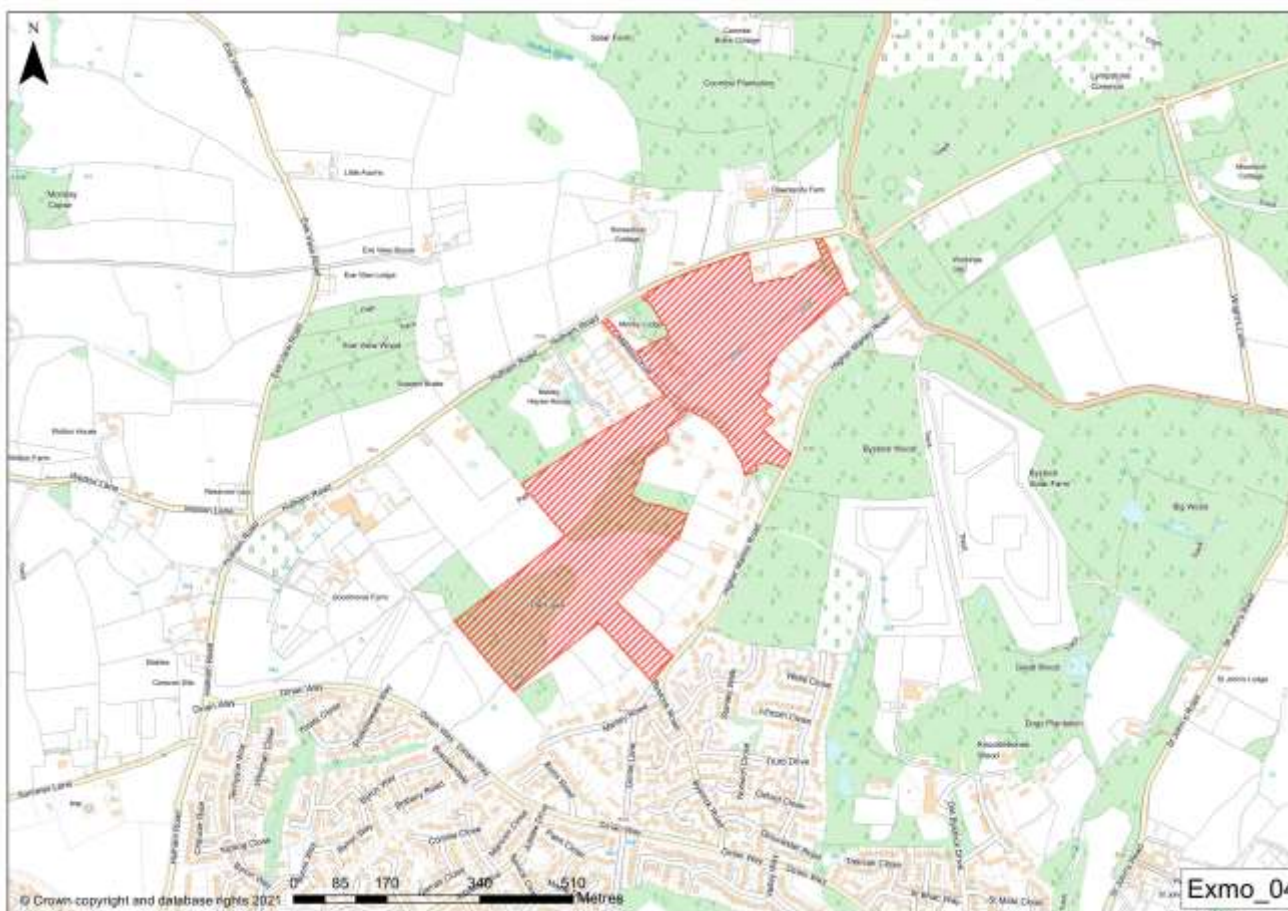
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Exmouth

Reference

Exmo_04



Site address	Land at Marley Drive, Lympstone, Exmouth,
Outside Cranbrook Plan Area	Yes
Description	Extensive greenfield site incorporates farmed fields and lightly wooded areas, and lies on the northern edge of Exmouth. It slopes upwards to the northwest. Site has some road frontage on Higher Marley Road to the south and Hulham Road to the north. Marley Drive bisects the site NW/SE. Housing to the south of the site and at Marley Drive
Total site size (ha)	18.16
Submitter development type	Dwellings (Up to 300). 2022 confirmation of availability states Homes for sale, Affordable homes, Renewable Energy - but now proposes 150 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	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)	18.16
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	18.16
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 18.16 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	The site falls within the Exe Estuary & Pebblebed Heaths catchment and at its north-western edges is very close to the designated Pebblebed Heaths area. There are County Wildlife Sites abutting the southern site boundary. There are significant wildlife constraint considerations.
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 no identified heritage assets in close vicinity 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	Parts of the site are elevated and of some prominence though tree coverage, including areas with Tree Preservation Orders, limits direct 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	No flooding concerns are identified on the site. Site 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 : <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	Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded by CIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	Accessible from Halham Rd & Higher Marley Rd OK
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Potentially achievable but at greatly reduced capacity, mindful of Pebblebed Heath and on-site tree cover; and subject to achieving 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)	W335 in the 2012 SHLAA Report		
Site overlap description	PARTIAL. All of site Exmo_12 is in South part of Exmo_45. Part of Exmo_04 overlaps all the North part of Exmo_45. Count all of Exmo_45. Count Exmo_12 as NIL. Count residual of Exmo_04 (9.6ha- but NIL dws-as in Pebblebed Heaths exclusion zone or is woods)		
Total site size	18.16		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	18.16		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	10.90		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 218	Mid 273	Max 327
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)	0.00		
Gross development area – Passes Stage B Employment (Ha)	18.16		
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 18.16 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. 18.16 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 273 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 150 dwellings. To avoid double counting with Exmo_12 and Exmo_45, the net capacity of the site Exmo_04 excluding overlaps is now NIL dwellings (the 9.6ha		

	residue of Exmo_04 has not been resubmitted and is counted as NIL dws because that land is in Pebblebed Heaths exclusion zone or is woodland) . Employment: The site is not submitted as available for employment development. 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	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

Exmouth

Reference

Exmo_05



Site address	Buildings and land at Maer Farm, Maer Lane, Exmouth,
Outside Cranbrook Plan Area	Yes
Description	Mixed greenfield/brownfield site, formed by a complex of old farm buildings on Maer Lane which falls within the proposed Littleham/ Maer Valley Park in the Exmouth Neighbourhood Plan.
Total site size (ha)	0.90
Submitter development type	Dwellings (21)

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)	0.90
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	The site falls within the Exe Estuary & Pebblebed Heaths catchment.
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 no identified heritage assets in close vicinity 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	The site is separated from other buildings but no significant constraints are identified.
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 concerns are identified on the 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	Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded by CIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	Accessible from Maer 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	18/2511/PDQ
Planning Status	18/2511/PDQ on western part of site part of the site. More recent full application approvals 7 April 2022- 21/3293/FUL; 21/3295/FUL; 21/3296/FUL
Previous HELAA site ref no(s)	
Site overlap description	18/2511/PDQ - Prior Approval for 5 dws (western 50% of site - decision 12 December 2018 - PA not required) . Superseded by 3 Full appls for 8 dws approved 07/04/2022. Exmo_05 is resubmission of most of eastern part of site (Exmo_13). Count Exmo_05 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)	21		
3. Lower of 1. (Mid) yield and 2. yield	18		
4. Percentage of site to count– housing	24		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	3		
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). Site is available, suitable, Probably achievable for housing. However, western part of site has approval for 5 dws (18/2511/PDQ - counted in the planning commitments. This was superseded by approvals for 3 full applications for 8 dws but this occurred after the 2022 Monitoring Point. The western part of the site is covered by 2021 submission Exmo_13 for 5 dwellings. Total site is 13 dwellings. The lower of the mid yield and the site promoter's yield would have the potential for 13 dwellings. To avoid double counting with Exmo_05 for 5dws and with 18/2511/PDQ for 5 dws , the net capacity of the site excluding overlaps is approximately 3 dwellings. Employment: The site is not submitted as available for employment development. 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

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

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

Exmouth

Reference

Exmo_06



Site address	Douglas Gardens, Exmouth,
Outside Cranbrook Plan Area	Yes
Description	This greenfield site is southerly sloping and is in agricultural use. It lies in southerly part of Exmouth abutting existing development to the north. Possible within the proposed Littleham/ Maer Valley Park in the Exmouth Neighbourhood Plan. Sewage works approx 400 m to the SE.
Total site size (ha)	2.92
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (The site has previously been the subject of an Outline planning application (reference: 15/0753/MOUT – for up to 44 dwellings. Approximately 40 to 50 units. The site previously gained outline permission for up to 44 units. Presentation at 2022 Strategic Planning Committee indicated 44 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	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)	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	The site falls within the Exe Estuary & Pebblebed Heaths catchment.
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 no identified heritage assets in close vicinity 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	The site is visually open, especially to views from the south but no over-riding constraints are identified.

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 concerns are identified on the site. Site comprises a mixture of grade 2 and 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 : <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	Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded by CIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school 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 achievable subject to suitable access being achieved through demolition of a property
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)	HELAA 2017 NON GESP Reference Number: EXMO_06		
Site overlap description	2021 site Exmo_06 and 2017 site (ObjectID 16815) 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	0.00		
Gross development area – Passes Stage B Housing	2.92		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.75		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 35	Mid 44	Max 52
2. Site promoter – yield (upper)	50		
3. Lower of 1. (Mid) yield and 2. yield	44		
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)	44		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	2.92		
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 2.92 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. 2.92 ha. Housing Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 44 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: The site is not submitted as available for employment development. 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	44
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

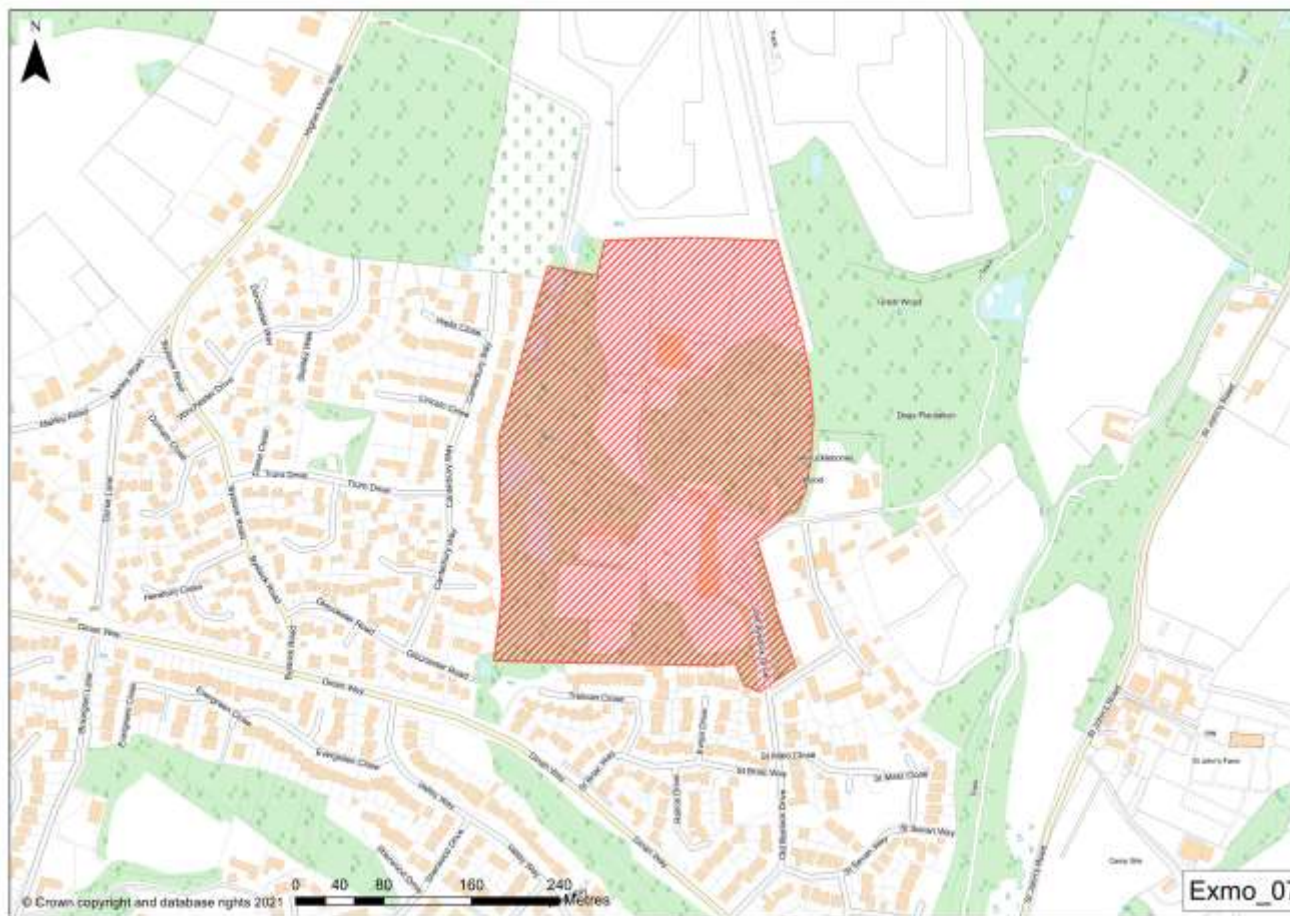
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Exmouth

Reference

Exmo_07



Site address	Bystock Court, Old Bystock Drive, Exmouth, EX8 5EQ
Outside Cranbrook Plan Area	Yes
Description	This greenfield site, comprising of open green space, some wooded areas and existing buildings abuts a northern built up edge of Exmouth.
Total site size (ha)	9.70
Submitter development type	Dwellings (35)

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)	9.70
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	9.70
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 9.7 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	The site falls within the Exe Estuary & Pebblebed Heaths catchment and there is extensive existing vegetation cover at the site that could be of wildlife 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	Within the southern part of the site is the Grade II listed Bystock Court. This property and its setting is of heritage importance and would be expected to place significant constraints on scope for 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	Whilst elevated, especially to the north, much if the site is well screened by tree coverage.
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 concerns are identified on the 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	Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded by CIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	Not accessible from highway Old Bystock Dr private NO
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 via private Old Bystock Drive, but reduce yield due to site being accessed by a private drive
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	9.70
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	9.70		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	5.82		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 116	Mid 146	Max 175
2. Site promoter – yield (upper)	35		
3. Lower of 1. (Mid) yield and 2. yield	35		
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)	9.70		
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 9.7 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. 9.7 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 146 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 35 dwellings. Site is suitable but the Panel concluded that the site Probably achievable subject to suitable access being achieved via private Old Bystock Drive, but reduce yield due to site being accessed by a private drive. Unclear at this time if part of the site is available for a much smaller development. Therefore for the trajectory, the net capacity of the site excluding overlaps is approximately NIL dwellings. Employment: The site is not submitted as available for employment development. 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 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	

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	Exmouth	Reference	Exmo_08
			
Site address	Littleham Fields, Exmouth,		
Outside Cranbrook Plan Area	Yes		
Description	This largely greenfield site is south sloping and is in agricultural use. It lies in southerly part of Exmouth abutting existing development to the north east. Wooded areas to NW and East, with solar panel array/farm to the north. Housing is to the west, south and south east. Old Bystock Drive lies within the SE corner of the site.		
Total site size (ha)	3.99		
Submitter development type	Homes for sale ,Affordable homes ,Custom and self-build homes ,Homes for older people (Approximately 30 – 40 units). 2022 Presentation to Strategic Planning Committee indicated 40 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	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)	3.99
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	3.99
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 3.99 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	The site falls within the Exe Estuary & Pebblebed Heaths catchment.
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 listed buildings close to the site that could have some impacts on scope for 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 visually open, especially to views from the south but no over-riding constraints are identified.
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 concerns are identified on the site. Site comprises a mixture of grade 2 and 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 : <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	Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded by CIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	Not accesible 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 unsuitable 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)	HELAA 2017 NON GESP Reference Number: EXMO_08
Site overlap description	2021 site Exmo_08 and 2017 site (ObjectID 41209) are effectively identical. Count all 2021 site. Count 2017 site as NIL.

Total site size	3.99		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	3.99		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	2.39		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 48	Mid 60	Max 72
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)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	3.99		
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 3.99 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. 3.99 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 60 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. Site is available and suitable, but the HELAA Panel concluded that the site is Probably unachievable. Therefore the net capacity of the site excluding overlaps is NIL dwellings. Employment: The site is not submitted as available for employment development. 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 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	

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

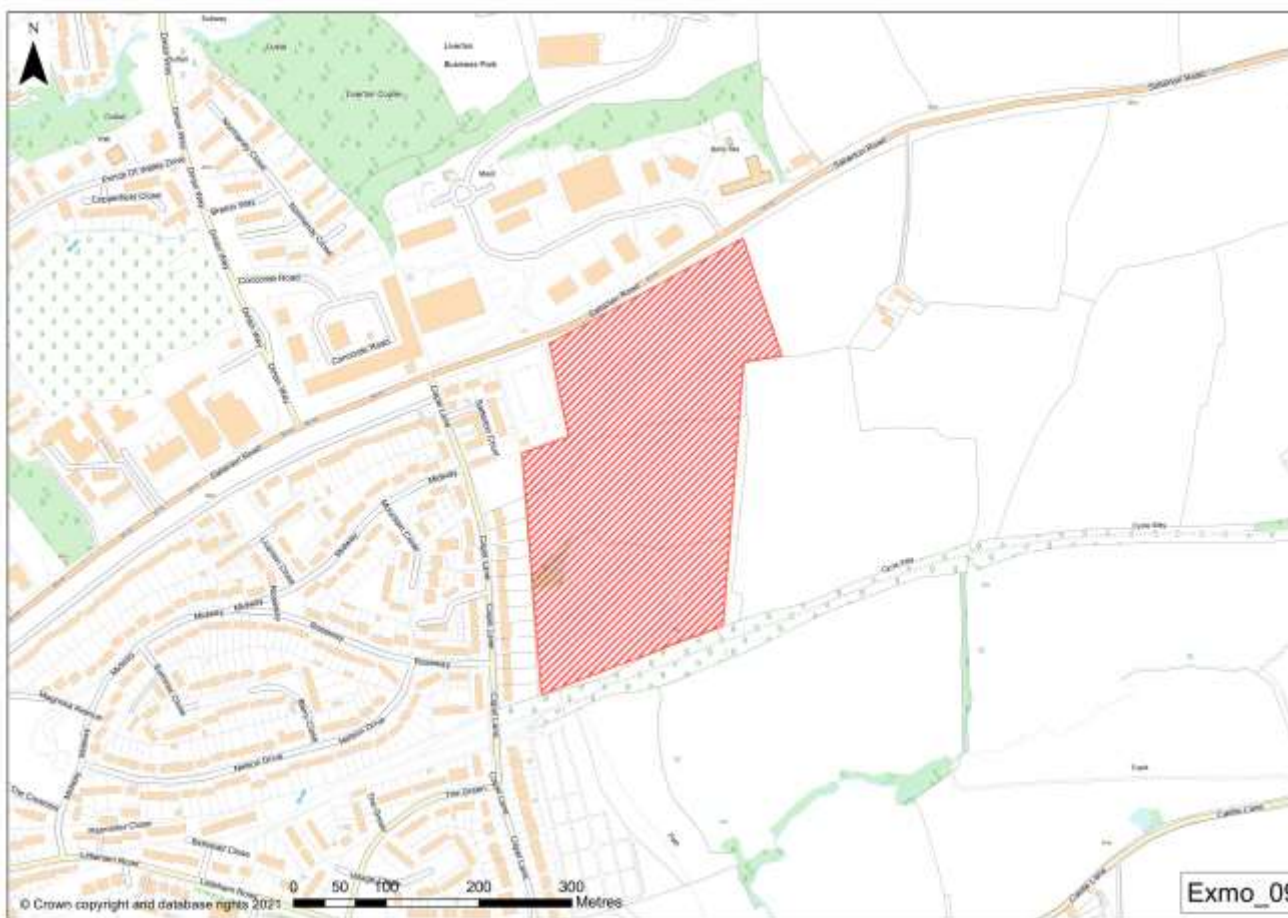
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Exmouth

Reference

Exmo_09



Site address	Land to the east of Capel Lane, Exmouth,
Outside Cranbrook Plan Area	Yes
Description	This southerly sloping greenfield site is in agricultural use. It lies on the eastern edge of Exmouth where it abuts the existing built edge of the town. Wholly within site Exmo_17.
Total site size (ha)	8.53
Submitter development type	Dwellings (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	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)	8.53
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	8.53
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 8.53 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	The site falls within the Exe Estuary & Pebblebed Heaths catchment.
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 no identified heritage assets in close proximity 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	The site is visually open, falling in an elevated position, it is also in an AONB and landscape considerations would be relevant in determining suitability for 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	No flooding concerns are identified on the site. 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	Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded by CIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	Accessible from B3178 Salterton Rd OK
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable, but the challenging topography might reduce site yield
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	All of Exmo_09 lies within Exmo_17 (part of which is a new site). NB Exmo_09 does not cover Exmo_15 (0.22 Ha) which does lie within Exmo_17. No change in ownership. Count Exmo_17 only. Count Exmo_09 as NIL.

Total site size	8.53		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	8.53		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	5.12		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 102	Mid 128	Max 154
2. Site promoter – yield (upper)	200		
3. Lower of 1. (Mid) yield and 2. yield	128		
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)	8.53		
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 8.53 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. 8.53 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 128 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 128 dwellings. However, Site Exmo_09 lies wholly within Exmo_17. To avoid double counting, the net capacity of the site Exmo_09 excluding overlaps is approximately 0 dwellings. Employment: The site is not submitted as available for employment development. 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	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

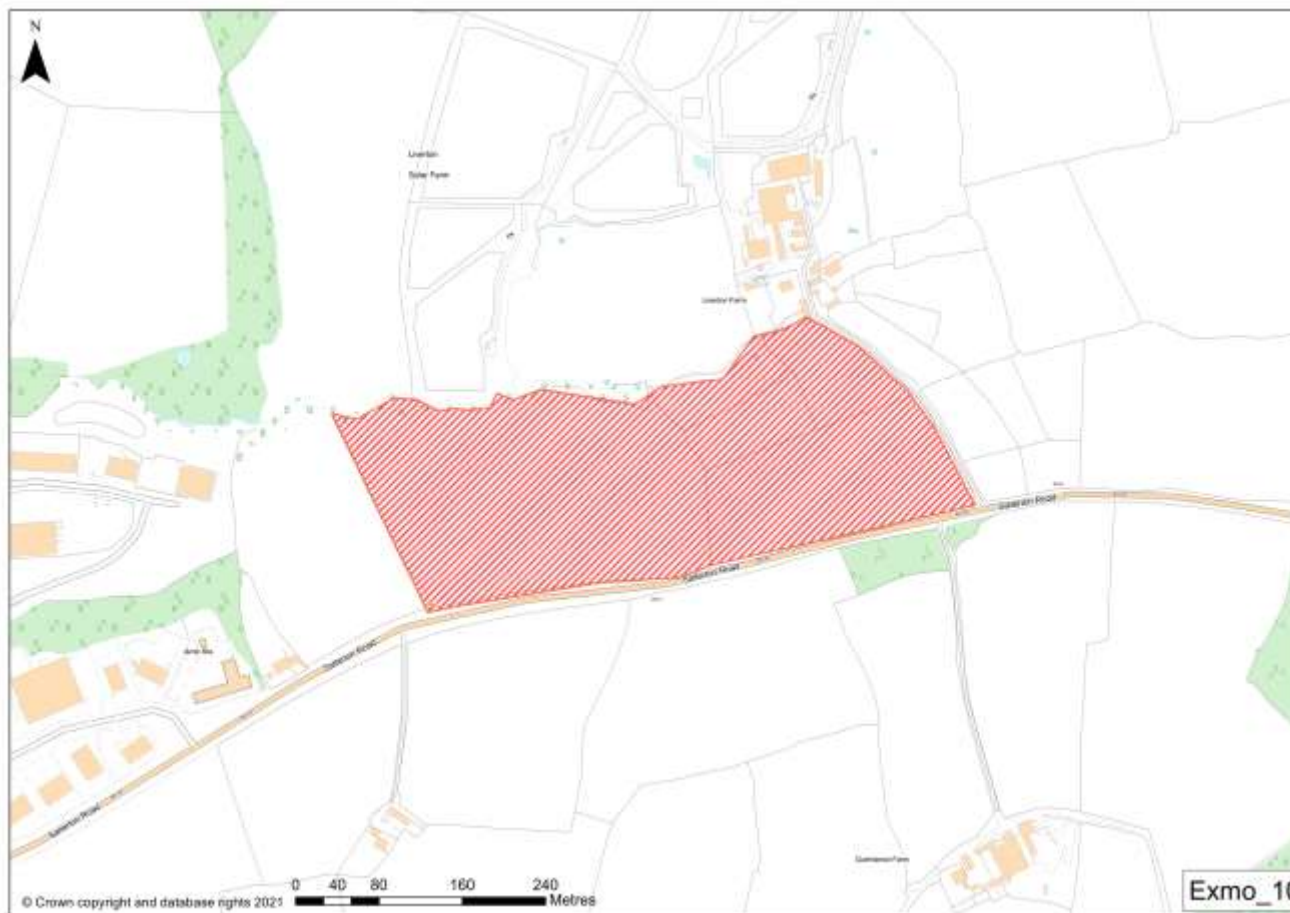
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Exmouth

Reference

Exmo_10



Site address	Land to the north of Salterton Road, Exmouth,
Outside Cranbrook Plan Area	Yes
Description	This undulating/ northerly sloping Greenfield site is in agricultural use. It lies on the eastern edge of Exmouth next to a field allocated for employment uses in the existing local plan.
Total site size (ha)	9.89
Submitter development type	Dwellings (250)

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	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)	9.89
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	9.89
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 9.89 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	The site falls within the Exe Estuary & Pebblebed Heaths catchment.
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 no identified heritage assets in close proximity 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	The site is visually open though outside of and just to the north of the AONB boundary. Landscape considerations would be relevant in determining ultimate suitability for 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	No flooding concerns are identified on the site. Site 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 : <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	Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded by CIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	Accessible from B3178 Salterton Rd OK
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable but potentially the yield may be reduced due to topography
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	Site Exmo_10 is wholly overlapped by resubmission site Exmo_24 which now proposes only 124 dws. Count Exmo_10 as NIL.
Total site size	9.89
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	9.89		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	5.93		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 119	Mid 148	Max 178
2. Site promoter – yield (upper)	250		
3. Lower of 1. (Mid) yield and 2. yield	148		
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)	9.89		
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 9.89 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. 9.89 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 148 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 148 dwellings. Whole site lies within resubmission site Exmo_24. To avoid double counting, the net capacity of Site Exmo_10 excluding overlaps is NIL dwellings. Employment: The site is not submitted as available for employment development. 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	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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	Exmouth	Reference	Exmo_11



Site address	Land to the South of Courtlands lane, Exmouth, EX8 3NZ
Outside Cranbrook Plan Area	Yes
Description	This greenfield site comprises a small field/paddock which lies on the southern side of Courtlands Lane in Exmouth. There is built development to the East and West of the site.
Total site size (ha)	0.47
Submitter development type	Homes for sale ,Homes for older people (The site would accommodate 6 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)	0.47
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.47
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.47 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	The site falls within the Exe Estuary & Pebblebed Heaths catchment.
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 listed Courtlands house lies close to the site and it and a listed wall may place some constraints in potential for 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 lies on a ridgeline in a visually quite prominent position from views from the 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	No flooding concerns are identified on the site. Site 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 : <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	Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded by CIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	Access should be available from Courtlands 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	PARTIAL - northern half of Exmo_23 is Exmo_11. Count Exmo_11 as NIL. Count all of Exmo_23.
Total site size	0.47
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.47		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.38		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 8	Mid 10	Max 11
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)	0.47		
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 0.47 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. 0.47 ha. 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 6 dwellings. To avoid double counting with 2022 submission site Exmo_23, the net capacity of the site Exmo_11 excluding overlaps is approximately NIL dwellings. Employment: The site is not submitted as available for employment development. 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

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	

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

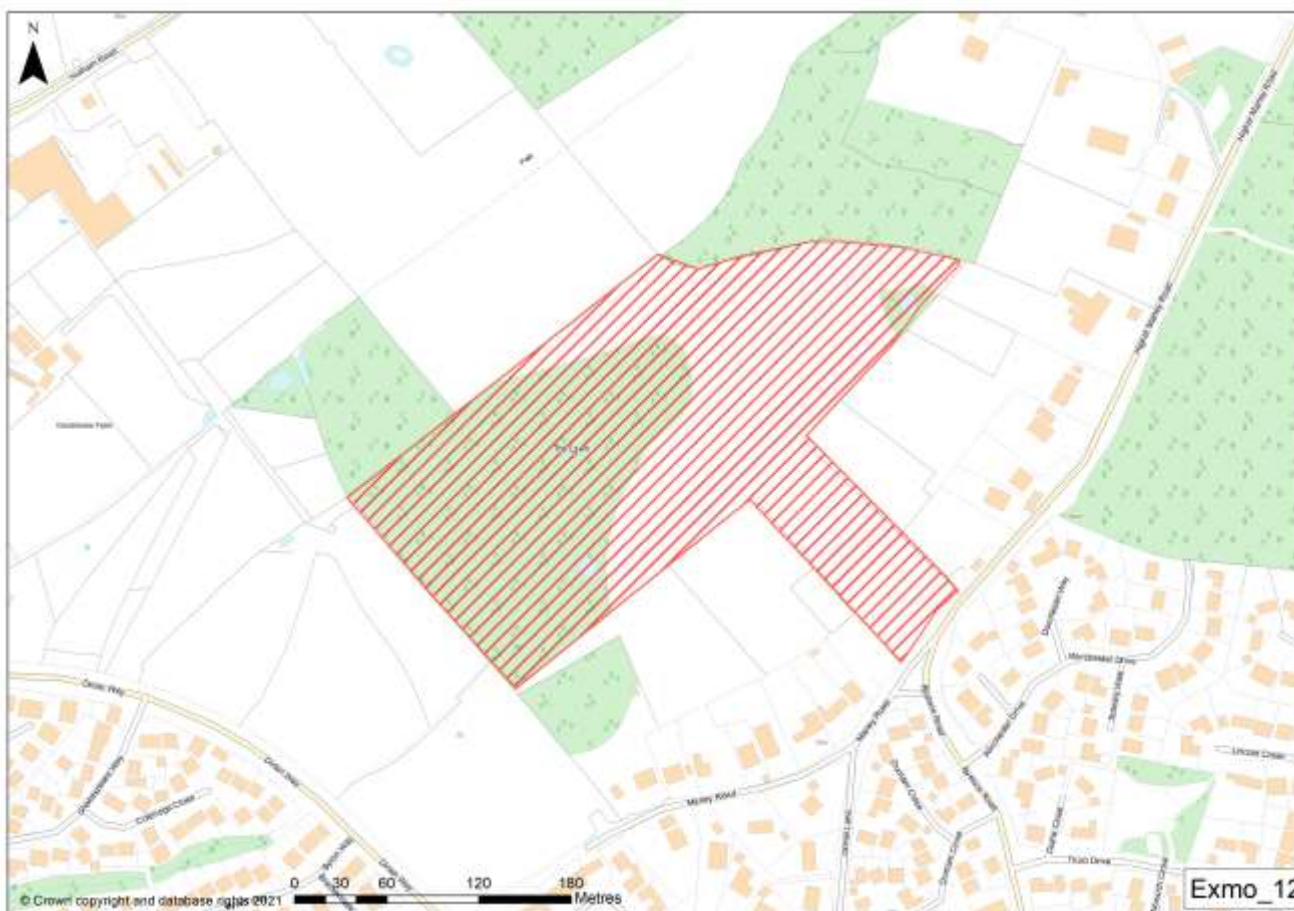
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Exmouth

Reference

Exmo_12



Site address	Land off Marley Road, Exmouth, EX8 5QB
Outside Cranbrook Plan Area	Yes
Description	This largely greenfield site falls within and occupies around one third of the larger site of Exmo_04. The site comprises of an open grassed areas with areas of tree coverage. Previously refused application for 98 dwellings under 14/3022/MOUT.
Total site size (ha)	6.18
Submitter development type	Homes for sale ,Affordable homes ,Renewable energy (An outline planning application (14/3022/MOUT) for up to 98 dwellings was refused on 22 February 2016.)

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)	6.18
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	6.18
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 6.18 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	The site falls within the Exe Estuary & Pebblebed Heaths catchment. Tree preservation orders run along the edge of the site along the boundary to higher marley road. This may cause some difficulty getting access. There are other TPOs located throughout the site which will 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	There are no identified heritage assets in close proximity 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	The site is attractive but not visually prominent from public viewpoints.

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 concerns are identified on the site. Site 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 : <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	Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded by CIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	Lymp 09, 10, 13, 14, 15 and Exmo04 & 12 should provide widening to Hulham Road, and appropriate contributions to the Dinan Way extension between Hulham Road and the A376 Exmouth Road. It would be sensible for these combined sites to be the subject of a masterplan with ped/cycle/emergency access via Higher Marley Road.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Potentially achievable but at greatly reduced capacity, mindful of on-site tree cover; and subject to achieving 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)	EXMO_04		
Site overlap description	PARTIAL. All of site Exmo_12 is in South part of Exmo_45. Part of Exmo_04 overlaps all the North part of Exmo_45. Count all of Exmo_45. Count Exmo_12 as NIL. Count residual of Exmo_04 (9.6ha- but NIL dws-as in Pebblebed Heaths exclusion zone or is woods)		
Total site size	6.18		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	6.18		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	3.71		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 74	Mid 93	Max 111
2. Site promoter – yield (upper)	98		
3. Lower of 1. (Mid) yield and 2. yield	93		
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)	6.18		
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 6.18 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. 6.18 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 93 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 93 dwellings. To avoid double counting, the net capacity of the site excluding overlaps is NIL dwellings.		

	Employment: The site is not submitted as available for employment development. 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	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

Exmouth

Reference

Exmo_13



Site address	Green Farm Buildings, Exmouth,
Outside Cranbrook Plan Area	Yes
Description	This largely greenfield site falls within and occupies around one third of the larger site of Exmo_05. The site comprises of two modern farm buildings.
Total site size (ha)	0.27
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (Approximately 5 new build units. Also, there is opportunity for conversion of existing barn. Concept Layout plant.)

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)	0.27
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 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	The site falls within the Exe Estuary & Pebblebed Heaths catchment.
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 no identified heritage assets in close proximity 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	There are no identified adverse landscape impact concerns.
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 concerns are identified on the 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	Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded by CIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	The site can be served by upgrading the existing access directly off Maer 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	Site Exmo_13 is resubmission of most of eastern part of 2017 site Exmo_05 (2017 ObjectID 41210). Count rest of Exmo_05 as net 3dws due to 18/2511/PDQ - for 5 dws (now superseded by 3 full applications approved for 8 dws. Count Exmo_13 as 5 dws.
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)	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)	0.27		
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 5 dwellings). Site is available, suitable, Probably achievable for housing. This site is within Exmo_13. To avoid double counting with Exmo_05, the net capacity of this site Exmo_13 excluding overlaps is approximately 5 dwellings. Employment: The site is not submitted as available for employment development. 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

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	

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

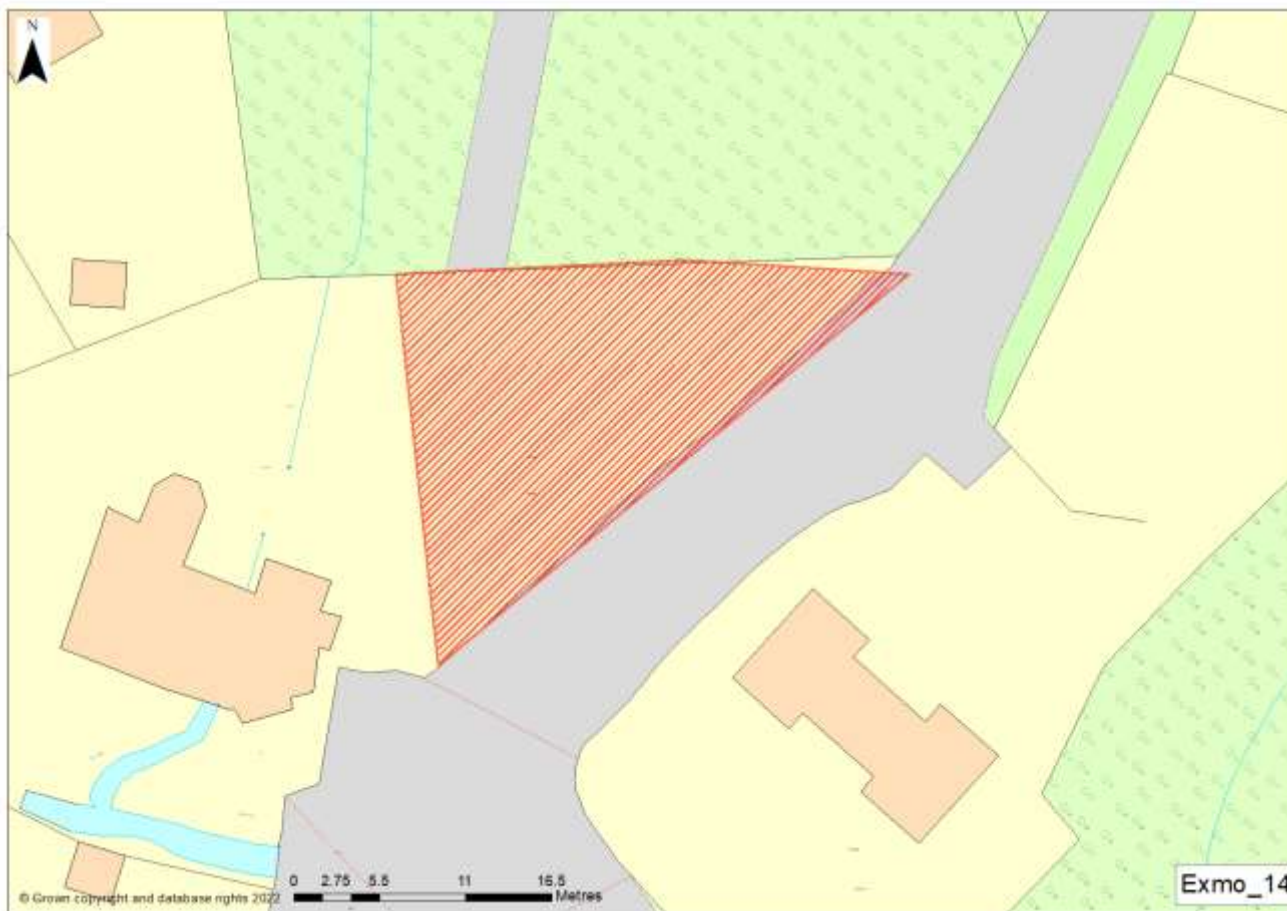
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Exmouth

Reference

Exmo_14



Site address	Land at South Lodge, St Johns Road, Exmouth, EX8 5EG
Outside Cranbrook Plan Area	Yes
Description	This small site, at South Lodge, St Johns Road in Exmouth falls below size thresholds, with a possibility for a single dwelling only. Detailed Assessment has not been undertaken.
Total site size (ha)	0.04
Submitter development type	Homes for sale ,Custom and self-build homes ,Homes for older people (for a single residential property.)

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)	0.04
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.04
Stage A Assessment conclusion	This site has not passed the Stage A Suitability Assessment for housing or for employment due to the site size (0.04 ha) 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	The site falls within the Exe Estuary & Pebblebed Heaths catchment.
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 no identified heritage assets in close proximity 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	
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 concerns are identified on the 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	
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	Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded by CIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
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	0.04
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.04

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			
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)	0.04		
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	Not passed Stage A Assessment. Not suitable for housing or employment for HELAA. Housing : Therefore site potential is NIL dwellings. Employment: The site is not submitted as available for employment development. 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	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	

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Exmouth

Reference

Exmo_15



Site address	Land off Capel Lane, Exmouth,
Outside Cranbrook Plan Area	Yes
Description	This small greenfield site, which forms part of a field, falls in an easterly part of Exmouth and fronts on to Capel Lane. This site is also part of the very much larger Site Exmo_17.
Total site size (ha)	0.22
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (Approximately 5-7 units). Jan 2022 presentation to Strategic Planning Committee indicated 8 dws. At Aug 2022 SPC - site Exmo_15 was combined with Exmo_09 and Axmo_17.

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?	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)	0.22
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.22
Stage A Assessment conclusion	An area of approximately 0.22 ha has passed the Stage A Suitability Assessment for housing but not for employment as the site 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	The site falls within the Exe Estuary & Pebblebed Heaths catchment.
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 no identified heritage assets in close proximity 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	The site falls within the East Devin 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 flooding concerns are identified on the 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	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	Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded by CIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	A safe and suitable access can be provided on to Capel 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)	0
Site overlap description	All of new 2021 Site Exmo_15 lies within Exmo_17. 2017 site Exmo_09 does not cover Exmo_15 (0.22 Ha), but Exmo_17 does. No change in ownership. Count Exmo_15 as NIL

Total site size	0.22		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.22		
Gross to net area conversion factor applied %	1.00		
Net developable area (ha)	0.22		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 4	Mid 6	Max 7
2. Site promoter – yield (upper)	7		
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)	0.22		
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 0.22 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. 0.22 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 6 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 Exmo_17, the net capacity of the site excluding overlaps is approximately NIL dwellings. Employment: The site is not submitted as available for employment-led development. 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

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	

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Exmouth

Reference

Exmo_16



Site address	Land to the rear of Elm Lane, Exmouth,
Outside Cranbrook Plan Area	Yes
Description	This small site, which forms part of a larger field, falls in an south-easterly part of Exmouth and it accessed via Elm Lane.
Total site size (ha)	0.47
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (Approximately 5 units – see Concept Layout plan submitted that demonstrates the sites ability to accommodate this level of development.)

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)	0.41
GDA Discounted at Stage A – Housing (ha)	0.06
GDA Passes Stage A – Employment (ha)	0.41
GDA Discounted at Stage A – Employment (ha)	0.06
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 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	The site falls within the Exe Estuary & Pebblebed Heaths catchment.
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 listed buildings relatively close to the site that would need to be taken into account in any development proposals.
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	There are no identified adverse landscape impact concerns.

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 southerly part of the site falls in Floodzone 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	Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded by CIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	No ped/cycle access difficulties. An access can be provided on to Elm Lane. Possible PROW diversion.
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	0.47		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.06		
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)	0.60		
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 0.47 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. 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 available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 5 dwellings. Employment: The site is not submitted as available for employment development. 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

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	

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

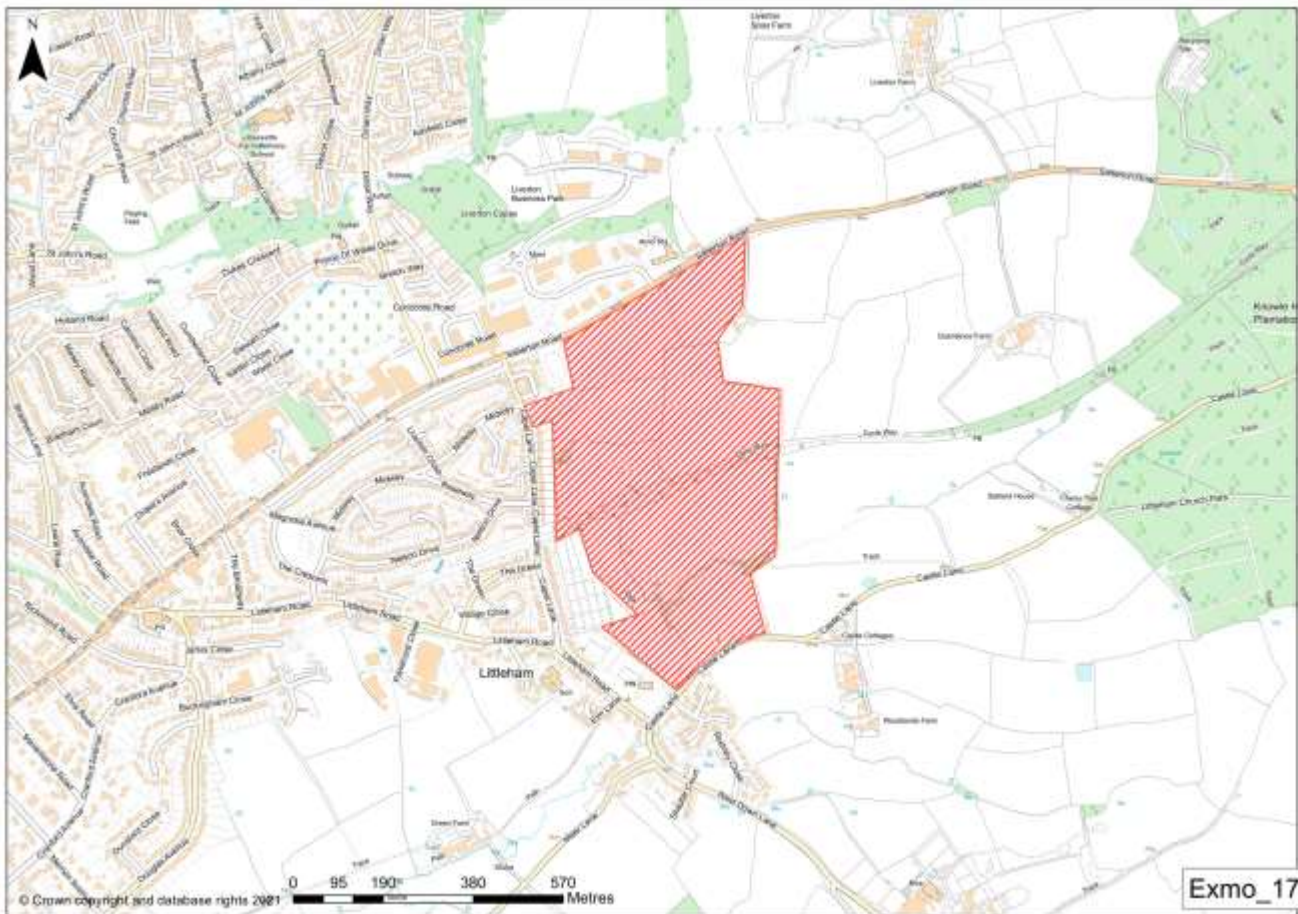
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Exmouth

Reference

Exmo_17



Site address	Land to the South of Littleham, Exmouth,
Outside Cranbrook Plan Area	Yes
Description	This substantial south sloping/undulating site falls on the eastern side of Exmouth and it comprises of a number of fields in agricultural use separated by hedgerows and some more mature trees. Contains all of Exmo_09.
Total site size (ha)	30.70
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people ,Office ,Industrial / warehouse ,Retail ,Hotel ,Renewable energy ,Mixed use ,Other (700 + Units including mixed used elements and infrastructure.) 2022 Presentation to Stratgic Planning Committee indicated 400-450 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. 1.26 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). 1.26ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	29.44
GDA Discounted at Stage A – Housing (ha)	1.26
GDA Passes Stage A – Employment (ha)	29.44
GDA Discounted at Stage A – Employment (ha)	1.26
Stage A Assessment conclusion	An area of approximately 29.44 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 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	The site falls within the Exe Estuary & Pebblebed Heaths catchment.
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 listed buildings relatively close to the site that would need to be taken into account in any development proposals.
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 falls 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	A stream, with associated floodplain, bisects the site and this would need to be accommodated in any development scheme. 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	Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded by CIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	The site has suitable access onto Salterton Road which benefits from cycle and ped links, possible secondary access onto Castle Lane.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable, potentially reduced yield due to topography
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	Exmo_17 covers all of Exmo_09 and Exmo_15 part of which is a new site). No change in ownership. Count all of Exmo_17 Count Exmo_15 as NIL. Count Exmo_09 as NIL.		
Total site size	30.70		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	1.26		
Gross development area – Passes Stage B Housing	29.44		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	17.66		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 353	Mid 442	Max 530
2. Site promoter – yield (upper)	450		
3. Lower of 1. (Mid) yield and 2. yield	442		
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)	442		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	1.26		
Gross development area – Passes Stage B Employment (Ha)	29.44		
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 30.7 ha site, approximately 1.26 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. 29.44 ha. Housing Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 442 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 442 dwellings. This accords with HELAA Panel conclusion that site is Probably achievable, potentially reduced yield due to topography (ie reduced compared to the original 700 + dws submission). Site is available and suitable. To avoid double counting, the net capacity of the site excluding overlaps is approximately 442 dwellings.		

	Employment: The site is not submitted as available for employment development. 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	225
Developable 1/4/2032 to 31/3/2037	217
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

Exmouth

Reference

Exmo_18



Site address	Land directly to the east of Liverton Business Park, Exmouth,
Outside Cranbrook Plan Area	Yes
Description	This greenfield site comprises a southerly sloping field currently in agricultural use on the eastern side of Exmouth. It is allocated in the existing local plan for employment uses. Southern boundary of site has road frontage on to Salterton Road. Industrial/commercial units at Liverton Business Park adjoin the site's western boundary. Agricultural land to north, east and south.
Total site size (ha)	2.83
Submitter development type	Office ,Industrial / warehouse ,Retail ,Hotel ,Renewable energy ,Mixed use (Approximately 50,000+ sq ft)

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)	2.80
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.80
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.8 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	The site falls within the Exe Estuary & Pebblebed Heaths catchment.
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 no identified heritage assets close 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	There are no significant adverse landscape impact concerns identified in respect of 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	No flooding concerns are identified on the site. It comprises 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 : <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	Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded by CIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	Suitable access obtainable onto Salterton Road, a strategic road, existing ped links with potential for cycle upgrade.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	No concern re. the ability of the landowner to bring this site forward for employment use, subject to market demand. Seems a logical next phase of Liverton Business Park which has seen speculative build, even when demand had dropped off (following 2008). The site is served by the Exmouth & Sub-Tec exchange 3.43km away and this postcode is able to access superfast connectivity (40+ mbps) available via multiple providers. Good access and public transport via Salterton Rd. Highly achievable for a variety of employment uses.
Panel's conclusions	Probably achievable
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably achievable

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	N/A		
Site overlap description	No overlap		
Total site size	2.83		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	2.83		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.68		
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)	0.00		
Gross development area – Passes Stage B Employment (Ha)	2.83		
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	2.83		
SITE POTENTIAL	Of the 2.82 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. 2.82 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 and Probably achievable for employment. Therefore for the trajectory, the net capacity of the site is 2.82 hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			

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

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
No	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	

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	1.40
Developable 1/4/2032 to 31/3/2037	1.43
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Exmouth

Reference

Exmo_19



Site address	Land adjacent to Upper Deck, Gore Lane, Sandy Bay, Exmouth, EX8 5BZ
Outside Cranbrook Plan Area	Yes
Description	This small greenfield site falls on the western edge of Sandy Bay holiday Park. There have been various holiday park planning applications on/sweeping over this land in past years.
Total site size (ha)	0.45
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Renewable energy ,Other (Landowner is flexible, not quantifiable at present)

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)	0.45
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	The site falls within the Exe Estuary & Pebblebed Heaths catchment.
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 no identified heritage assets close 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	The site falls 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	No flooding concerns are identified on 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	Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded by CIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	Gore lane not suitable for large scale development, no ped or cycle link to site.
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	0.45
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.00		
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)	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)	0.00		
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 0.45 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. 0.45 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. Site is available, suitable, Probably achievable for housing.To avoid double counting, the net capacity of the site excluding overlaps is approximately 9 dwellings. Employment: The site is not submitted as available for employment development. 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.			

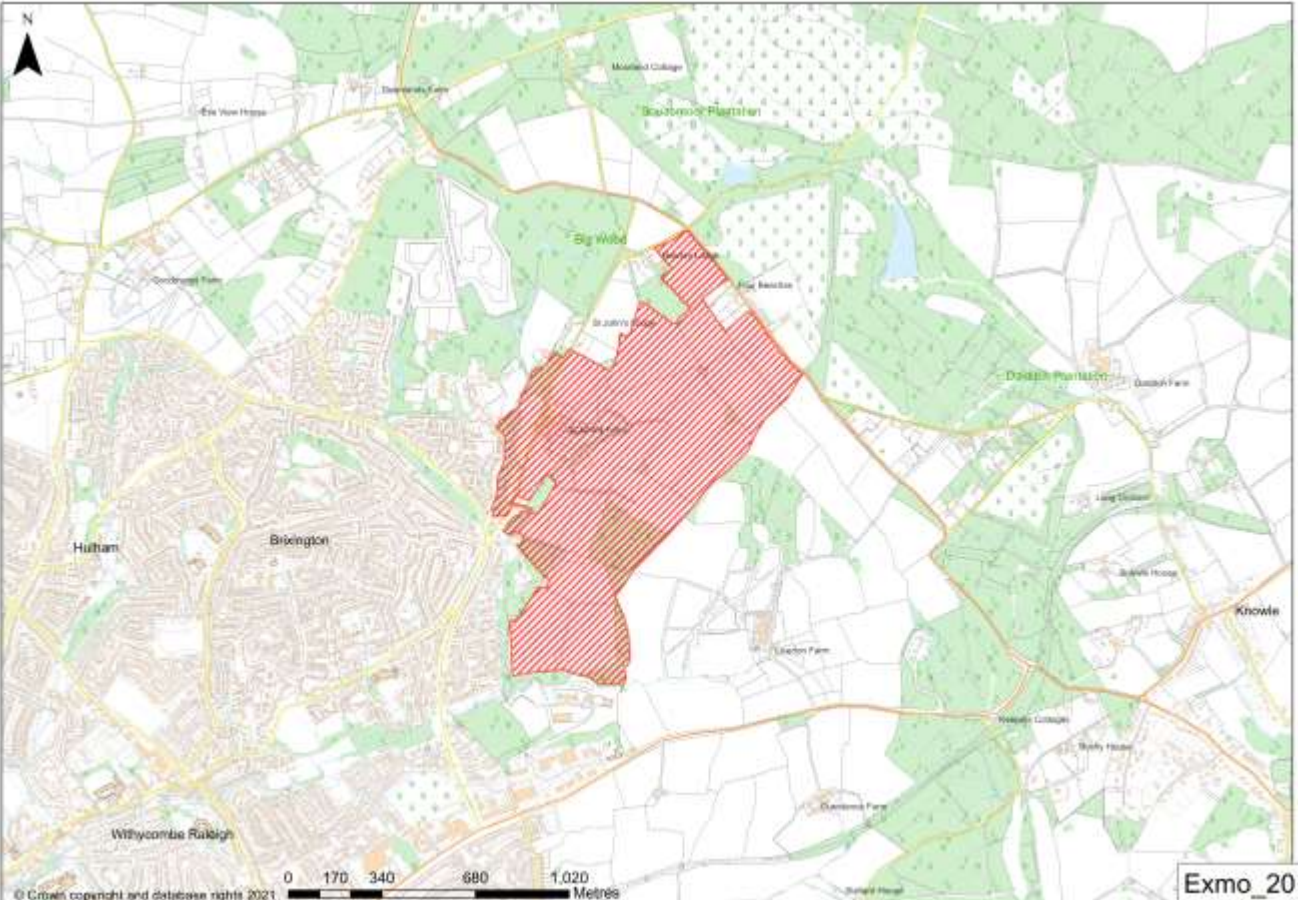
Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable

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	

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	Exmouth	Reference	Exmo_20
			

Site address	Land at St.John's, Exmouth,
Outside Cranbrook Plan Area	Yes
Description	This substantial area of land falls on the north eastern edge of Exmouth. The greenfield site comprises of a large number of fields in agriculture use with extensive wooded areas and hedgerows. Within the site there are a number of existing buildings.
Total site size (ha)	85.46
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people ,Mixed use ,Other (The Vision Document - could accommodate more than 700 homes, a primary school, a community hub, and 49.23 ha of landscape and nature assets.)

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. 0.09 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). 0.09ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	85.37
GDA Discounted at Stage A – Housing (ha)	0.09
GDA Passes Stage A – Employment (ha)	85.37
GDA Discounted at Stage A – Employment (ha)	0.09
Stage A Assessment conclusion	An area of approximately 85.37 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	The site falls within the Exe Estuary catchment and parts are very close to the Pebblebed Heaths. There will be biodiversity interests with the site and an area of woodland to the west is covered by a tree preservation order.
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 listed buildings within the site that would need careful consideration in any development proposal.
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 rises above Exmouth and parts are very visually prominent. Parts of the site adjoin and are very close to 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	The site contains small areas of floodplain. It comprises a mixture of grade 3a and 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 : <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	Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded by CIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	Should provide contributions to the Dinan Way extension between Hulham Road and the A376 Exmouth Road. It would be sensible for these combined sites to be the subject of a masterplan with ped/cycle/emergency access via Liverton Buisness park/B3179.
DCC Minerals comments	Part of site is within MCA, part within MSA. As such Devon County Council objects to the inclusion of this site on the basis that development 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 reliance on Dinan Way extension & junction improvements needing third party land. Also, site is very close to the Pebblebed Heaths and there is a minerals objection. Potentially a smaller site could come forward but would need further assessment
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 Exmo_20 (85.5 Ha) overlaps 2017 sites 84004 & 84402 , Exmo_46 & much of 2017 site GH/ED/76(77.5 Ha). Part of GH/ED/76 lies outside Exmo_20, but not resubmitted. Count GH/ED/76 as NIL. Count 75 dws Exmo_46; Count residue of Exmo_20.		
Total site size	85.46		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.09		
Gross development area – Passes Stage B Housing	85.37		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	51.22		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 1024	Mid 1281	Max 1537
2. Site promoter – yield (upper)	700		
3. Lower of 1. (Mid) yield and 2. yield	700		
4. Percentage of site to count– housing	89		
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)	0.09		
Gross development area – Passes Stage B Employment (Ha)	85.37		
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 85.46 ha site, approximately 0.09 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. 85.37 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 1281 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 700 dwellings. HELAA Panel concluded that the site is Probably unachievable due to reliance on Dinan Way extension & junction improvements needing third party land. Potentially a smaller site could come forward but would need further assessment. Therefore for the trajectory net capacity of the site excluding overlaps is approximately NIL dwellings. Employment: The site is not submitted as available for employment development. 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 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	

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

Farringdon

Reference

Farr_01



Site address	Wares farm, Clyst Honiton Exeter, EX5 2BL
Outside Cranbrook Plan Area	Yes
Description	Level site adjacent to the A30 and B3184, opposite to Exeter Airport Business Park, currently occupied as Farm
Total site size (ha)	0.90
Submitter development type	Office ,Industrial / warehouse (2500 sqm gross internal -applied for in 2010. New design to be created in any new application)

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)	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 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 Heaths 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	There are no identified heritage assets close 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. Site is enclosed by mature trees and hedgerow, meaning limited views into site from both A30 and B3184
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	Medium risk of surface water flooding within the 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	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 has good visibility onto the B3184
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	Previous commercial consent noted along with lack of delivery. Very poor broadband connectivity to postcode at less than 2 mbps from Sowton exchange almost 6km away. Good access to B3184 but public transport requires a walk to the airport terminal. I can't comment of the likelihood or capacity of the owner to bring development forward but note their previous consent in 2010 lapsed. Some potential for higher value employment provision, subject to viability assessment and a structured assessment of landowner intent.
Panel's conclusions	Probably achievable in particular for 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	0.90
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 %	
Net developable area (ha)	0.72

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)	0.90		
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	0.91		
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 : 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 approxmiately 0.9 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	

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	0.45
Developable 1/4/2032 to 31/3/2037	0.46
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

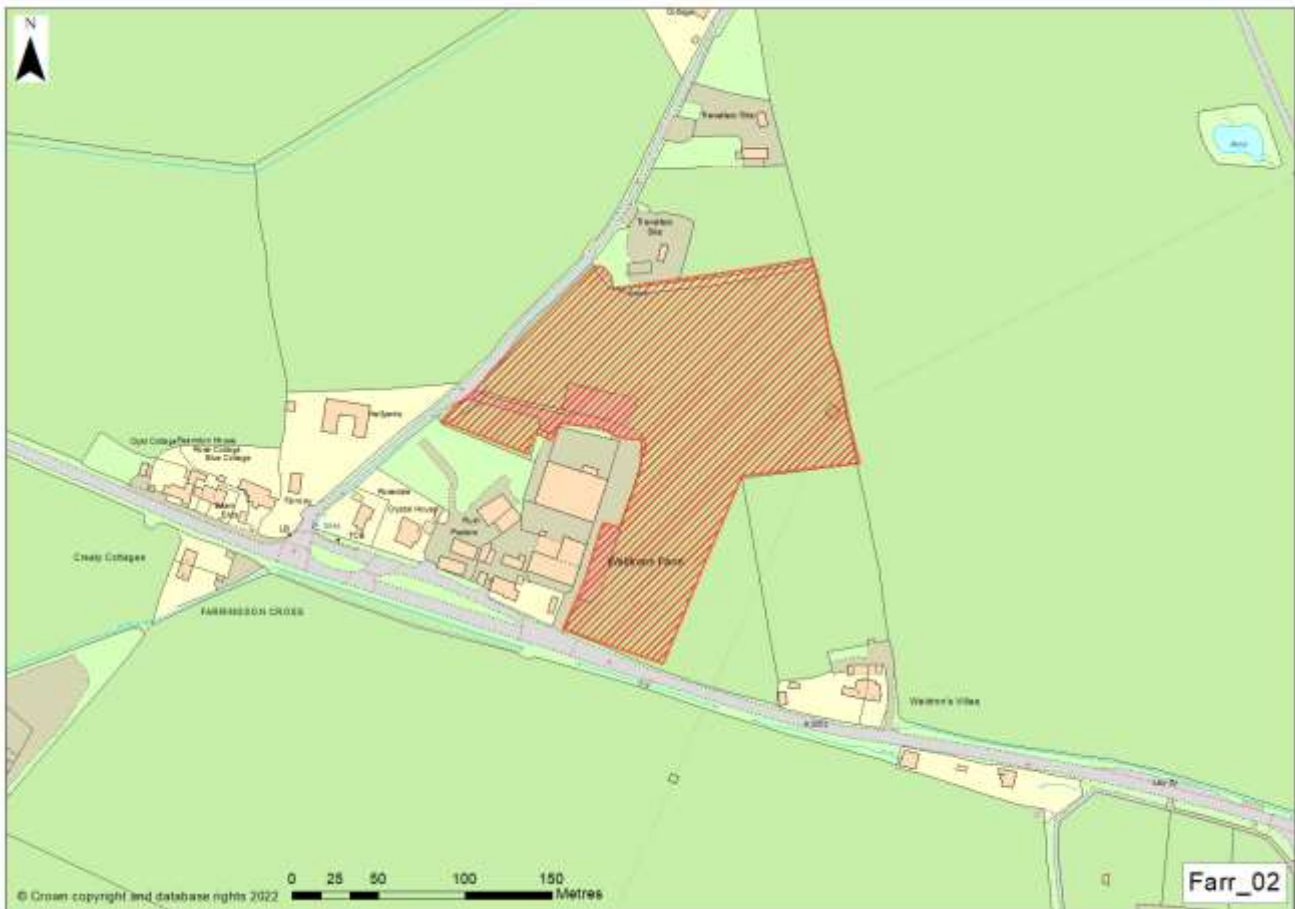
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Farringdon

Reference

Farr_02



Site address

Land at Waldrons Farm, Sidmouth Road, Farringdon, Exeter, EX5 2JX, EX5 2JX

Outside Cranbrook Plan Area

Yes

Description

Flat site adjacent to A4052, and next to vehicle repairing centre and numbers of household.

Total site size (ha)

2.63

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 ,Mixed use (The LPA will have access to historic layout plans for this site which has previously been approved (in principle) for employment use. However, our client would be prepared to make their site available for a wide range of uses (subject to scheme viability) which could include a variety of housing, employment or commercial activity.)

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)	2.63
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.63
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.63 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	Within Exe Estuary and Pebblebed Heaths 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	With the nearest designated heritage asset a Grade II listed building 522m away, heritage impacts are limited.
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 site available from a3052 roads and lanes around 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	The site fall in Flood zone 2 & 3 and 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	Will require additional primary. Secondary (see re Exmouth) and special provision
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. Access direct onto the A3052 is problematic due to high traffic flows an difficulty turn right onto a busy road
DCC Minerals comments	
DCC Waste comments	This site is located within the WCZ for Hill Barton inert landfill site however DCC has no objection as WPA to this site.
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	2021 Site Farr_02 and 2017 Site (ObjectID 58809) are effectively identical. Count all of Farr_02. Count Site 58809 as NIL
Total site size	2.63
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	2.63		
Gross to net area conversion factor applied %	0.60		
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)	0		
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)	0.00		
Gross development area – Passes Stage B Employment (Ha)	2.63		
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 2.63 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. 2.63 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 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. 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: The site is not submitted as available for employment-led development. 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	40
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

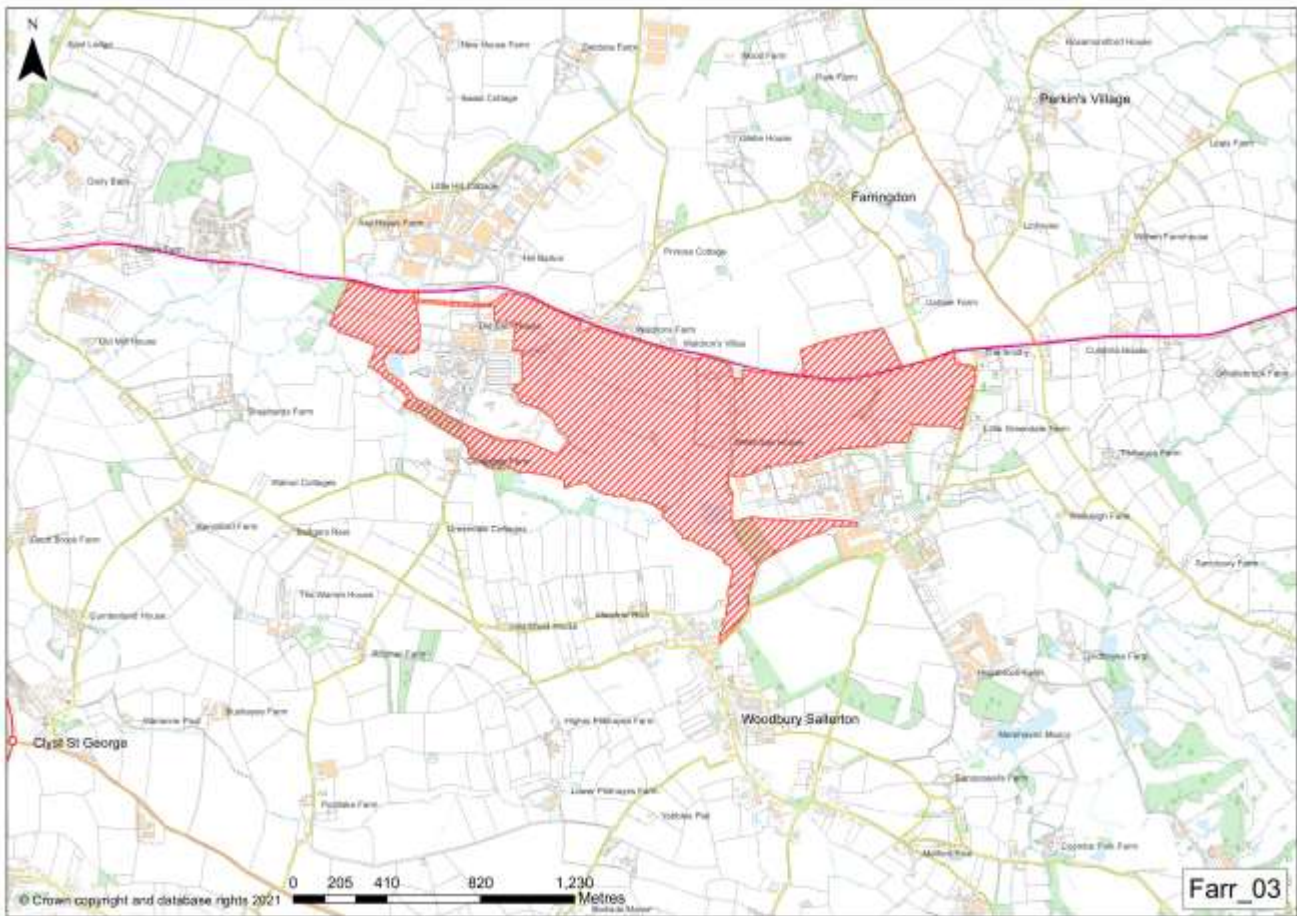
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Farringdon

Reference

Farr_03



Site address	Land south of the Sidmouth Rd, EX5 2JU
Outside Cranbrook Plan Area	Yes
Description	Huge agricultural field, adjacent to the A3052, adjoining with Wood_38, Wood_35, Wood_36 and Slge_30. located in area to south east of Hill Barton Business Park, north of Greendale Business Park.
Total site size (ha)	134.16
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people ,Office ,Industrial / warehouse ,Retail ,Renewable energy ,Mixed use ,Other (The masterplan proposals for the site are included in the appended Vision Document. Whilst a specific quantum of floorspace has not yet been determined, it is anticipated that the new community would include the following: ☒ Approximately 1,300 - 1,500 new homes; A village centre comprising a relocated and expanded Farm Shop & Café along with further commercial, retail and community facilities; ☒ Work hub and flexible office and community space; ☒ Further employment land (circa 5 hectares); and ☒ Potential use of existing Anaerobic Digester facilities at Crealy and Greendale, with the creation of new solar opportunities)

Availability assessment

Call for site : site type

Original (ie 2017 site submission not resubmitted)

Existing (ie 2017 site resubmitted in 2021)

New

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. 18.68 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). 18.68ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	115.48
GDA Discounted at Stage A – Housing (ha)	18.68
GDA Passes Stage A – Employment (ha)	115.48
GDA Discounted at Stage A – Employment (ha)	18.68
Stage A Assessment conclusion	An area of approximately 115.48 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 Heaths mitigation zone. Several TPOs cover parts of the site, including southern and eastern part 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 Greendale Barton is around 20m from edge of site in south east(Wood_38). Another Grade II listed buildings located around the south west 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	No impact on AONB due to distance. Open views into site from a3052 roads and lanes around 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	The site fall in Flood zone 2 & 3 and high risk of surface water flooding. It may contain some 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	Will require additional primary. Secondary (see re Exmouth) and special provision
DCC Highways comments	The site is remote from local facilities and services, cycle and ped links are available for parts of the A3052, no rail-link and infrequent bus service. Any development along the A3052 corridor would need to investigate trip generation mitigation, particularly towards the Clyst St Mary Roundabout and M5 junctions, as this is particularly congested.
DCC Minerals comments	
DCC Waste comments	This site extends into both the Hill Barton WCZ and the Greendale Barton WCZ. In relation to the Greendale WCZ this site adjoins the boundary of the existing industrial estate which houses a range of waste management operations and is also identified wi
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	

Panel's conclusions	Probably achievable subject to addressing the impact on junctions (A3052 and Clyst St Mary Roundabout) and subject to a strategic master plan'
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)	The site was submitted through the GESP process		
Site overlap description	Most of Farr_03 is in GH/ED/6433 Ha of GH/ED/64 lies outside 2021 site Farr_03 but 20Ha of GH/ED/64 lies in 2021 site Wood_38. . Wood_38 not reassessed - count as NIL. Count all of GH/ED/62, GH/ED/63 & GH/ED/64. Count Farr_03 as NIL (small residue)		
Total site size	134.16		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	18.68		
Gross development area – Passes Stage B Housing	115.48		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	69.29		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 1386	Mid 1732	Max 2079
2. Site promoter – yield (upper)	1500		
3. Lower of 1. (Mid) yield and 2. yield	1500		
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)	18.68		
Gross development area – Passes Stage B Employment (Ha)	115.48		
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 134.16 ha site, approximately 18.68 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. 115.48 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 1732 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 1500 dwellings. To avoid double counting, the net capacity of the site excluding overlaps is approximately 1500 dwellings. Employment: The site is not submitted as available for employment-led development. 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	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

Feniton

Reference

Feni_01



Site address	Land at Feniton forming part of Sherwood Farm,
Outside Cranbrook Plan Area	Yes
Description	This flat, roughly rectangular Greenfield site is in agricultural use and lies to the western side of new Feniton to the south of and abutting the railway and north of Talaton Road.
Total site size (ha)	2.56
Submitter development type	(0) - Submitter stated they would consider all types of infrastructure requirements. Site assessed for housing

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)	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	The site falls within the Pebblebed Heaths catchment.
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 no identified heritage assets in close proximity 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	The site is in a low lying area and is visually open.
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 eastern half of the site falls within a 'Critical Drainage Area' and the whole of the site is within a 'Groundwater Vulnerability' area. 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	37 ha development sites proposed. Feniton Primary School has no capacity to support additional development and no capacity to extend on the current site. Payhembury primary has limited capacity to support some development. No capacity at Kings School, academy not willing to expand without significant investment and new school. Any additional primary/secondary capacity would need to be funded by development. Transport cost would apply.
DCC Highways comments	Accessible from public highway OK
DCC Minerals comments	Whole site within MCA and partly within MSA however, area of resource likely to be too small to be worked so no 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)			
Site overlap description	No overlap		
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)	0		
3. Lower of 1. (Mid) yield and 2. yield	39		
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)	39		
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 39 dwellings. Site is available, suitable, Probably acheivable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 39 dwellings. Employment: The site is not submitted as available for employment development. 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 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	39
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

Feniton

Reference

Feni_02



Site address	Stonecutters, Colestocks, Feniton, Nr Honiton, Devon., EX14 3JR
Outside Cranbrook Plan Area	Yes
Description	This flat Greenfield site is in agricultural use and lies on the eastern side of Colestock village.
Total site size (ha)	0.80
Submitter development type	Dwellings (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	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)	0.80
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.80
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.8 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	The site falls within the Pebblebed Heaths catchment.
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 Grade II listed Colestocks House lies a little under 100 metres to the west of the site though it is separated from it by a modern housing 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 in a low lying area and is visually open but potential for over-riding adverse landscape impacts are not identified.
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 site falls within a 'Groundwater Vulnerability' area but flooding concerns are not identified. 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	37 ha development sites proposed. Feniton Primary School has no capacity to support additional development and no capacity to extend on the current site. Payhembury primary has limited capacity to support some development. No capacity at Kings School, academy not willing to expand without significant investment and new school. Any additional primary/secondary capacity would need to be funded by development. Transport cost would apply.
DCC Highways comments	Accessible from public 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)	CO 23 (Your Ref: LJR/MPT/L 26/4 dd 02.03.20)
Site overlap description	No overlap
Total site size	0.80
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.80
Gross to net area conversion factor applied %	0.80
Net developable area (ha)	0.64

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)	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)	0.80		
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 0.8 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. 0.8 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 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 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: The site is not submitted as available for employment development. 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 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	

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

Feniton

Reference

Feni_03



Site address	Land at Long Park Farm, Feniton, West of Ottery Road, EX14 3BU
Outside Cranbrook Plan Area	Yes
Description	This flat, roughly rectangular greenfield site is in agricultural use and lies on the western side of new Feniton, south of dwellings on Talaton Road and west of dwellings on Ottery Road.
Total site size (ha)	1.15
Submitter development type	Dwellings (50 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	
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)	1.15
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.15
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.15 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	The site falls within the Pebblebed Heaths catchment.
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 no identified heritage assets in close proximity 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	The site is in a low lying. There is limited visual connectivity with public rights of way.
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 whole of the site falls within a 'Critical Drainage Area' and a 'Groundwater Vulnerability' area but flooding concerns are not identified. 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 : <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	37 ha development sites proposed. Feniton Primary School has no capacity to support additional development and no capacity to extend on the current site. Payhembury primary has limited capacity to support some development. No capacity at Kings School, academy not willing to expand without significant investment and new school. Any additional primary/secondary capacity would need to be funded by development. Transport cost would apply.
DCC Highways comments	Not accessible from public highway NO
DCC Minerals comments	The site is located within the MCA for aggregates and is close to the MSA and a reasonably sized area of resource which may be economic for mineral working. As such Devon County Council objects to the inclusion of this site on the basis that development 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)	100
Site overlap description	Wholly overlapped by resubmission sites Feni_12 and Feni_13, Therefore count Feni_03 as NIL.
Total site size	1.15

HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.15		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.92		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 18	Mid 23	Max 28
2. Site promoter – yield (upper)	50		
3. Lower of 1. (Mid) yield and 2. yield	23		
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)	1.15		
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 1.15 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. 1.14ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx 23dwellings (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 23 dwellings. Site assessed as available and suitable, but the HELAA Panel concluded that the site is Probably unachievable due to minerals constraints, subject to MRA. To avoid double counting with other sites, the site capacity for the trajectory is therefore NIL dwellings. Employment: The site is not submitted as available for employment development. 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 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	

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

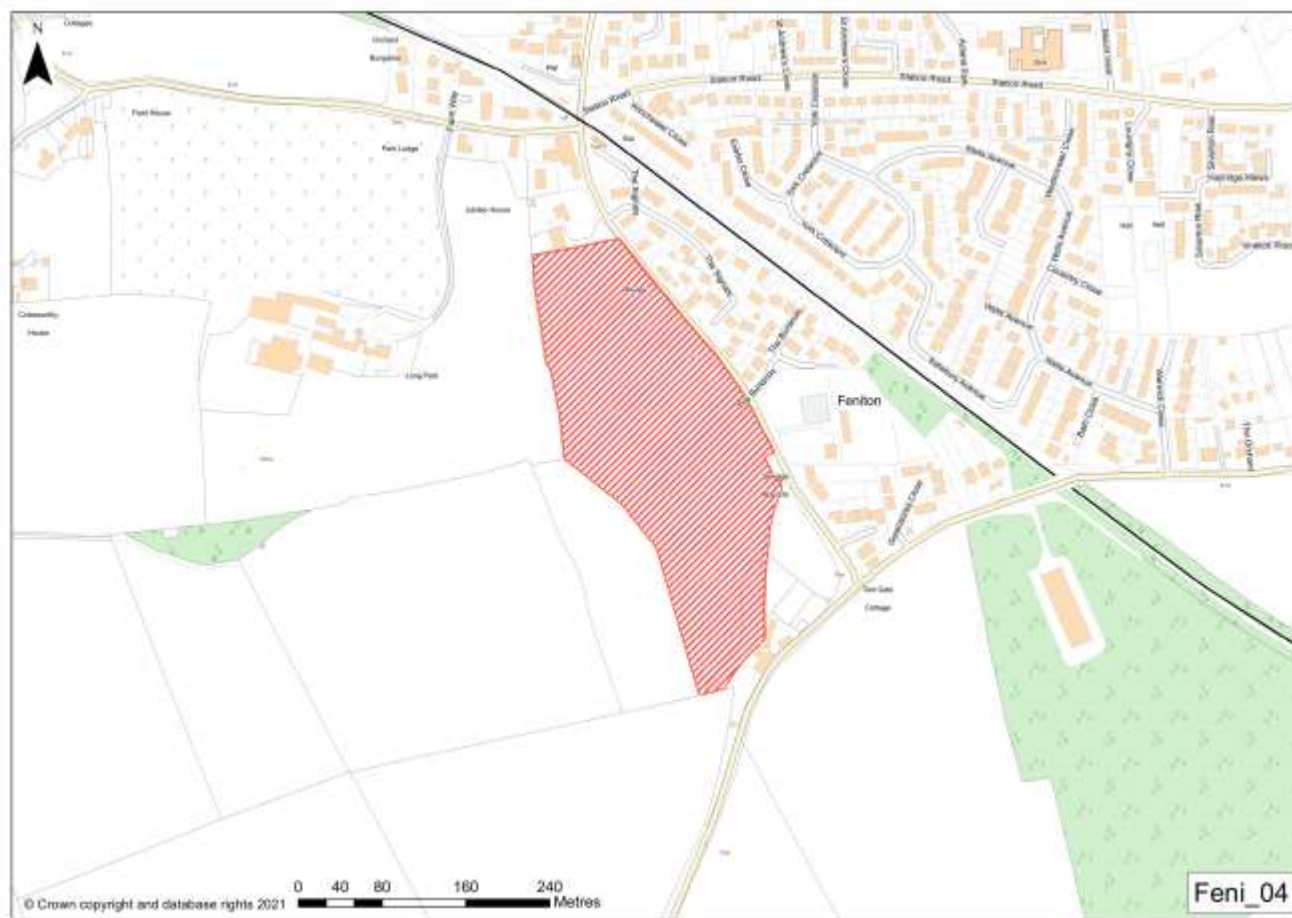
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Feniton

Reference

Feni_04



Site address	Land lying west of Ottery Road, Feniton,
Outside Cranbrook Plan Area	Yes
Description	This Greenfield site is in agricultural use, it slopes gently upward to the west and lies to the south-western side of new Feniton. A planning application, 11/2245/MOUT, was previously refused at appeal on this site.
Total site size (ha)	5.43
Submitter development type	Homes for sale ,Affordable homes ,Homes for older people (A mix of Open market housing and affordable housing.)

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)	5.43
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	5.43
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 5.43 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	The site falls within the Pebblebed Heaths catchment.
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 property, Metcombe, just to the south of the site boundary which would need to be taken into account if any development scheme were progressed.
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 visually open from views from 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	Just about all of the site falls within a 'Critical Drainage Area' and a 'Groundwater Vulnerability' are, however flooding concerns are not identified. 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 : <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	37 ha development sites proposed. Feniton Primary School has no capacity to support additional development and no capacity to extend on the current site. Payhembury primary has limited capacity to support some development. No capacity at Kings School, academy not willing to expand without significant investment and new school. Any additional primary/secondary capacity would need to be funded by development. Transport cost would apply.
DCC Highways comments	Accessible from Ottery Rd OK
DCC Minerals comments	The site is located within the MCA for aggregates and is close to the MSA and a reasonably sized area of resource which may be economic for mineral working. As such Devon County Council objects to the inclusion of this site on the basis that development 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)	N/A
Site overlap description	WHOLE - Feni_14 and Site Feni_04 are effectively identical. Count all of Feni_14. Count Feni_04 as NIL.
Total site size	5.43

HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	5.43		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	3.26		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 65	Mid 82	Max 98
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	82		
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)	5.43		
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 5.4ha 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. 5.4 ha.		
	Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx 82dwellings (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 82 dwellings. Site is available, suitable, but the panel concluded that the site is Probably unacheivable for housing due to minerals constraints, subject to MRA. To avoid double counting with Feni_14, the net capacity of the site excluding overlaps isi NIL		
	Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
(Note MRA prepared by Wardell Armstrong, dated September 2022 was submitted to EDDC on 11 October 2022, after the last HELAA Panel Meeting).			
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	

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

Feniton

Reference

Feni_05



Site address	Land and buildings at Burland Mead, Feniton, Honiton (Land Registry DN459561), EX14 3BS
Outside Cranbrook Plan Area	Yes
Description	This is the site of a former nursery that contains glasshouses and other buildings that are in a poor state of repair. The site lies on the south western side of new Feniton. A planning applications, 20/2247/FUL, on part if the site to include three houses was refused.
Total site size (ha)	1.48
Submitter development type	Homes for sale (As part of this submission please find enclosed an indicative site plan which demonstrates that the site could comfortably accommodate in the region of 42 dwellings.-a gross density of approximately 28 dwellings per hectare) Presentation to Strategic Planning Committee indicated 43 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	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)	1.48
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.48
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.48 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	The site falls within the Pebblebed Heaths catchment and a Tree Preservation Order covers the whole site, this would put some constraints on 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	There are no identified heritage assets in close proximity 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	The site is visually open from views from the west though it is seen within a built up context.

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	All of the site falls within a 'Critical Drainage Area' and a 'Groundwater Vulnerability' area but concerns over flooding are not identified. It may contain some 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 : <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	37 ha development sites proposed. Feniton Primary School has no capacity to support additional development and no capacity to extend on the current site. Payhembury primary has limited capacity to support some development. No capacity at Kings School, academy not willing to expand without significant investment and new school. Any additional primary/secondary capacity would need to be funded by development. Transport cost would apply.
DCC Highways comments	Accessible from Ottery 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)	FENI_05
Site overlap description	2021 site Feni_05 and 2017 site (ObjectID 61602) are effectively identical. Count all 2021 site. Count 2017 site as NIL.
Total site size	1.48
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.48		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	1.18		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 24	Mid 30	Max 35
2. Site promoter – yield (upper)	42		
3. Lower of 1. (Mid) yield and 2. yield	30		
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)	30		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.48		
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 1.48 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. 1.48 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 30 dwellings. Site is available, suitable, Probably achievable for housing.To avoid double counting, the net capacity of the site excluding overlaps is approximately 30 dwellings. Employment: The site is not submitted as available for employment development. 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

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	30
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

Feniton

Reference

Feni_06



Site address	F P F A Club, Station Road, Feniton, Honiton, Devon, EX14 3DF
Outside Cranbrook Plan Area	Yes
Description	This flat site lies on the northern side of old Feniton with built development to three sides. Most if the site is occupied by a cricket pitch and on the southern edge is the Feniton Sports and Social Club building. Possible loss of sporting facilities to development would be a significant planning concern.
Total site size (ha)	1.49
Submitter development type	Mixed Use (Circa 20/30 dwelling). 2022 confirmation of availability indicated 20-30 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	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)	1.49
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.49
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.49 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	The site falls within the Pebblebed Heaths catchment.
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 no identified heritage assets in close proximity 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	The site is visually open from views from the south west though it is seen within a built up context.
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	All of the site falls within a 'Critical Drainage Area' and a 'Groundwater Vulnerability' area but not within a floodplain. 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	37 ha development sites proposed. Feniton Primary School has no capacity to support additional development and no capacity to extend on the current site. Payhembury primary has limited capacity to support some development. No capacity at Kings School, academy not willing to expand without significant investment and new school. Any additional primary/secondary capacity would need to be funded by development. Transport cost would apply.
DCC Highways comments	Accessible from Acland Park 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)	c113
Site overlap description	No overlap
Total site size	1.49
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	1.49

Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	1.19		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 24	Mid 30	Max 36
2. Site promoter – yield (upper)	30		
3. Lower of 1. (Mid) yield and 2. yield	30		
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)	30		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.49		
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 1.49 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. 1.49 ha. Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 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 30 dwellings. ite is available, suitable, Probably acheivable for housing.To avoid double counting, the net capacity of the site excluding overlaps is approximately 30 dwellings. Employment: The site is not submitted as available for employment development. 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

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		30
Developable 1/4/2032 to 31/3/2037		0
Developable 1/4/2037 to 31/3/2040		0
Post plan period		

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

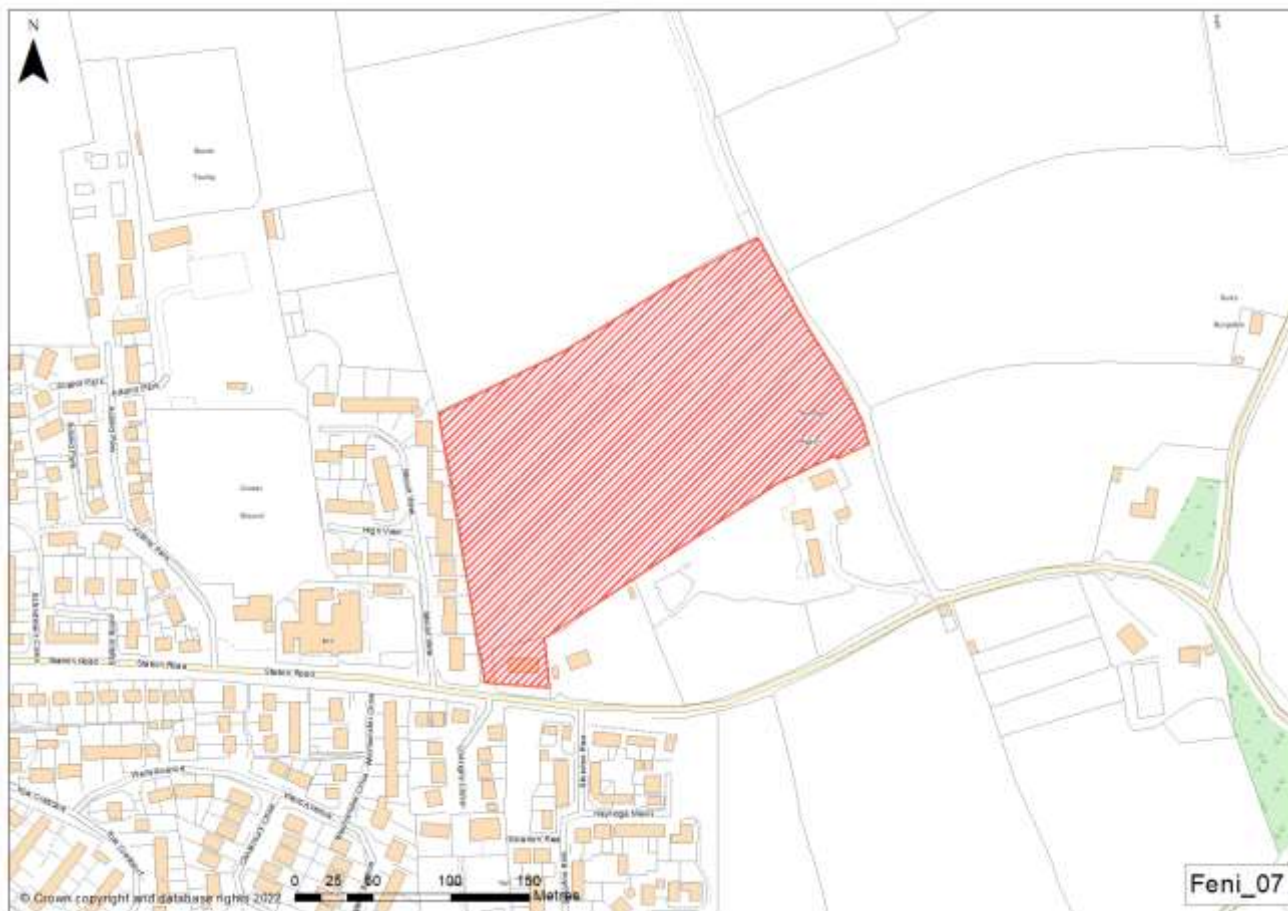
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Feniton

Reference

Feni_07



Site address	Lyndale Feniton Honiton, EX14 3ED
Outside Cranbrook Plan Area	Yes
Description	This flat site lies on the north-eastern side of Feniton. The site has housing to the west (Mount View) and south Lyndale (north of Station Road, and dwellings at Hayridge Mews, south of Station Road, and is in agricultural use. Largely agricultural land to the north and east.
Total site size (ha)	3.99
Submitter development type	Number of dwellings not indicated in 2017, but 2022 confirmation of availability indicated that the site was available for 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	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)	3.99
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	3.99
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 3.99 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	The site falls within the Pebblebed Heaths catchment but there are no site specific identified constraints to 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	There are no identified heritage assets in close proximity 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	Public viewpoints into the site are gained from the lane on the eastern site 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	All of the site falls within a 'Critical Drainage Area' and a 'Groundwater Vulnerability' area but there are no floodplain constraints identified. 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	37 ha development sites proposed. Feniton Primary School has no capacity to support additional development and no capacity to extend on the current site. Payhembury primary has limited capacity to support some development. No capacity at Kings School, academy not willing to expand without significant investment and new school. Any additional primary/secondary capacity would need to be funded by development. Transport cost would apply.
DCC Highways comments	Accessible from Broad 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)	
Site overlap description	No overlap
Total site size	3.99
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	3.99

Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	2.39		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 48	Mid 60	Max 72
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	60		
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)	60		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	3.99		
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 3.99 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. 3.99 ha. Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 60 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 60 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 60 dwellings. Employment: The site is not submitted as available for employment development. 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

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		60
Developable 1/4/2032 to 31/3/2037		0
Developable 1/4/2037 to 31/3/2040		0
Post plan period		

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

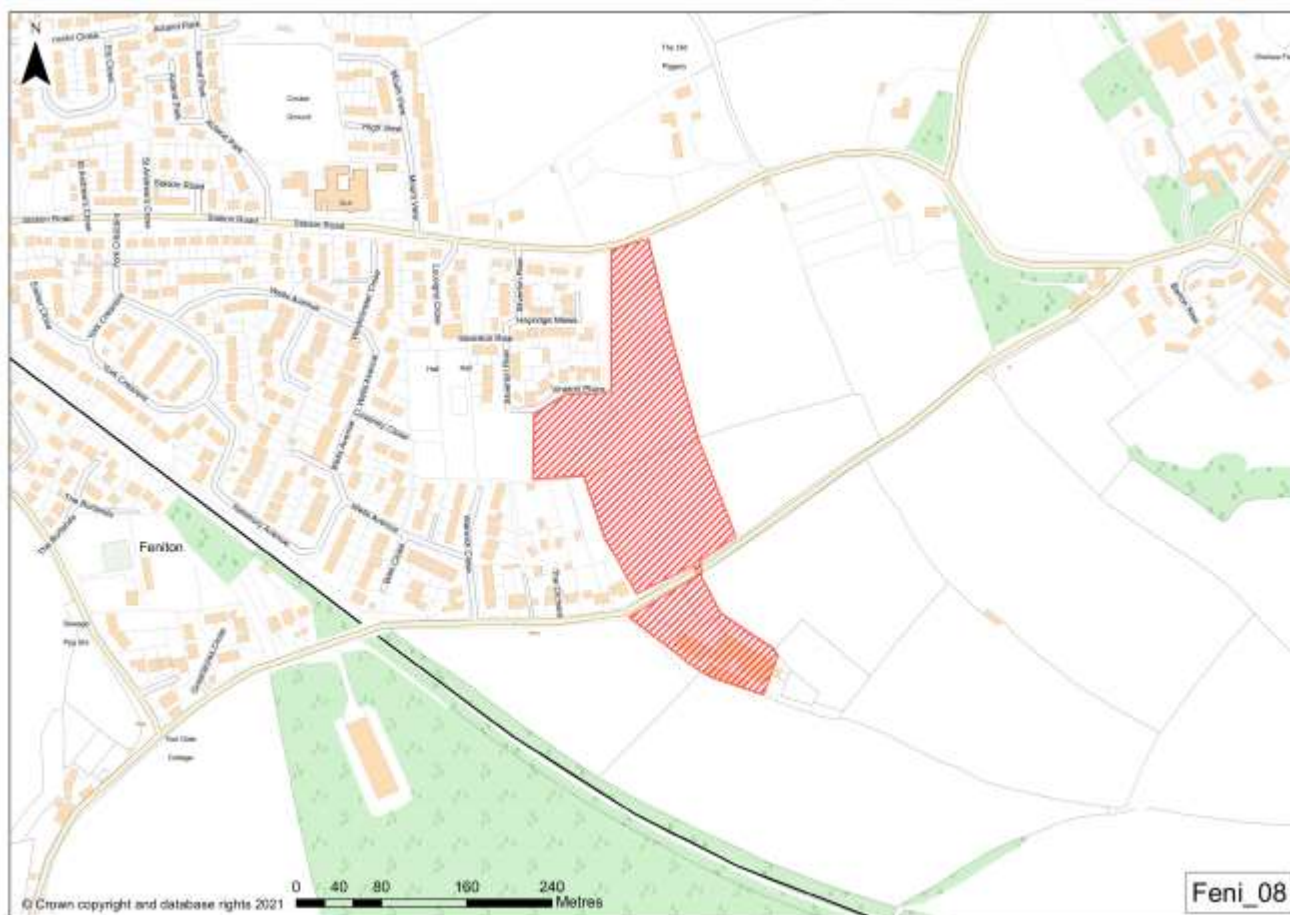
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Feniton

Reference

Feni_08



Site address

Land Adjoining To The West Of Beechwood, Station Road, Feniton, Honiton EX14 3ED; and Land Lying To The Southeast Of Beechwood, Feniton, Honiton (Part), EX14 3ED

Outside Cranbrook Plan Area

Yes

Description

This flat site lies on the eastern side of old Feniton. The site has housing to the west and is in agricultural use. A previous planning application, 13/0591/MFUL, for residential development was refused on this site (plus a small additional adjoining area).

Total site size (ha)

3.67

Submitter development type

Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people ,Office ,Industrial / warehouse ,Mixed use (Please see associated Call for Sites representation)

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)	3.67
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	3.67
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 3.67 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	The site falls within the Pebblebed Heaths catchment.
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 no identified heritage assets in close proximity 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	There are a number of public viewpoints 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	All of the site falls within a 'Critical Drainage Area' and a 'Groundwater Vulnerability' area. 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	37 ha development sites proposed. Feniton Primary School has no capacity to support additional development and no capacity to extend on the current site. Payhembury primary has limited capacity to support some development. No capacity at Kings School, academy not willing to expand without significant investment and new school. Any additional primary/secondary capacity would need to be funded by development. Transport cost would apply.
DCC Highways comments	Accessible from Broad Rd and public road to the south 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	

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	All of 2017 Site (ObjectID73208) lies within 2021 Site Feni_08. Approx 20% of Feni_08 lies outside 2017 Site (ObjectID73208). Unclear if there was a change of ownership/control. Count all 2021 site. Count 2017 site as NIL. No planning permission.
Total site size	3.67
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	3.67

Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	2.20		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 44	Mid 55	Max 66
2. Site promoter – yield (upper)	83		
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)	3.67		
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 3.67 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. 3.67 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: The site is not submitted as available for employment development. 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

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		

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

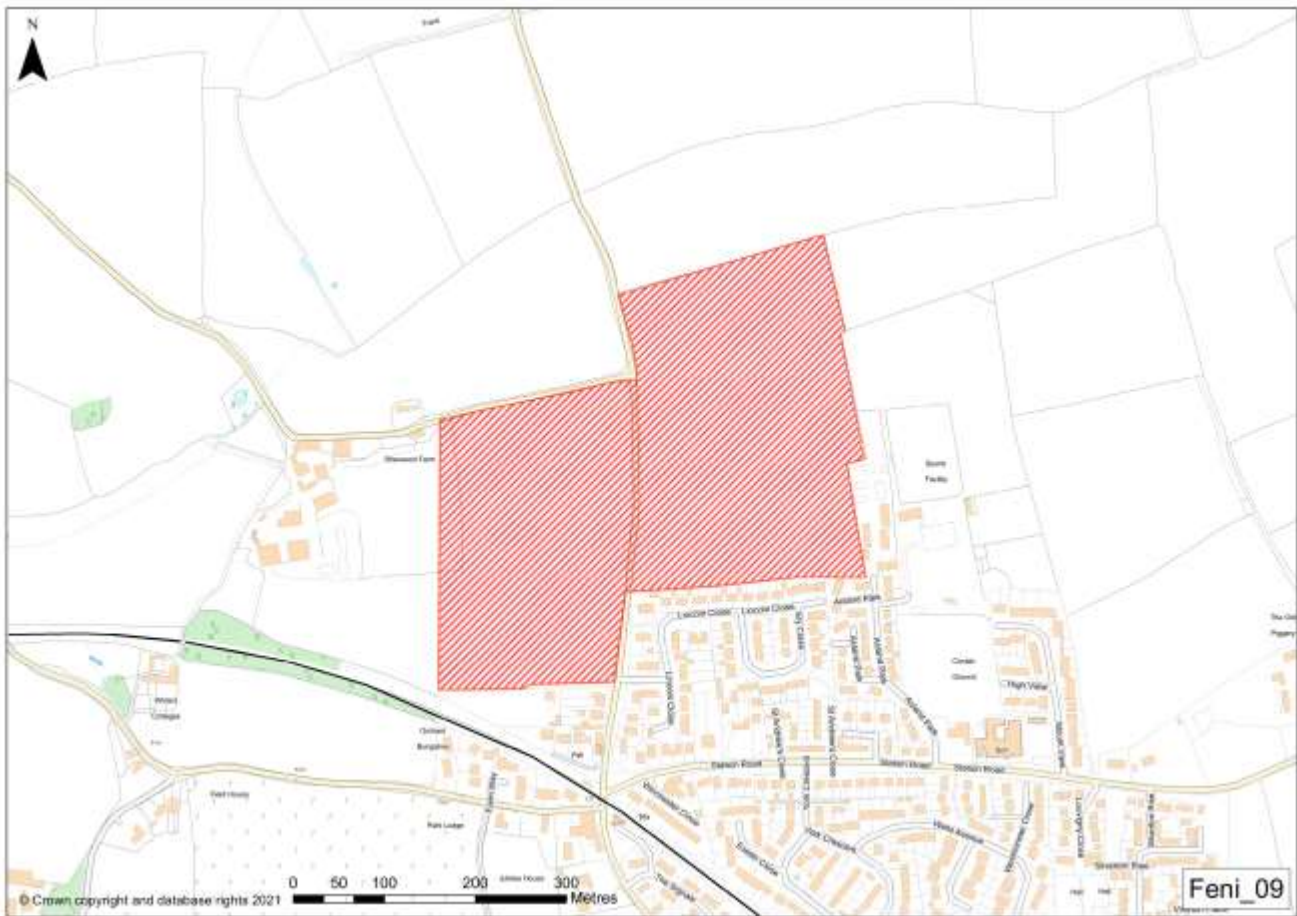
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Feniton

Reference

Feni_09



Site address	Land at Sherwood Cross, Feniton,
Outside Cranbrook Plan Area	Yes
Description	This flat site, to the north of Feniton at Sherwood Cross, comprises of two fields in agricultural use that are bisected by a country lane leading to Colestock.
Total site size (ha)	14.99
Submitter development type	Homes for sale ,Affordable homes (It is anticipated that the site could accommodate approximately 350 residential dwellings (including & affordable housing).Development concept plan shows development of approximately 350 dwellings, with a substantial area of public open space. The western parcel contains approximately 150 dwellings, the eastern parcel contains approximately 200 dwellings. Note 2022 presentation to Strategic Planning Committee indicated 120 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)	14.99
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	14.99
GDA Discounted at Stage A – Employment (ha)	0.00
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	The site falls within the Pebblebed Heaths catchment.
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 buildings lie close to the site and these would need to be taken into account in any proposals and could impact on development potential.
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 two fields that make up the site are visually open, notably from the land that bisects them.

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	All of the site falls within a 'Groundwater Vulnerability' area and most within a 'Critical Drainage Area'. 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	37 ha development sites proposed. Feniton Primary School has no capacity to support additional development and no capacity to extend on the current site. Payhembury primary has limited capacity to support some development. No capacity at Kings School, academy not willing to expand without significant investment and new school. Any additional primary/secondary capacity would need to be funded by development. Transport cost would apply.
DCC Highways comments	For the reduced number of units, this site would appear to be acceptable in principle from a transportation point of view subject to possible road widening and footway provisions
DCC Minerals comments	Part of the site extends into the MCA (Aggregates) however due to the site's relationship with the resource and nearby existing development there is no MPA objection.
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable subject to satisfying surface water drainage/runoff issues (critical drainage area in Flood Zone 1 on 50% of site) - need to pass sequential and exceptions test
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	

Potential capacity	
Planning application	
Planning Status	

Previous HELAA site ref no(s)	SHLAA 2011 - C109		
Site overlap description	All of 2021 site Feni_09 (15Ha) lies in 32 HA(for50-70dws) of 2017 site GH/ED/38. 17 Ha of GH/ED/38 not resubmitted 2021. No change in ownership. Count all Feni_09 (higher no dws) & count GH/ED/38 as NIL.		
Total site size	14.99		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
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)	120		
3. Lower of 1. (Mid) yield and 2. yield	120		
4. Percentage of site to count– housing	50		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	60		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
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 14.99 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. 14.99 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 225 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 120 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 60 dwellings. Employment: The site is not submitted as available for employment development. 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	60
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

Feniton

Reference

Feni_10



Site address

Westlades
Feniton
, EX14 3ED

Outside Cranbrook Plan Area

Yes

Description

This flat site of Westlades lies on the north-eastern side of Feniton and incorporates two residential dwellings in a mostly farmed grassed area though there are also some substantial trees on the site.

Total site size (ha)

1.79

Submitter development type

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 (4.5 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)	1.79
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.79
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.79 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	The site falls within the Pebblebed Heaths catchment.
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 no identified heritage assets in close proximity 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	There is some inter-visibility between the site and the lane to the 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	All of the site falls within a 'Critical Drainage Area' and a 'Groundwater Vulnerability' area. 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	37 ha development sites proposed. Feniton Primary School has no capacity to support additional development and no capacity to extend on the current site. Payhembury primary has limited capacity to support some development. No capacity at Kings School, academy not willing to expand without significant investment and new school. Any additional primary/secondary capacity would need to be funded by development. Transport cost would apply.
DCC Highways comments	Access could be obtained from Broad Rd with suitable foot and cycle improvements to the centre of Feniton.
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)	East Devon Villages Plan 2017 ref FN03
Site overlap description	No overlap
Total site size	1.79
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	1.79

Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	1.43		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 29	Mid 36	Max 43
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)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.79		
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 1.79 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. 1.79 ha. Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 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: The site is not submitted as available for employment development. 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

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		

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

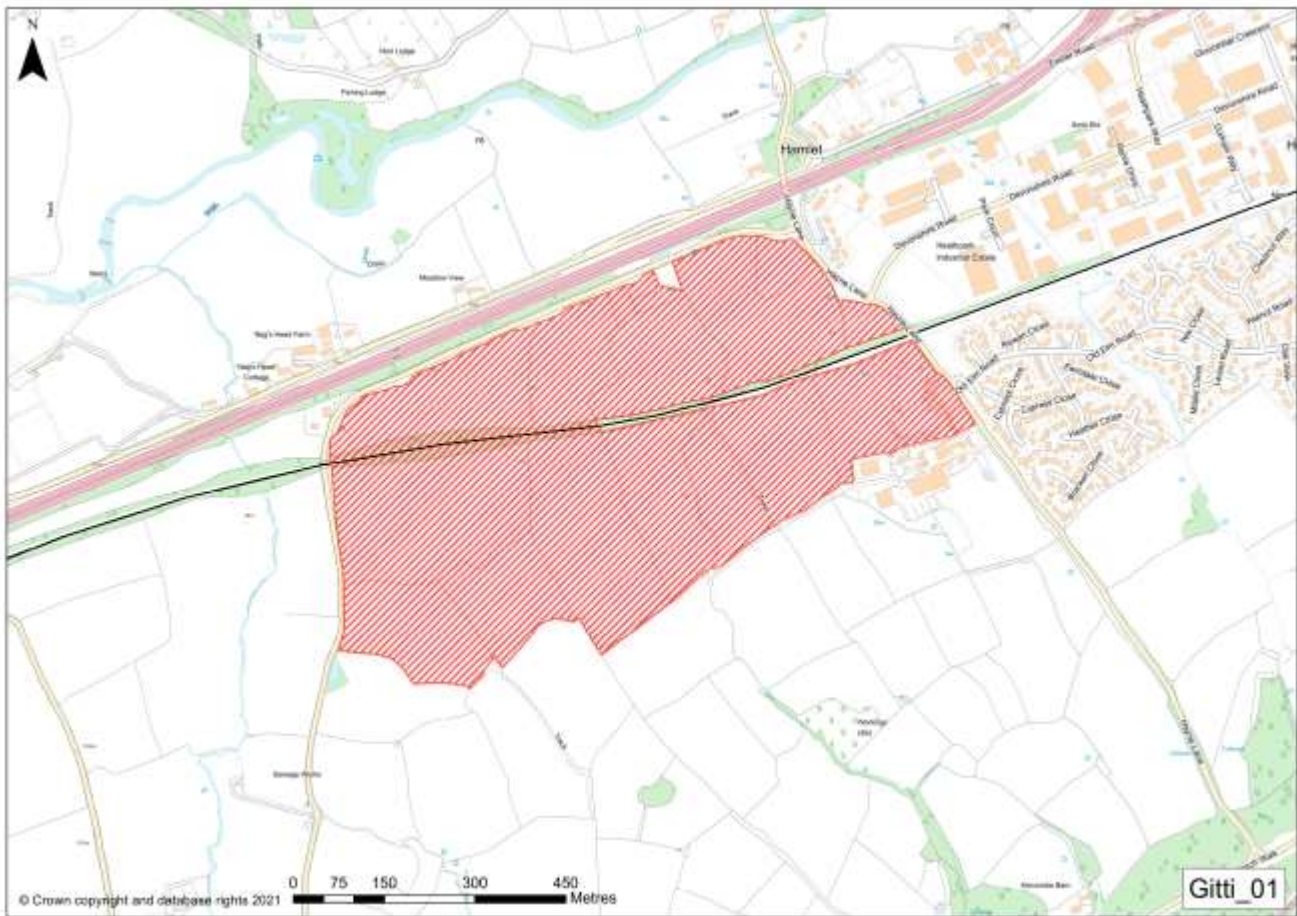
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Gittisham

Reference

Gitti_01



Site address

Land to the west of Hayne Lane, Honiton, Devon, EX14 3AB

Outside Cranbrook Plan Area

Yes

Description

Site Gitti_01 comprises of a substantial area of land on the western side of Honiton. A smaller easterly part of the overall site has a separate classification of Gitti_02 and it (and a small part of Gitti_01) is currently under-construction for residential development. A further part of the site, Gitti_03 and Gitti_04, is a local plan allocation for employment uses, though there is no current planning permission. This assessment addresses these parts of Gitti_01 that do not have a planning permission. This large land area straddles the Exeter-Waterloo railway line and is in agricultural use. The land is undulating in nature and generally rises to the south.

Total site size (ha)

44.36

Submitter development type

Mixed Use (1000 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

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)	44.36
GDA Discounted at Stage A – Housing (ha)	
GDA Passes Stage A – Employment (ha)	44.36
GDA Discounted at Stage A – Employment (ha)	
Stage A Assessment conclusion	An area of approximately 44.36 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	A western part of the site falls within the Pebblebed Heaths catchment.
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 no identified heritage assets in close proximity of the site. Although Giitisham village, which is of great heritage importance lies to the south west 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	The site lies close to the East Devon AONB boundary and parts are visually open and of some prominence in the landscape.

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 watercourses running through the site with some potentially minor flooding concerns noted. 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	100 ha+ development sites proposed. Some capacity at Honiton primaries to support development, but depending on level of development proposed additional new capacity required (new primary school). Need to assess in conjunction with proposed sites at Dunkerswell/ Honiton. Safe walking routes required to primary / secondary schools. No capacity at Honiton CC or Kings School or Feniton Primary. Additional capacity to be funded by development.
DCC Highways comments	Suitable access off Hayne Lane with a secondary/emergency access onto a lane running adjacent to the A30. Potential for a train station, existing bus service limited, limited ped and cycle links into Honiton town.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable but site unlikely to be viable to provide link across the railway line, therefore consider the land north and south of the railway line as two separate sites. Separately, each of the north and south parts of the site is potentially achievable. Pedestrian link over railway line may be viable if Site Gitti_01 and other sites are to be developed 'in combination'.
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	Combe Garden centre (0.5 Ha) is in Gitti_01 (not in Gitti_03 or Gitti_04) but don't count in Gitti_01. Wholly overlapped - so Discount Gitti_02, Gitti_03, Gitti_04, Gitti_05, railway. Count Gitti_01 residue as NIL. (not an Adopted EDLP allocation).		
Total site size	44.36		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	44.36		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	26.62		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 532	Mid 666	Max 799
2. Site promoter – yield (upper)	1000		
3. Lower of 1. (Mid) yield and 2. yield	666		
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)	44.36		
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 44.36 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. 44.36 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 666 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 666 dwellings. To avoid double counting, with other sites the net capacity of the site excluding overlaps is NIL dwellings.		

	Employment: The site is not submitted as available for employment-led development. 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	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

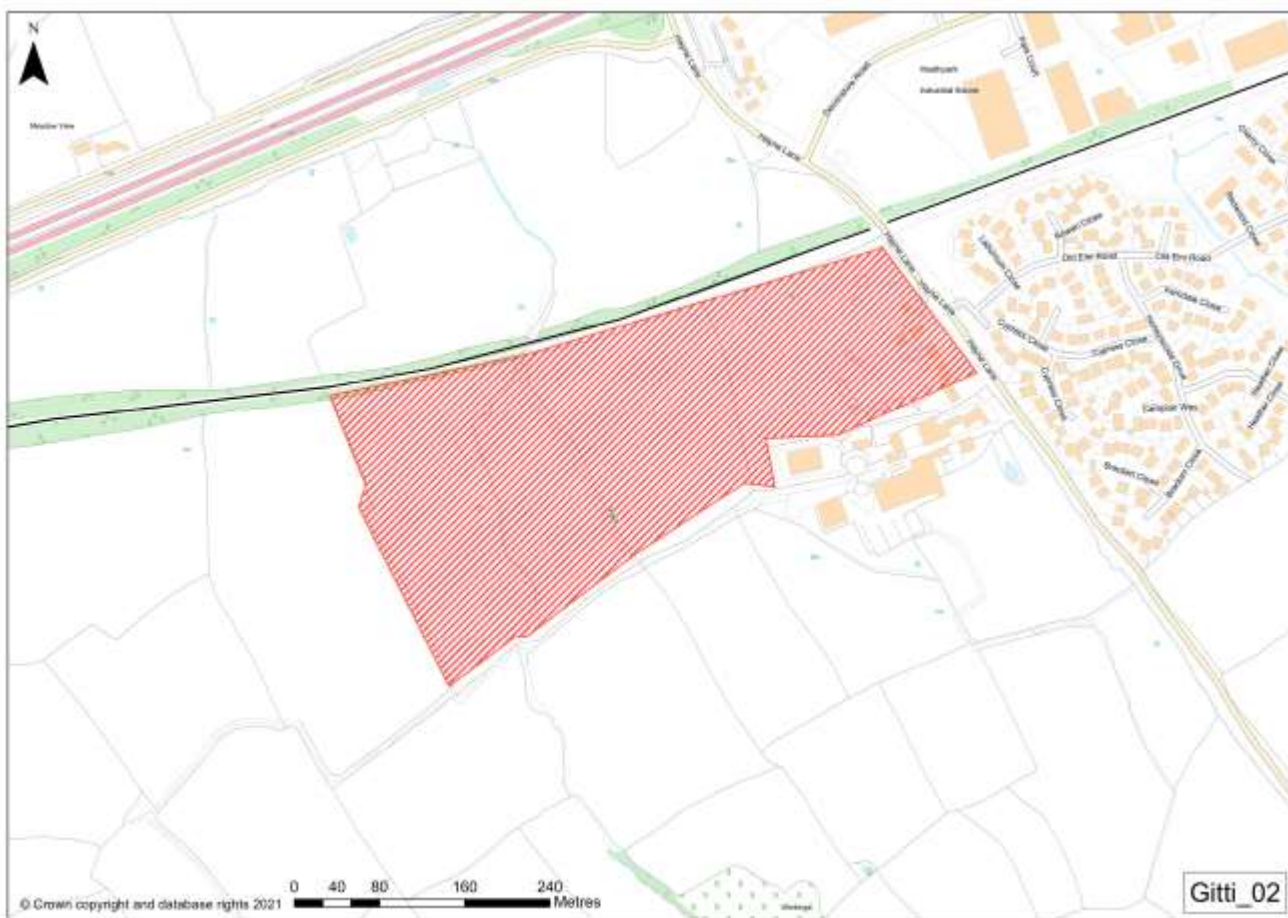
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Gittisham

Reference

Gitti_02



Site address	Land to the West of Hayne Lane, Honiton, EX14 3PD
Outside Cranbrook Plan Area	Yes
Description	Site Gitti_02 (and a small area to its west) lies to the west of Honiton and it has planning permission for, and at February 2021, was being built-out for residential uses. It is an undulating site sloping upwards to the south.
Total site size (ha)	11.11
Submitter development type	Dwellings (300)

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	
Submission year	2017
2017 Site -2022 confirmation of availability	
Site available for Housing	No
Site available for Employment	No

Stage A suitability assessment

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

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	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)	11.10
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	11.10
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 11.1 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	No constraints are identified.
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 no identified heritage assets in close proximity 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	The site lies close to the East Devon AONB boundary and parts are visually open and of some prominence in the landscape.
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 limited watercourses running through the site with some potentially minor flooding concerns noted

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	100 ha+ development sites proposed. Some capacity at Honiton primaries to support development, but depending on level of development proposed additional new capacity required (new primary school). Need to assess in conjunction with proposed sites at Dunkerswell/ Honiton. Safe walking routes required to primary / secondary schools. No capacity at Honiton CC or Kings School or Feniton Primary. Additional capacity to be funded by development.
DCC Highways comments	Already under construction with Baker Estates planning permission, 18/0454/MRES.
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	18/0454/MRES
Planning Status	Permssion before 1/4/2021
Previous HELAA site ref no(s)	E158
Site overlap description	All of Gitti_02 is within area with planning permission 18/0454/MRES for housing development (291 dws). Material start made on site by Baker Estates. Several dwellings completed. Count site Gitti_02 as NIL
Total site size	11.11
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	11.10
Gross to net area conversion factor applied %	0.60
Net developable area (ha)	6.66

Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 133	Mid 167	Max 200
2. Site promoter – yield (upper)	300		
3. Lower of 1. (Mid) yield and 2. yield	291		
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)	11.10		
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 11.1 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. 11.1 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 167 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. This site has planning permission for 291 dwellings, and is under construction, with some dwellings completedTo avoid double counting with the permission, the net capacity of the site excluding overlaps is NIL dwellings. Employment: The site is not submitted as available for employment-led development. 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	

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	Gittisham	Reference	Gitti_03
			
Site address	Land on the western side of Hayne Lane, Gittisham, Honiton, EX14 3PD		
Outside Cranbrook Plan Area	Yes		
Description	Site Gitti_03 is an undulating area of agricultural land to the west of Honiton that is allocated in the existing local plan for employment uses (land to the west of this site Gitti_04 is also allocated for employment uses). There are no planning permissions for such use in place.		
Total site size (ha)	5.50		
Submitter development type	Industrial / warehouse ,Other (The sites in this area are identified in the current Local Plan Land for employment (B Use Classes) (Employment site 042) The development opportunities and mix are to be determined via the outcome of masterplanning/ feasibility /landowner decision making processes.)		

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	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)	5.50
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	5.50
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 5.5 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	No constraints are identified.
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 no identified heritage assets in close proximity 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	The site lies relatively close to the East Devon AONB boundary and parts are visually open and of some prominence in the landscape.

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 limited watercourses running through the site with some potentially minor flooding concerns noted. 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	100 ha+ development sites proposed. Some capacity at Honiton primaries to support development, but depending on level of development proposed additional new capacity required (new primary school). Need to assess in conjunction with proposed sites at Dunkerswell/ Honiton. Safe walking routes required to primary / secondary schools. No capacity at Honiton CC or Kings School or Feniton Primary. Additional capacity to be funded by development.
DCC Highways comments	Suitable access off Hayne Lane with a secondary/emergency access onto a lane running adjacent to the A30. Potential for a train station, existing bus service limited, limited ped and cycle links into Honiton town.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment

EDDC Economic Development comments	The site is an existing allocation for employment use that hasn't come forward since the current Local Plan was adopted. This is certainly not through any lack of demand for industrial, storage and distribution workspace/premises, but through a lack of available project delivery resource being dedicated to pursuing delivery of what is quite a constrained site. That is now changing as our Estates team are leading a joint master planning exercise with Combe Estates following exploratory discussions by Economic Development. It's fair to say the landowners intend to bring development forward within a c.5 year timeframe. Andrew Champion is far better placed to provide the required view on overall viability but the cost of funding access to this site with topographical challenges has been noted. Notwithstanding site viability issues, the location is attractive for a variety of potential

	employment uses and would help meet significant and growing demand for industrial, warehousing space and potentially a hotel, local food production and food hall showcase facility, benefitting from its proximity and exposure to the A30 in attracting visitors. Served by the Honiton exchange, broadband speeds are good at 40+ mbps from various suppliers and FTTC is enabled. Public transport is poor in this location.
Panel's conclusions	Probably achievable for a mix of employment uses, in combination with the employment site proposed to the west (Gitti_04) where site Gitti_03 is the first phase of the development
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably achievable if

Potential capacity			
Planning application			
Planning Status	EDLP employment allocation		
Previous HELAA site ref no(s)	HELAA 2017 NON GESP GITTI_03		
Site overlap description	All of 2021 site Gitti_03 lies in 2017 site (ObjectID 33606). Site Gitti_03 is about 13% of site area of ObjectID 33606. All of Gitti_03 is in adopted EDLP employment allocation (with Gitti_04). Count all 2021 site. Count 2017 site as NIL.		
Total site size	5.50		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	5.50		
Gross to net area conversion factor applied %			
Net developable area (ha)	3.30		
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)	0.00		
Gross development area – Passes Stage B Employment (Ha)	5.50		
Percentage of site to count – employment	100		
Employment land – potential yield (Ha)	5.50		

GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	
SITE POTENTIAL	Of the 5.5 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 5.5 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 5.5 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	

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

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	2.80
Developable 1/4/2032 to 31/3/2037	2.70
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

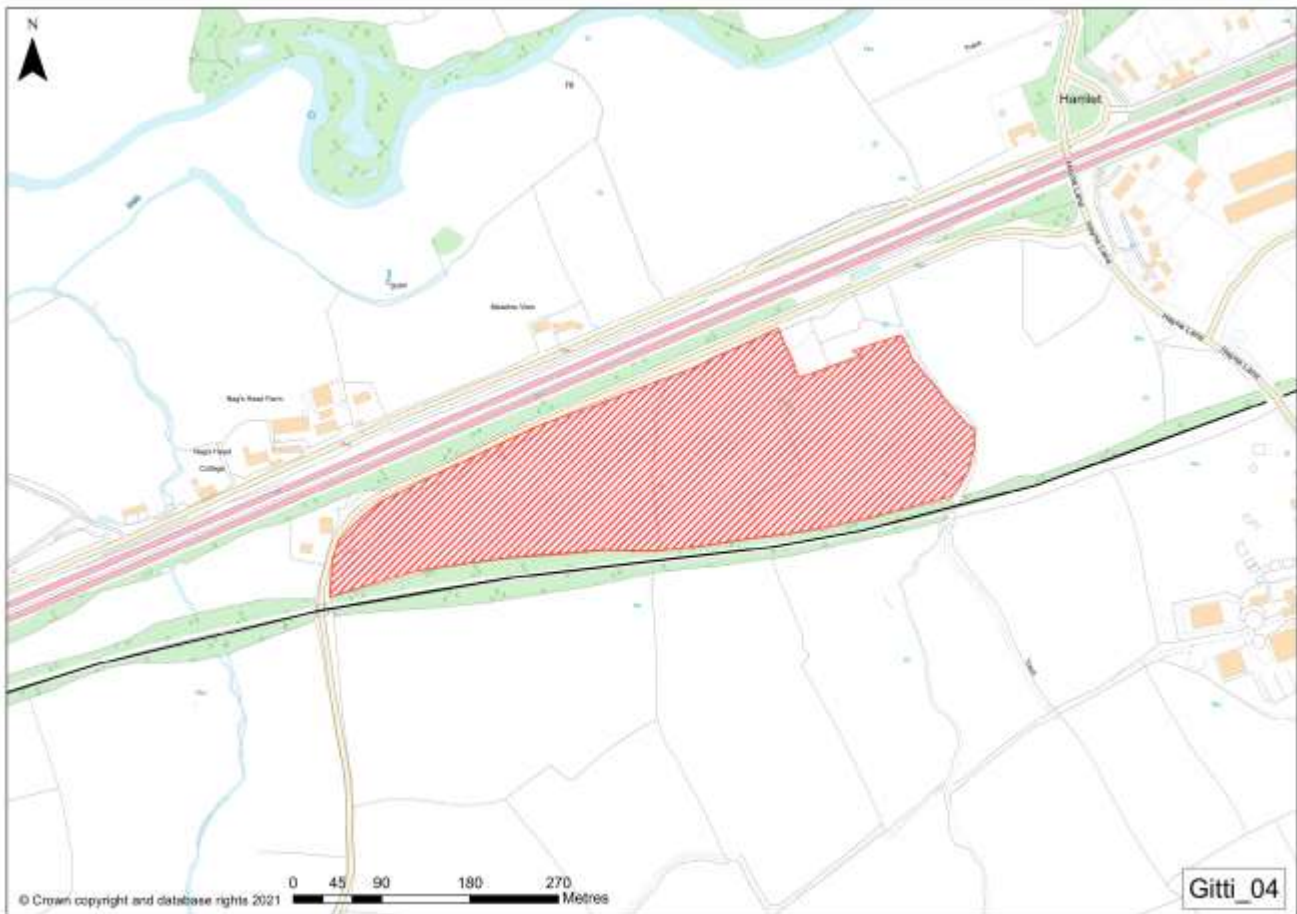
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Gittisham

Reference

Gitti_04



Site address	Land to the West of Combe Garden Centre, Gittisham, Honiton (Land Registry DN530216),
Outside Cranbrook Plan Area	Yes
Description	Site Gitti_04 is an undulating area of agricultural land to the west of Honiton that is allocated in the existing local plan for employment uses (land to the east of this site Gitti_03 is also allocated for employment uses). There are no planning permissions for such use in place.
Total site size (ha)	9.10
Submitter development type	Office ,Industrial / warehouse ,Retail ,Hotel (client would be prepared to offer a diverse range of employment opportunities as part of any allocation. This could either be in the more traditional employment sector, or a wider range of commercial and retail services and uses if this is considered appropriate).

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)	9.10
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	9.10
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 9.1 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	A tiny part of the site falls within the Pebblebed Heaths catchment.
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 no identified heritage assets in close proximity 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	The site lies relatively close to the East Devon AONB boundary and parts are visually open and of some prominence in the landscape.
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 limited watercourses running through the site with some potentially minor flooding concerns noted. 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	100 ha+ development sites proposed. Some capacity at Honiton primaries to support development, but depending on level of development proposed additional new capacity required (new primary school). Need to assess in conjunction with proposed sites at Dunkerswell/ Honiton. Safe walking routes required to primary / secondary schools. No capacity at Honiton CC or Kings School or Feniton Primary. Additional capacity to be funded by development.
DCC Highways comments	Suitable access off Hayne Lane with a secondary/emergency access onto a lane running adjacent to the A30. Potential for a train station, existing bus service limited, limited ped and cycle links into Honiton town.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	See comments above for Gitti_03. Same observations noted re. intent and capacity of the landowner (in this case Combe Estates) to deliver, subject to the joint master planning and associated viability assessment currently underway. Agreement will be required on sharing the cost of providing high cost access to the site and agreement on any potential ransom to allow access to this CE owned site. Also served by the Honiton exchange, broadband speeds are good at 40+ mbps from various suppliers and FTTC is enabled. Public transport is poor in this location.
Panel's conclusions	Probably achievable for a mix of employment uses, subject to: satisfactory access in combination with the employment site proposed to the east (Gitti_03); and for site Gitti_04 to be Phase 2 of the development of these two sites; and for the scale and form of development on Gitti_04 to avoid adverse impact
Site Achievable for Housing	Use unassessed

Site Achievable for Employment	Probably achievable if

Potential capacity			
Planning application			
Planning Status	EDLP Employment allocation		
Previous HELAA site ref no(s)	GITTI_02		
Site overlap description	All of 2021 site Gitti_04 lies in 2017 site (ObjectID 33606). All of Gitti_04 is in adopted EDLP employment allocation (with Gitti_03) - no planning permission. Count all of Gitti_04.		
Total site size	9.10		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	9.10		
Gross to net area conversion factor applied %			
Net developable area (ha)	5.46		
Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid 137	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)	9.10		
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	9.10		
SITE POTENTIAL	Of the 9.1 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 9.1ha. 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 9.1 hectares.		

	Employment: The site is not submitted as available for employment-led development. 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	

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

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	4.00
Developable 1/4/2032 to 31/3/2037	4.00
Developable 1/4/2037 to 31/3/2040	1.10
Post plan period	0.00

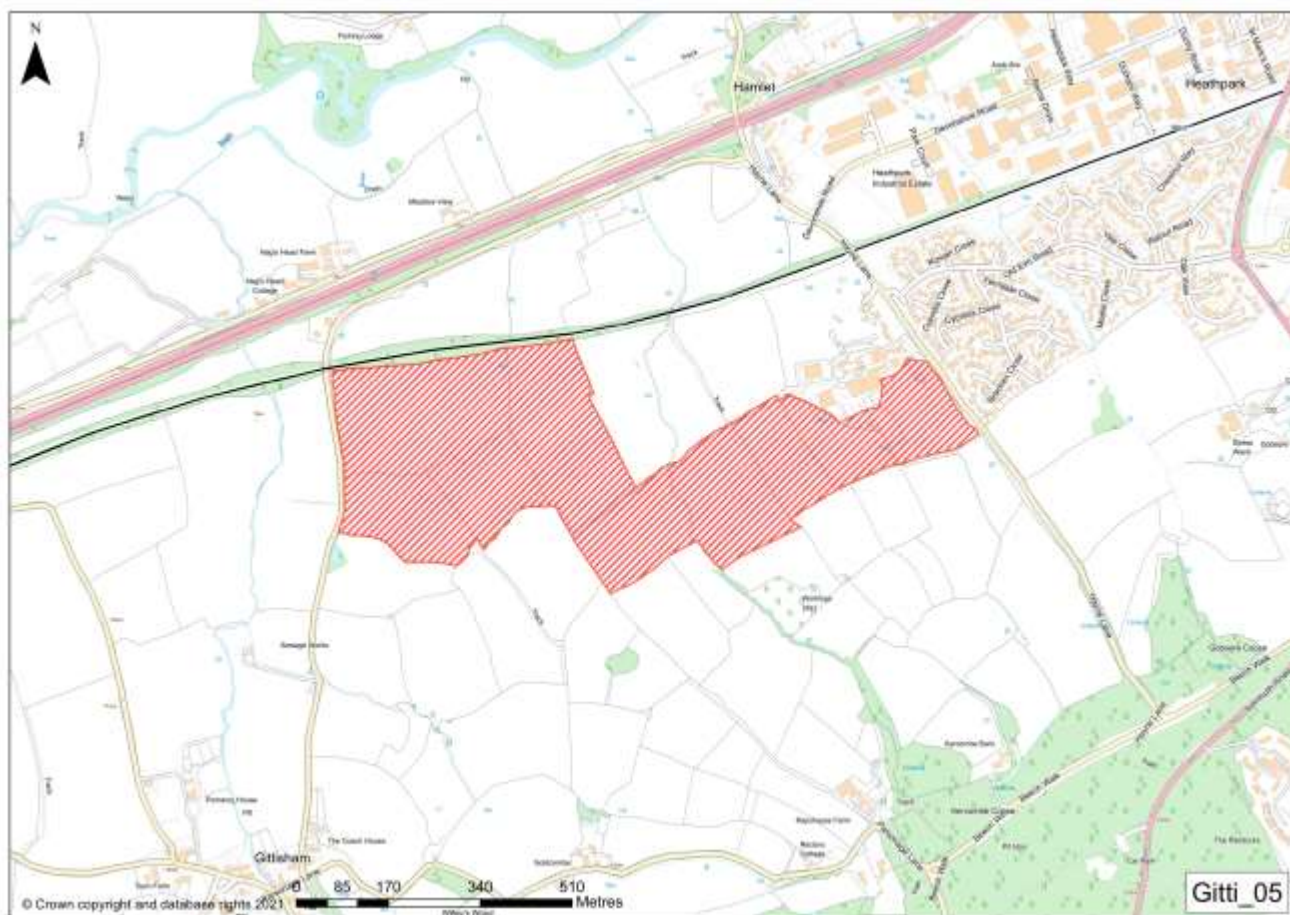
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Gittisham

Reference

Gitti_05



Site address	Land to west of Hayne Lane, Honiton (Land Registry DN530216 and DN530131),
Outside Cranbrook Plan Area	Yes
Description	Site Gitti_05 comprises of part of site Gitti_01 and an additional area south of Hayne Farm buildings. The land is in agricultural production and is formed by northerly sloping land , part of which is in the East Devon AONB.
Total site size (ha)	28.88
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (circa 300 houses). 2022 presentation to Strategic Planning Committee indicated 300 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	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)	28.88
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	28.88
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 28.88 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	A part of the site falls within the Pebblebed Heaths catchment.
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 no identified heritage assets in close proximity of the site. Although Giitisham village, which is of great heritage importance lies to the south west 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	A quite substantial southerly part of the site falls within the East Devon AONB and this would be a significant constraint in 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	There are limited watercourses running through the site with some potentially minor flooding concerns noted. 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	100 ha+ development sites proposed. Some capacity at Honiton primaries to support development, but depending on level of development proposed additional new capacity required (new primary school). Need to assess in conjunction with proposed sites at Dunkerswell/ Honiton. Safe walking routes required to primary / secondary schools. No capacity at Honiton CC or Kings School or Feniton Primary. Additional capacity to be funded by development.
DCC Highways comments	Suitable access off Hayne Lane with a potential secondary/emergency access route through Baker estates. Potential for a train station, existing bus service limited, limited ped and cycle links into Honiton town.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable but no link to north over the railway line if the site is developed in isolation. Pedestrian link over railway may be viable if site Gitti_01 and other sites are developed 'in combination'.
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)	GITTI_02

Site overlap description	58% (the Western part) of 2021 site Gitti_05 lies within 2017 site (ObjectID 58817 - which is Gitti_01) and 42% is New. Count all of Gitti_05. Count all of Gitti_01 as NIL. Site not adopted EDLP allocation.		
Total site size	28.88		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	28.88		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	17.33		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 347	Mid 433	Max 520
2. Site promoter – yield (upper)	300		
3. Lower of 1. (Mid) yield and 2. yield	300		
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)	300		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	28.88		
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 28.88 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. 28.88 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 433 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 300 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 300 dwellings. Employment: The site is not submitted as available for employment-led development. 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	225
Developable 1/4/2032 to 31/3/2037	75
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

Gittisham

Reference

Gitti_06



Site address	Hayne Farm, Hayne Lane, Honiton, EX14 3PD
Outside Cranbrook Plan Area	Yes
Description	The site comprises of a series of substantial modern agriculture buildings at Hayne Farm, to the west of the farm house and traditional barns.
Total site size (ha)	1.55
Submitter development type	Homes for sale ,Affordable homes (Development of the site for approx. 50 houses). 2022 presentation indicated 37 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 SCP 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)	1.55
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.55
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.55 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	No constraints are identified.
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 no identified heritage assets in close proximity 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	The site lies relatively close to the East Devon AONB 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	There is a small surface water flooding area noted at 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	100 ha+ development sites proposed. Some capacity at Honiton primaries to support development, but depending on level of development proposed additional new capacity required (new primary school). Need to assess in conjunction with proposed sites at Dunkerswell/ Honiton. Safe walking routes required to primary / secondary schools. No capacity at Honiton CC or Kings School or Feniton Primary. Additional capacity to be funded by development.
DCC Highways comments	Suitable access off Hayne Lane with a potential secondary/emergency access route through Baker estates. Potential for a train station, existing bus service limited, limited ped and cycle links into Honiton town.
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	1.55
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	1.55
Gross to net area conversion factor applied %	0.80
Net developable area (ha)	1.24

Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 25	Mid 31	Max 37
2. Site promoter – yield (upper)	37		
3. Lower of 1. (Mid) yield and 2. yield	31		
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)	31		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.55		
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 1.55 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. 1.55 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 31 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 31 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 31 dwellings. Employment: The site is not submitted as available for employment-led development. 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

Housing Trajectory

Number of Dwellings

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

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

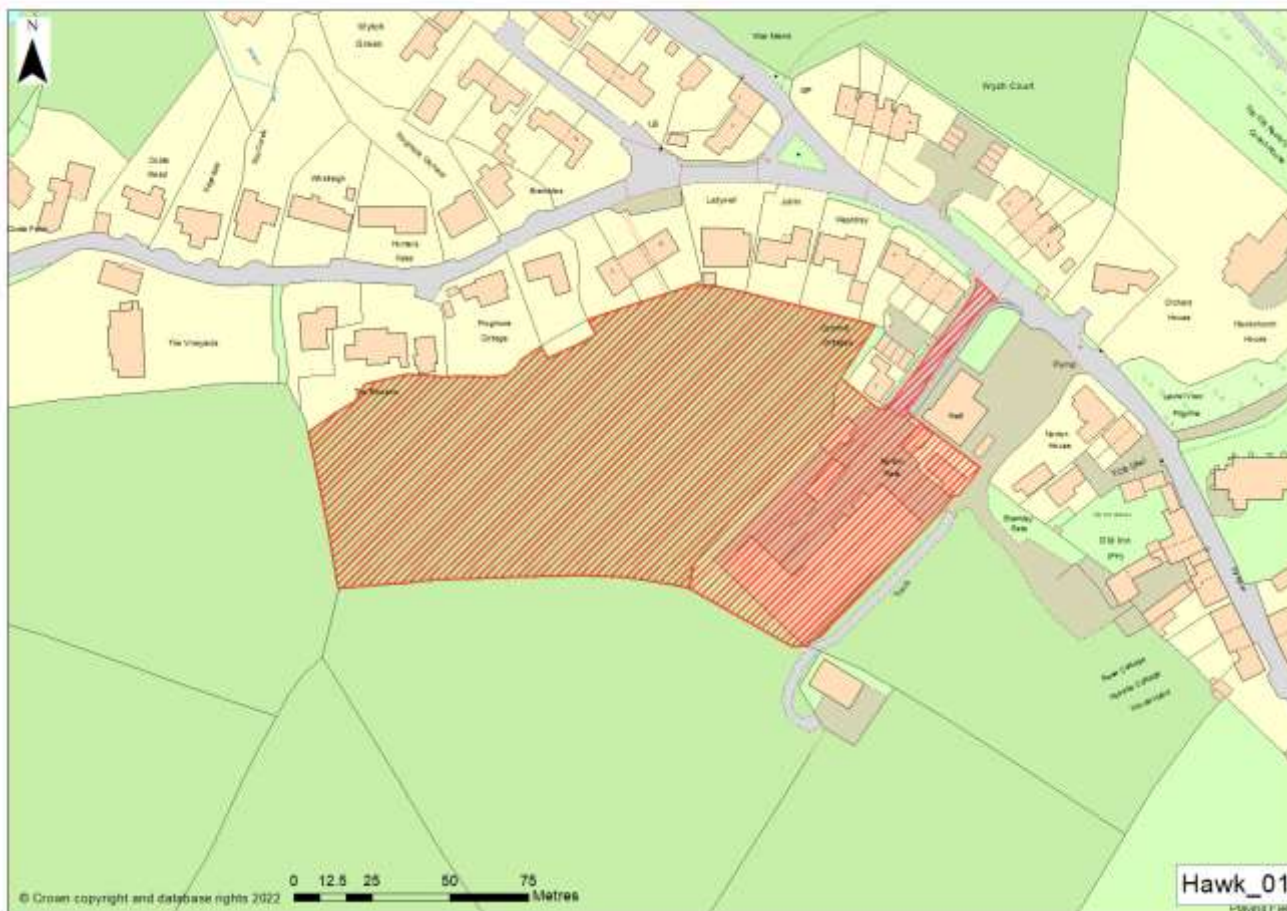
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Hawkchurch

Reference

Hawk_01



Site address	Norton Store, Hawkchurch, Axminster, Devon, EX13 5XW
Outside Cranbrook Plan Area	Yes
Description	Agricultural field behind housing and industrial site
Total site size (ha)	1.56
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people ,Residential institution ,Office ,Retail ,Hotel ,Renewable energy ,Mixed use (Whole area possible 50 mixed houses, flats or mixed home office and living units. Property with solar panels. Self-build plots.)

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)	1.56
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.56
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.56 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 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 within the Axe catchment
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 50m of Grade 11 and 75m of 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	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	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	Hawkchurch Primary school has the capacity to support development within the village. Transport costs would apply for secondary
DCC Highways comments	Accessible from private estate road onto Hawkchurch 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 if
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	E0001? (SHLAA 28/05/10) / GESP (HELAA 24/03/17)		
Site overlap description	2021 site Hawk_01 and 2017 site (ObjectID 80807) are effectively identical. Count all 2021 site. Count 2017 site as NIL.		
Total site size	1.56		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.56		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	1.25		
Density assumption applied (dwellings per Ha)	Min 20	Mid 16	Max 30

1. Calculated yield (HELAA Methodology)	Min 25	Mid 20	Max 38
2. Site promoter – yield (upper)	50		
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)	1.56		
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	Of the 1.56 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. 1.56 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 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. Site is available, suitable, Probably acheivable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 20 dwellings. Employment: The site is not submitted as available for employment-led development. 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	20
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

Hawkchurch

Reference

Hawk_02



Site address	Field south-east of Hawkchurch School, behind and adjacent to School Close, EX13 5GL
Outside Cranbrook Plan Area	Yes
Description	Pair of fields in agricultural use, only adjoin an exceptions site
Total site size (ha)	2.26
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people ,Residential institution ,Office ,Renewable energy (Whole field possible 50 mixed houses, flats or mixed home office and living units. Self-build plots.)

Availability assessment

Call for site : site type	
Original (ie 2017 site submission not resubmitted)	Existing
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)	2.26
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.26
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.26 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 within the Axe catchment
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 200m from nearest 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	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	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	Hawkchurch Primary school has the capacity to support development within the village. Transport costs would apply for secondary
DCC Highways comments	Accessible from Hawkchurch 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 if
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	GESP 24/03/17		
Site overlap description	2021 site Hawk_02 and 2017 site (ObjectID 74802) are effectively identical. Count allHawk_02 site. Count 2017 site as NIL.		
Total site size	2.26		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	2.26		
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)	50		
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)	2.26		
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 2.26 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. 2.26 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 acheivable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 34 dwellings. Employment: The site is not submitted as available for employment-led development. 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	34
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

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

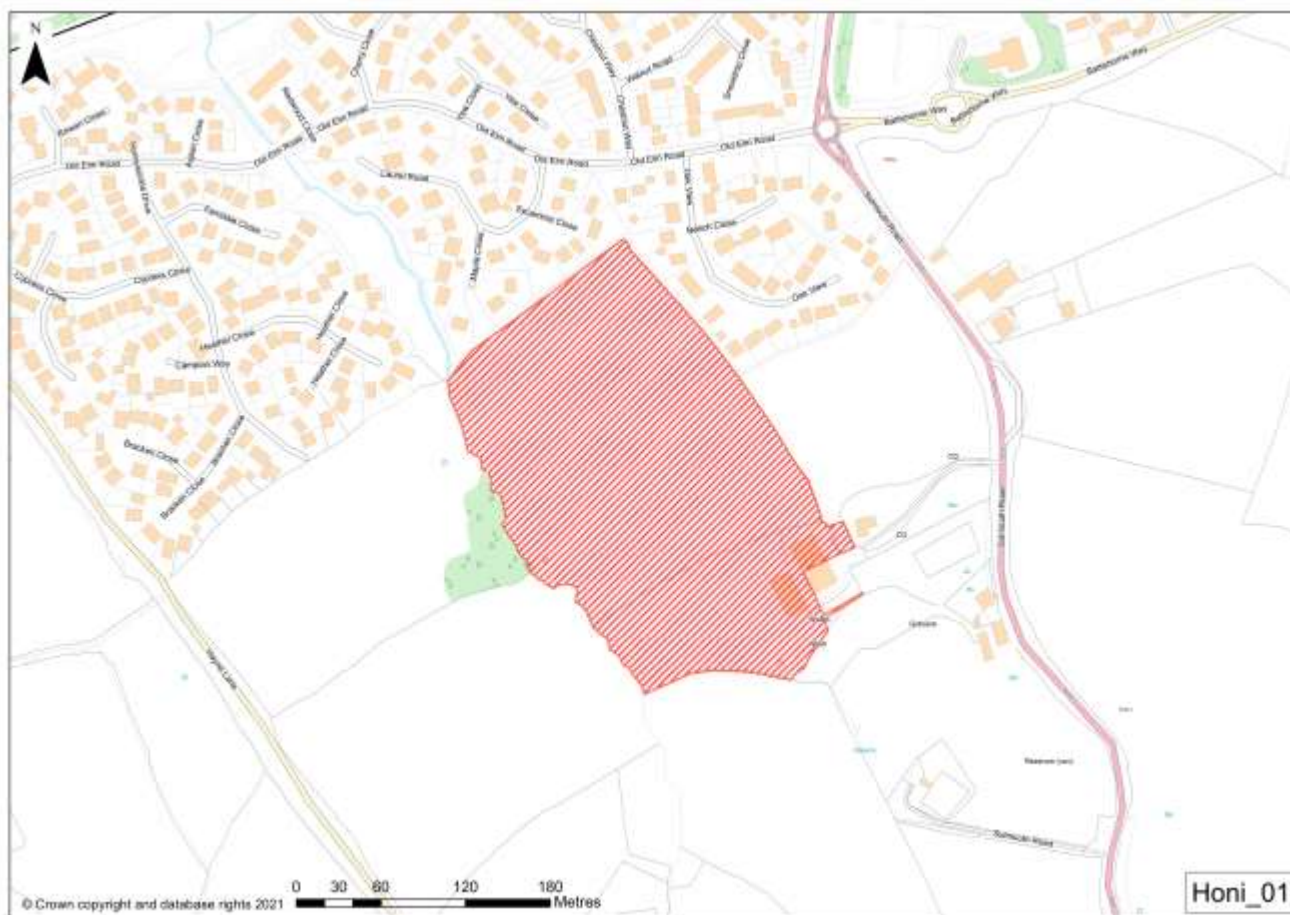
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Honiton

Reference

Honi_01



Site address	Land at Heathfield, East Of Hayne Lane, Honiton, EX14 3TX
Outside Cranbrook Plan Area	Yes
Description	This site falls on the south west edge of Honiton and comprises of sloping farmland that abuts development to the north and rises to the south. There was a planning application, 15/1027/MOUT, for this site/field and fields to the east and west that was previously refused permission.
Total site size (ha)	5.28
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent (previously submitted two planning applications for residential development of around 150 homes on the site (13/2430/MOUT and 15/1027/MOUT)).

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	Approx. 0.05 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). 0.05ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	5.23
GDA Discounted at Stage A – Housing (ha)	0.05
GDA Passes Stage A – Employment (ha)	5.23
GDA Discounted at Stage A – Employment (ha)	0.05
Stage A Assessment conclusion	An area of approximately 5.23 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	There are no identified biodiversity constraints to 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	There are no identified heritage assets in close proximity 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	The site falls almost entirely within the East Devon AONB and this would be a major constraint n the potential for 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	There are potential flooding concerns on the periphery 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	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	Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with proposed sites at Gittisham and Dunkerswell - possibility that new primary school site needs to be allocated. safe walking routes required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.
DCC Highways comments	Accessible from A375 Sidmth Rd & Hayne Lane OK
DCC Minerals comments	
DCC Waste comments	Half of site extends into WCZ but no WPA objection.
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)	HONI_01
Site overlap description	PARTIAL OVERLAP orthern main part of Honi_01 is the Central part of site Honi_15. Southern part of Honi_01 outwith the site in 2022 SPC Presentation . So count all of Honi_15 but count Honi_01 as NIL.
Total site size	5.28
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.05		
Gross development area – Passes Stage B Housing	5.23		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	3.14		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 63	Mid 79	Max 94
2. Site promoter – yield (upper)	150		
3. Lower of 1. (Mid) yield and 2. yield	79		
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)	0.05		
Gross development area – Passes Stage B Employment (Ha)	5.23		
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	Of the 5.28 ha site, approximately 0.05 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. 5.23 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 79 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 79 dwellings. To avoid double counting with 2022 site Honi_15, the net capacity of the site Honi_01 excluding overlaps is NIL dwellings. Employment: The site is not submitted as available for employment development. 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

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	

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

Honiton

Reference

Honi_02



Site address	Land at Heathpark, Honiton, EX14 1SF
Outside Cranbrook Plan Area	Yes
Description	Most of this site at Heathpark in Honiton is occupied by the new offices and car parks of East Devon District Council. A smaller part to the east forms a highways depot.
Total site size (ha)	1.41
Submitter development type	Employment – Offices .

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- Site has planning permission and built
Site available for Housing	No
Site available for Employment	No

Stage A suitability assessment

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

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	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	There are no identified biodiversity constraints to 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	There is a Grade 2 listed property relatively close 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	The site is surrounded by development and potential adverse landscape impacts from development are not identified.
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 potential surface water constraints to development.

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	Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with proposed sites at Gittisham and Dunkerswell - possibility that new primary school site needs to be allocated. safe walking routes required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.
DCC Highways comments	Already under construction with Baker Estates planning permission, 18/0454/MRES.
DCC Minerals comments	
DCC Waste comments	Full site within WCZ for waste oil facility. Unlikely to be an impact so no WPA objection
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	Seems to be a carry-over from previous LP. This site hosts Blackdown House and employment uses to the NE. Active employment uses B1,2,8.
Panel's conclusions	Development of the western part of the site has been ACHIEVED, and the remainder is unavailable.
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably achievable

Potential capacity	
Planning application	16/1292/MFUL
Planning Status	Permission before 01/04/2021
Previous HELAA site ref no(s)	
Site overlap description	Most of site has been redeveloped for EDDC offices. 16/1292/MFUL. Residue of site is not in EDDC ownership and was not resubmitted. Count site Honi_02 as NIL
Total site size	1.41
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 %			
Net developable area (ha)	1.12		
Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid 28	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)	14.00		
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 no longer available - Most has been developed for offices. The remainder has not been resubmitted. Residue of site is currently in use as Depot. Housing : Site not submitted as available for housing - Count as NIL dwellings. Employment: Count Honi_02 as NIL hectares of employment land.		
GENERAL COMMENT FOR ALL SITES	Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.		

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

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Honiton

Reference

Honi_03



Site address	Land to the rear of Oaklea,
Outside Cranbrook Plan Area	Yes
Description	This long narrow greenfield site falls to the south west of the road Oaklea in Honiton and to the north of a residential development. Parts of the site are steeply sloping and a Tree Preservation Order covers just under half of the site.
Total site size (ha)	0.77
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)	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)	0.77
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	The trees on the site (as well as being a constraint to development by virtue of the TPO) may support biodiversity interest that could constrain 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	There are no identified heritage assets in close proximity 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	There are no identified landscape constraints to 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	There are no identified flooding or water constraints in respect of this site. 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	Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with proposed sites at Gittisham and Dunkerswell - possibility that new primary school site needs to be allocated. safe walking routes required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.
DCC Highways comments	May not be 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 to site
Site Achievable for Housing	Probably unachievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	E164
Site overlap description	2021 site Honi_03 and 2017 site (ObjectID 84404) are effectively identical. 2nd 2017 site (ObjectID 80810) is near identical to Site 84404. Count all 2021 site. Count both 2017 sites 80810 AND 84404 as NIL. Count all of 2021 site Honi_03.
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)	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)	0		
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 availbale and suitable but 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: The site is not submitted as available for employment development. 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 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		

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

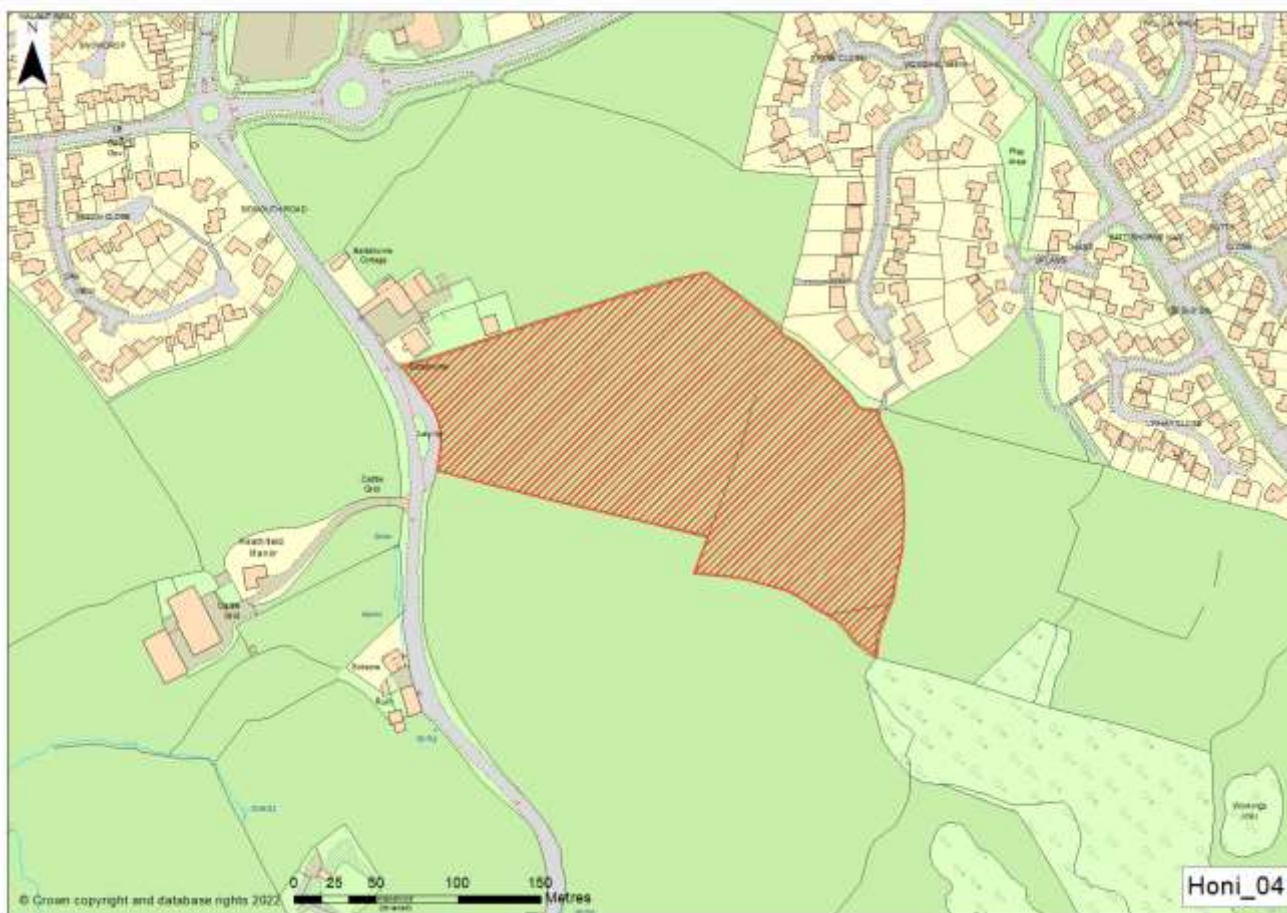
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Honiton

Reference

Honi_04



Site address	Land lying to the North East of Heathfield Manor Farm, Honiton, EX14 3TX
Outside Cranbrook Plan Area	Yes
Description	This greenfield sites, made up by a number of two fields in agricultural use, lies on the south western side of Honiton. The site falls on a northerly slope that is in the East Devon AONB with southerly site parts elevated and prominent.
Total site size (ha)	3.73
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	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)	3.73
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	3.73
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 3.73 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 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	There are no identified biodiversity constraints to 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	There are no identified heritage assets in close proximity 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	The site falls within the East Devon AONB and is of some prominence in the landscape. Landscape considerations would need careful assessment in respect of any development proposal.
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 identified flooding or water constraints in respect of this 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	Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with proposed sites at Gittisham and Dunkerswell - possibility that new primary school site needs to be allocated. safe walking routes required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.
DCC Highways comments	Accesible from A375 Sidmth Rd OK
DCC Minerals comments	
DCC Waste comments	A very small part of the site extends into the edge of the WCZ but no WPA objection as considerable distance to waste site and various landuses in between (roads, railway, houses, businesses).
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)	E026
Site overlap description	No overlap
Total site size	3.73
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	3.73
Gross to net area conversion factor applied %	0.60

Net developable area (ha)	2.24		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 45	Mid 56	Max 67
2. Site promoter – yield (upper)	90		
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)	3.73		
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 3.73 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. 3.73 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 is available, suitable, Probably acheivable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 56 dwellings. Employment: The site is not submitted as available for employment development. 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 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	56
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

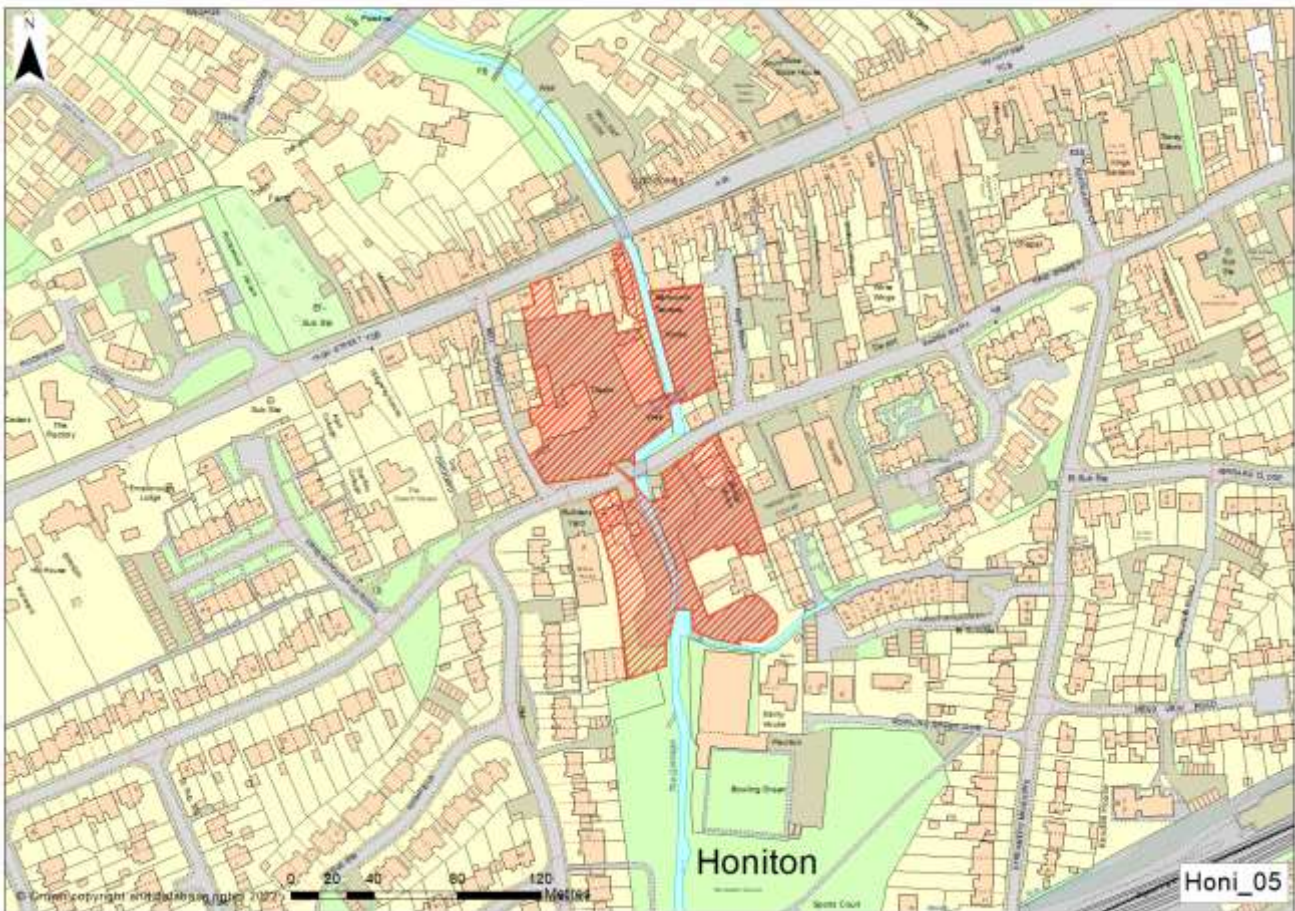
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Honiton

Reference

Honi_05



Site address

Land to the north and south of King Street, including former Foundry Yard, Honiton, EX14 1JZ

Outside Cranbrook Plan Area

Yes

Description

This brownfield sites comprises of two land parcels either side of King Street in Honiton. Both parcels have a history of commercial/storing/yard uses with the more northerly having a recent refusal of planning permission, 17/2473/MOUT, for residential development. Dating back to 2003 part of the southerly parcel gained a planning permission, 02/P1152, for residential development.

Total site size (ha)

1.10

Submitter development type

Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people ,Office ,Retail ,Hotel ,Mixed use ,Other (40+ dwellings and significant commercial 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)

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. 0.13 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)	0.97
GDA Discounted at Stage A – Housing (ha)	0.13
GDA Passes Stage A – Employment (ha)	0.97
GDA Discounted at Stage A – Employment (ha)	0.13
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 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	There are no identified biodiversity constraints to 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	There are Listed Buildings in close proximity of and one abuts the northerly parcel of land, whilst the northern parcel also falls in the Honiton 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	There are no identified landscape constraints to 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 significant constraint in respect of the site is that parts fall in Floodzone 3 and the majority in Floodzone 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 : <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	Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with proposed sites at Gittisham and Dunkerswell - possibility that new primary school site needs to be allocated. safe walking routes required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.
DCC Highways comments	This site has been subject to Planning Refusal 17/247/MOUT where the LPA has refused because of flooding issues and the loss of employment land. The highway authority said for the application "The proposed residential development on the site of the former agricultural machinery yard in terms of access will be adequate for the size of the development proposed. The proposed rearrangement of the existing access from Kings Street to a one-way access only, will overcome the existing lack of visibility for exiting vehicles at this access".
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	N/A

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 42803) lies within 2021 site Hon_05. About 50% of 2021 site Honi_05 (the southern part) lies outside 2017 Site (ObjectID 42803). Change of ownership. Count all 2021 site. Count 2017 site as NIL.		
Total site size	1.10		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.13		
Gross development area – Passes Stage B Housing	0.97		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.78		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 16	Mid 20	Max 23
2. Site promoter – yield (upper)	40		
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)	0.13		
Gross development area – Passes Stage B Employment (Ha)	0.97		
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 1.1 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. 0.97 ha. Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 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. Site is		

	available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 20 dwellings. Employment: The site is not submitted as available for employment-led development. 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

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	

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

Honiton

Reference

Honi_06



Site address

Former Millwater School, Honiton Bottom Road, Littleton, Honiton, EX14 2ER

Outside Cranbrook Plan Area

Yes

Description

This is the former Millwater School site in Honiton. It is a brownfield site/building that lies empty.

Total site size (ha)

0.52

Submitter development type

Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (Site area extends to approx.. 0.6ha (1.5 acres). Given the surrounding density of development the site could produce circa 30 - 35 residential 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

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)	0.52
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.52
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.52 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	There are no identified biodiversity constraints to development though a row of trees with a TOP runs along the southern 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 no identified heritage assets in close proximity 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	There are no identified landscape constraints to 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	There are no identified flooding or water constraints in respect of this 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	Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with proposed sites at Gittisham and Dunkerswell - possibility that new primary school site needs to be allocated. safe walking routes required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.
DCC Highways comments	Accessible from Honiton Bottom 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)	
Site overlap description	All of 2021 site Honi_06 lies within 2017 site (ObjectID 109213). 021 site Honi_06 covers about 80% of (ObjectID 109213). The residue of 2017 site (109213) was not resubmitted. No change in ownership. Count all 2021 site. Count 2017 site as NIL.
Total site size	0.52
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00

Gross development area – Passes Stage B Housing	0.52		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.42		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 8	Mid 11	Max 13
2. Site promoter – yield (upper)	35		
3. Lower of 1. (Mid) yield and 2. yield	11		
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)	11		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.52		
Gross development area – Passes Stage B Employment (Ha)	0.52		
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 0.52 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. 0.52 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 11 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 11 dwellings. Site is available, suitable, Probably acheivable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 11 dwellings. Employment: The site is not submitted as available for employment development. 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

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		11
Developable 1/4/2032 to 31/3/2037		0
Developable 1/4/2037 to 31/3/2040		0
Post plan period		

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

Honiton

Reference

Honi_07



Site address	Land adjacent to St Michaels Church, Honiton, EX14 9TE
Outside Cranbrook Plan Area	Yes
Description	This elevated greenfield site, in agricultural use, lies adjacent to St Michaels church and it falls in a south easterly part of Honiton.
Total site size (ha)	1.17
Submitter development type	2017 submission proposed 30 Dwellings. The 2022 confirmation of availability now proposes 40 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)	1.17
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.17
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.17 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	There are no identified biodiversity constraints to 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 lies close to the Grade 2* listed St Michaels Church and potential heritage impact considerations could be a constraint and would need to inform any development proposal.
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 falls within the East Devon AONB and is in an elevated position above Honiton. The potential for adverse landscape impacts could be a significant concern in respect of any development proposals.
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 identified flooding or water constraints in respect of this site. It may contain some 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 : <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	Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with proposed sites at Gittisham and Dunkerswell - possibility that new primary school site needs to be allocated. safe walking routes required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.
DCC Highways comments	Accessible from Waterleat Avenue 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	0.00
Gross development area – Passes Stage B Housing	1.17

Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.94		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 19	Mid 24	Max 28
2. Site promoter – yield (upper)	40		
3. Lower of 1. (Mid) yield and 2. yield	24		
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)	24		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.17		
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 1.17 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. 1.17 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 24 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 24 dwellings. Site is available, suitable, Probably acheivable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 24 dwellings. Employment: The site is not submitted as available for employment development. 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

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		24
Developable 1/4/2032 to 31/3/2037		0
Developable 1/4/2037 to 31/3/2040		0
Post plan period		

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

Honiton

Reference

Honi_08



Site address	Land at the South Side of The Glenn Honiton, EX14 2NT
Outside Cranbrook Plan Area	Yes
Description	This greenfield site with quite extensive vegetation cover falls in an easterly part of Honiton above the Glen. The site slopes sharply to the south.
Total site size (ha)	0.15
Submitter development type	Homes for sale (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)	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?	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)	0.15
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.15
Stage A Assessment conclusion	An area of approximately 0.15 ha has passed the Stage A Suitability Assessment for housing but not for employment as the site is below the site 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	There are no identified biodiversity constraints to 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	There are no identified heritage assets in close proximity 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	Whilst the site does fall within the built-up area of Honiton it is on open undeveloped land adjoining wider open green space. As such, coupled with in parts quite steep on-site slopes, there is potential for adverse local landscape impacts that would need to be a consideration in any development proposals.
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 identified flooding or water constraints in respect of this site. It may contain some 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	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	Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with proposed sites at Gittisham and Dunkerswell - possibility that new primary school site needs to be allocated. safe walking routes required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.
DCC Highways comments	Accessible from Glenview (pos 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)	HONI_08 hy137tn
Site overlap description	All 2021 site Honi_08 lies in 2017 sites (near identical ObjectIDs 53204 & 53207). W & E corners of both 2017 sites lie outside Honi_08. No change in ownership. E + W residues of 2017 sites not resubmitted. Count 2017 sites as NIL. Count all Honi_08
Total site size	0.15
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.15

Gross to net area conversion factor applied %	1.00		
Net developable area (ha)	0.15		
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)	6		
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)	0.15		
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 0.15 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. 0.15 ha. Housing: Site available for 6 dwellings, and passes 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

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		

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

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

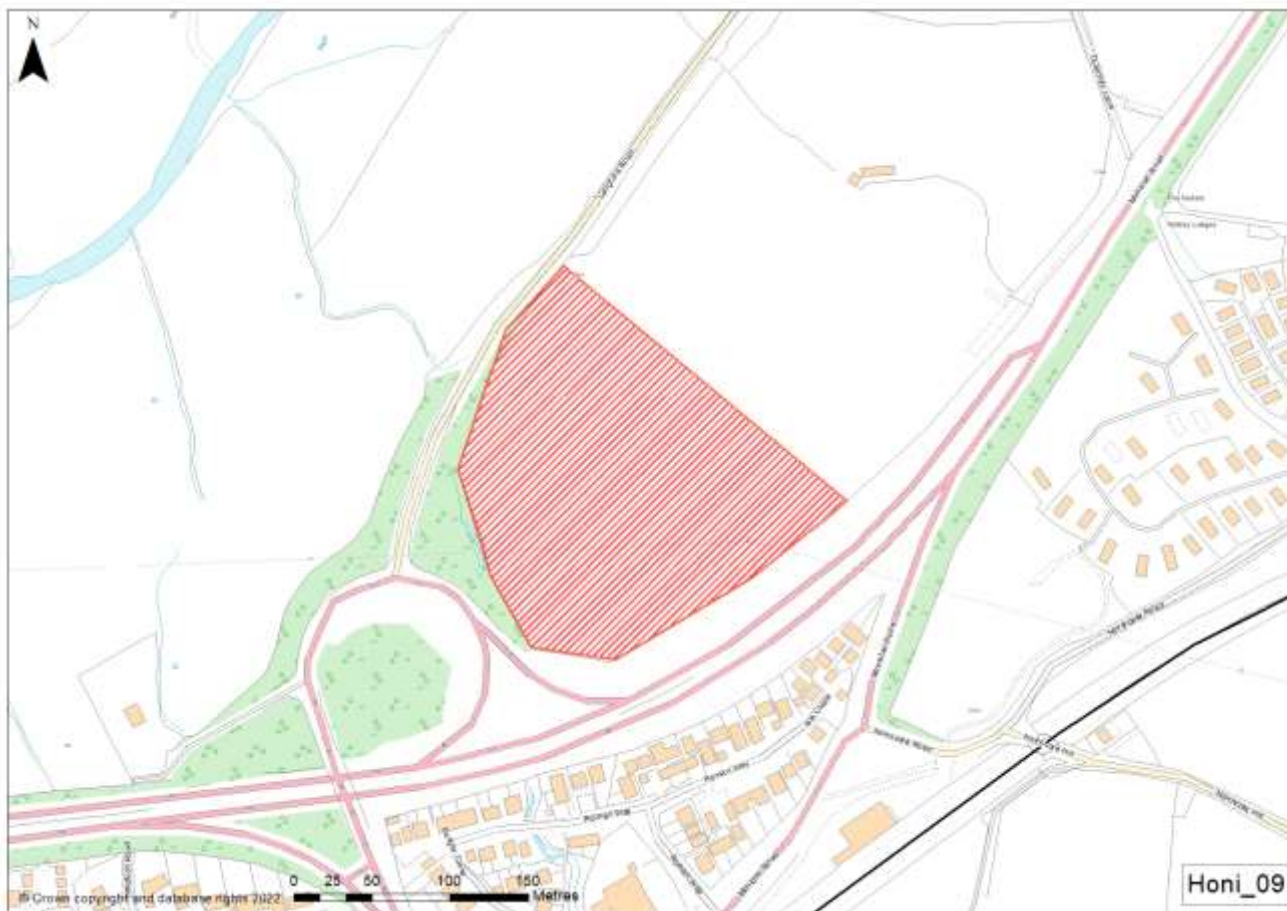
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Honiton

Reference

Honi_09



Site address	Former Honiton Showground, Langford Road, Honiton, EX14 4PN
Outside Cranbrook Plan Area	Yes
Description	This greenfield site, which is in agricultural use, lies on the western side of Honiton north of the A30. It used to be the Honiton showground, is quite flat and has high voltage overhead power cables crossing its western edge. It falls in the Blackdown Hills AONB.
Total site size (ha)	3.58
Submitter development type	Mixed Use (Circa 30-50 plus/mix) . The 2022 confirmation of availability is for mixed use and indicates Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Hotel, Industrial/Warehousing, Mixed Use - but proposes 50 to 80 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	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. 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)	3.45
GDA Discounted at Stage A – Housing (ha)	0.13
GDA Passes Stage A – Employment (ha)	3.45
GDA Discounted at Stage A – Employment (ha)	0.13
Stage A Assessment conclusion	An area of approximately 3.45 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	There are no identified biodiversity constraints to 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	There are no identified heritage assets in close proximity 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	The site falls within the East Devon AONB, though it is next to busy main roads and is crossed by power cables. Potential for adverse

	landscape impacts would need careful consideration in any development proposal.
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 site largely falls outside of Floodzone areas. It may contain some 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	Overhead high voltage electricity lines over approx 20% of site. No high pressure gas pipelines or related easements. Discount 0.72 Ha, reducing gross development area to 2.73 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	Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with proposed sites at Gittisham and Dunkerswell - possibility that new primary school site needs to be allocated. safe walking routes required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.
DCC Highways comments	Accessible from Langford Rd NOT A30 or A35 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)	E170
Site overlap description	No overlap
Total site size	3.58
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.13		
Gross development area – Passes Stage B Housing	3.45		
Gross to net area conversion factor applied %	0.50		
Net developable area (ha)	1.64		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 33	Mid 41	Max 49
2. Site promoter – yield (upper)	80		
3. Lower of 1. (Mid) yield and 2. yield	41		
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)	41		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.13		
Gross development area – Passes Stage B Employment (Ha)	3.45		
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 3.58 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. 3.45 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 41 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 41 dwellings. Site is available, suitable, Probably achievable for housing.To avoid double counting, the net capacity of the site excluding overlaps is approximately 41 dwellings. Employment: The site is not submitted as available for employment - led development. 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

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	41
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

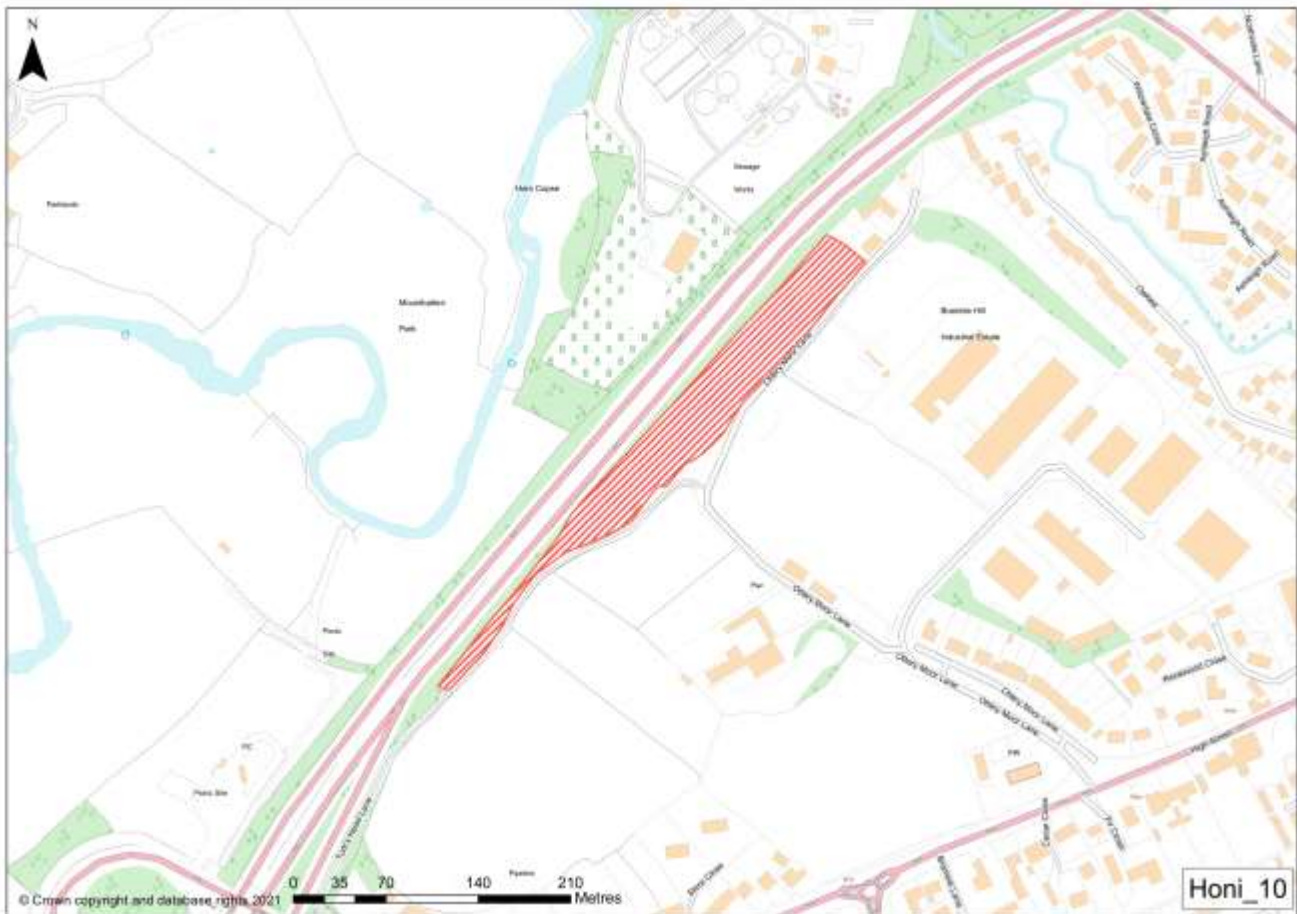
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Honiton

Reference

Honi_10



Site address	Land at Ottery Moor Lane (Easting: 315309 - Northing: 100674) , EX14 1AR
Outside Cranbrook Plan Area	Yes
Description	This site forms a narrow strip of Greenfield land on the northern side of Honiton, south of the A30. The site is well screened but lies close to the A30 and vehicle noise impacts could impact in development suitability.
Total site size (ha)	1.25
Submitter development type	Homes for sale ,Affordable homes (21 new homes as proposed in the pre-application advice request: 15 open market homes comprising 8No. 3 bedroom homes and 7No. 4 bedroom homes. 6 affordable homes (29%) to be a mix of 2 and 3 bedrooms.) 2022 presentation to Strategic Planning Committee indicated 21 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	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)	1.25
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.25
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.25 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	There are no identified biodiversity constraints to development though there are Tre Preservation orders to trees to the site edges.
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 no identified heritage assets in close proximity 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	There are no obvious landscape constraints in respect of site 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	There are no floodplain considerations affecting site development potential. 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 : 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	Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with proposed sites at Gittisham and Dunkerswell - possibility that new primary school site needs to be allocated. safe walking routes required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.
DCC Highways comments	Access would be suitable through the parcel currently under constrution, 19/0578/MRES Mountbatten Mews, giving manual for street cycle and ped links. Train and bus links not far away.
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	1.25
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.00		
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)	21		
3. Lower of 1. (Mid) yield and 2. yield	21		
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)	21		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
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 1.25 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. 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 21 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 21 dwellings. Employment: The site is not submitted as available for employment development. 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

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	21
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

Honiton

Reference

Honi_11



Site address	Honiton Cattle Market, Silver Street, Honiton, EX14 1QN
Outside Cranbrook Plan Area	Yes
Description	The cattle market site lies in a central part of Honiton. A very recent planning appeal for a retirement flatted development scheme was lost on this site with loss of employment potential/ opportunities being the critical concern.
Total site size (ha)	0.38
Submitter development type	Homes for sale ,Homes for older people (57 retirement properties, yield would be lower for mainstream flatted development.)

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)	0.38
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.38
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.38 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	There are no identified biodiversity constraints to development though there are Tre Preservation orders to trees to the site edges.
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 significant heritage assets in close proximity to the site that the council cited as being important in a recent appeal with unacceptable adverse impacts seen as resulting from development. The appeal Inspector, however, was not convinced by the Council case. Nonetheless heritage sensitivity concerns remain valid.
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	There are no obvious landscape constraints in respect of site 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	There are no floodplain considerations affecting site development potential.
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	Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with proposed sites at Gittisham and Dunkerswell - possibility that new primary school site needs to be allocated. safe walking routes required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.
DCC Highways comments	I can see no access or highway reason why this site could not be utilised in a future local plan, rail and bus links are near and the site is a brownfield site with suitable ground levels for access.
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. Site was allowed on appeal after the 2022 Monitoring Point so Count all of 2021 Site Honi_11 .

Total site size	0.38		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.38		
Gross to net area conversion factor applied %	1.00		
Net developable area (ha)	0.38		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 8	Mid 10	Max 11
2. Site promoter – yield (upper)	57		
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)	0.38		
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	Of the 0.38 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. 0.38 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 acheivable for housing.To avoid double counting, the net capacity of the site excluding overlaps is approximately 10 dwellings. Employment: The site is not submitted as available for employment development. 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

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	

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

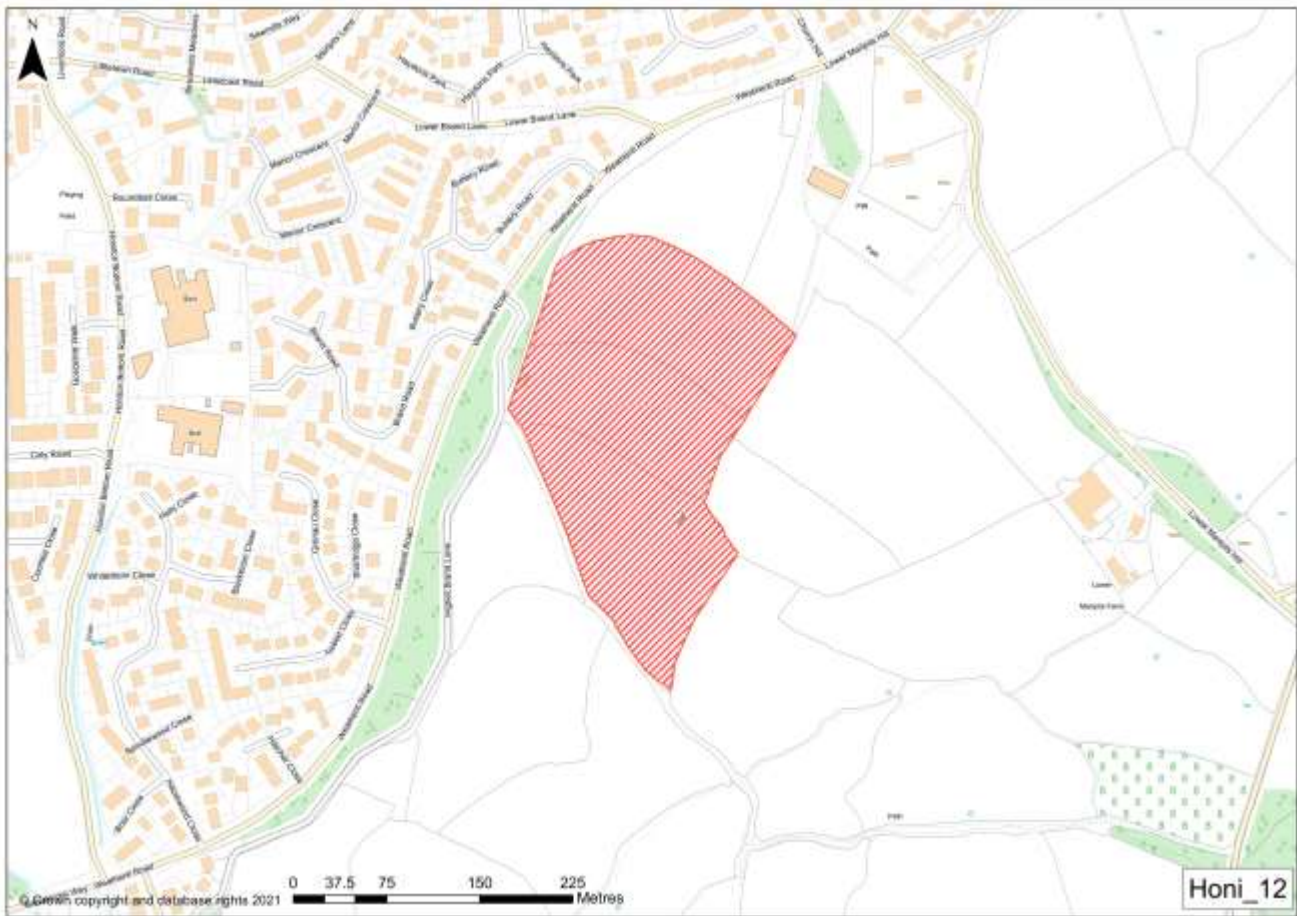
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Honiton

Reference

Honi_12



Site address

land on the south-east side of Cuckoo Down Lane, Honiton and land at Lower Marl pits Farm, Honiton , EX14 9TB

Outside Cranbrook Plan Area

Yes

Description

This site lies on the southern side of Honiton elevated above and on hilly ground above the adjacent Wetherall Road. The site is in the AONB and adverse landscape impacts would be a concern in respect of this site. The County Council raise challenges in respect of securing highway access.

Total site size (ha)

4.75

Submitter development type

Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes (75)

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)	4.75
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	4.75
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 4.75 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	There are no identified biodiversity constraints to 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	This site is relatively close to a listed church and this would need to be taken into account in any scheme and may constrain development potential.
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 within the East Devon ONB and this may constrain potential for 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	There are no floodplain considerations affecting site development potential. It may contain some 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 : <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	Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with proposed sites at Gittisham and Dunkerswell - possibility that new primary school site needs to be allocated. safe walking routes required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.
DCC Highways comments	Higher Brand Lane is constrained and may only support smaller scale development, additional third party land would need to be brought forward to secure better access. Potential PROW diversion, landscape change in height, bus stops and ped only pavement on near Weatherill Road.
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 due to 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	4.75
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	4.75		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	2.85		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 57	Mid 71	Max 86
2. Site promoter – yield (upper)	75		
3. Lower of 1. (Mid) yield and 2. yield	71		
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)	25		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	4.75		
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 4.75 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. 4.75 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 71 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 71 dwellings. However HELAA Panel concluded that the site is Probably achievable for smaller scale development due to access. Therefore for the trajectory the net capacity of the site excluding overlaps is reduced to approximately 25 dwellings. Employment: The site is not submitted as available for employment development. 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	25
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

Honiton

Reference

Honi_13



Site address	Middle Hill, Church Hill, Honiton, EX14 9TE
Outside Cranbrook Plan Area	Yes
Description	This small site on the southern edge of Honiton is well screened and offer scope for limited development in what is, however, land in the among and very close to a listed church.
Total site size (ha)	0.83
Submitter development type	Homes for sale (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)	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)	0.83
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.83
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.83 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	There are no identified biodiversity constraints to 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	This site is close to a listed church and this would need to be taken into account in any scheme. It could be a major constraint on scope for 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 within the East Devon AONB and this may constrain potential for 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	There are no floodplain considerations affecting site development potential. It may contain some 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 : <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	Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with proposed sites at Gittisham and Dunkerswell - possibility that new primary school site needs to be allocated. safe walking routes required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.
DCC Highways comments	There is an existing access to the site at the existing entrance to Middle Hill House. An alternative access could also be provided from the adjacent rural lane. This site is on the periphery of the town of Honiton, but it would be acceptable in principle for residential development from a transportation point of view, subject to satisfactory access design.
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	0.83
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00

Gross development area – Passes Stage B Housing	0.83		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.66		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 13	Mid 17	Max 20
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)	0.83		
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 0.83 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. 0.83 ha. 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 5 dwellings. Site is available, suitable, Probably acheivable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 5 dwellings. Employment: The site is not submitted as available for employment development. 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

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	

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

Honiton

Reference

Honi_14



Site address	Hurlakes, Northcote Hill, Honiton, Devon, EX14 9UP
Outside Cranbrook Plan Area	Yes
Description	This site lies on the eastern side of Honiton, south of the railway and is accessed via a narrow stretch of road under the railway. The site is isolated from existing development at Honiton and somewhat remote from facilities. It is, however, a well screened area of land albeit one that slopes quite steeply.
Total site size (ha)	2.60
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Homes for older people (multiple 'option' offers from developers made in previous years.)

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)	2.60
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.60
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.6 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	There are no identified biodiversity constraints to 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	There are no identified 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	here are no identified landscape constraints to 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	There are no floodplain considerations affecting site development potential. It comprises grade 3a 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	Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with proposed sites at Gittisham and Dunkerswell - possibility that new primary school site needs to be allocated. safe walking routes required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.
DCC Highways comments	Poor ped/cycle links to Honiton, with substandard carriageway width under the railway bridge.
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	2.60
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	2.60
Gross to net area conversion factor applied %	0.60
Net developable area (ha)	1.56

Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 31	Mid 39	Max 47
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	39		
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)	39		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	2.60		
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 2.6 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. 2.6 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 39 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 39 dwellings. Employment: The site is not submitted as available for employment development. 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

Housing Trajectory		Number of Dwellings
2020-22 Completions		0
Phasing of future housing development		
Deliverable 1/4/2022 to 31/3/2027		0
Developable 1/4/2027 to 31/3/2032		39
Developable 1/4/2032 to 31/3/2037		0
Developable 1/4/2037 to 31/3/2040		0
Post plan period		

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

Kilmington

Reference

Kilm_01



Site address	Land off Shute Road, Kilmington, EX13 7ST
Outside Cranbrook Plan Area	Yes
Description	Relatively level agricultural field, adjacent to western edge of existing Kilmington. Group of housing to east of site, and adjoining Kilm_08 and opposite to Kilm_02
Total site size (ha)	0.66
Submitter development type	Dwellings (5-6)

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	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)	0.66
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.66
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.66 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 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	The site falls in the catchment of the River Axe SAC. TPO cover the northern 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	With the nearest designated heritage asset a Grade II listed building 473m away, heritage impacts are limited.
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 (Shute 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	There are no identified areas of flooding 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 : <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 ha development sites proposed. Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.
DCC Highways comments	This site is a little remote from local services but would be acceptable in principle from a technical point of view as suitable access can be easily achieved and the site parcel is small.
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)	E080
Site overlap description	No overlap
Total site size	0.66
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.66
Gross to net area conversion factor applied %	0.80

Net developable area (ha)	0.53		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 11	Mid 13	Max 16
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)	0.66		
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 0.66 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. 0.66 ha. Housing :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 available, suitable, Probably acheivable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 6 dwellings. Employment: The site is not submitted as available for employment development. 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 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	6
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

Kilmington

Reference

Kilm_02



Site address

Birchwood Farm, Shute Road, Kilmington, EX13 7ST

Outside Cranbrook Plan Area

Yes

Description

Relatively level large site, currently forms a farmyard and a permanent pasture field. The site adjacent to western edge of existing Kilmington, Group of housing to east of site.

Total site size (ha)

4.38

Submitter development type

Mixed Use (0) - residential or commercial

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)	4.38
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	4.38
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 4.38 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	The site falls in the catchment of the River Axe SAC. TPO runs along the southern boundary 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	With the nearest designated heritage asset a Grade II listed building 349m away, heritage impacts are limited.
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 (Shute 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	There are no identified areas of flooding 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 : <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 ha development sites proposed. Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.
DCC Highways comments	Access from the south would appear to be easy to achieve but access to the north is from a Byway opening up to all traffic which could not support the level of traffic that would be generated. The site is a little remote from local services too, but adjacent to the settlement.
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)	E082
Site overlap description	No overlap
Total site size	4.38
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	4.38

Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	2.63		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 53	Mid 66	Max 79
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	66		
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)	66		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	4.38		
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	Of the 4.38 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. 4.38 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 66 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 66 dwellings. Site is available, suitable, Probably acheivable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 66 dwellings. Employment: The site is not submitted as available for employment development. 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 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	66
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

Kilmington

Reference

Kilm_03



Site address Land off Springhead Lane, Kilmington (E-326545, N-98144), N/A

Outside Cranbrook Plan Area Yes

Description Relatively level agricultural field, adjacent agricultural field to the east (Kilm_04). Group of housing to east of site

Total site size (ha) 1.60

Submitter development type Dwellings (40-50)

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)	1.60
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.60
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.6 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	The site falls in the catchment of the River Axe SAC. With nearest designation 61m away in east (Kilm_04) (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	Grade II listed dwellings 122m to south east of site, existing trees and hedgerow obscure 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	Located entirely within East Devon AONB. views into site available from public road (Springhead Lane).
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 identified areas of flooding 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	Significant ha development sites proposed. Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.
DCC Highways comments	The site is served by an existing access off Springhead Lane. Good visibility can be achieved from the site in both directions on Springhead 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)	N/A
Site overlap description	No overlap
Total site size	1.60
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	1.60
Gross to net area conversion factor applied %	0.80
Net developable area (ha)	1.28

Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 26	Mid 32	Max 38
2. Site promoter – yield (upper)			
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)	1.60		
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, 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. 1.6 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 available, suitable, Probably acheivable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 32 dwellings. Employment: The site is not submitted as available for employment development. 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 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	32
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

Kilmington

Reference

Kilm_04



Site address	Paddock off Springhead Lane, Kilmington, Devon, EX13 7SS
Outside Cranbrook Plan Area	Yes
Description	Relatively level agricultural field, adjacent agricultural field to the west (Kilm_03). Group of housing to east of site.
Total site size (ha)	1.54
Submitter development type	2017 submission for Dwellings (50). 2022 confirmation of availability also proposed 50 dwellings (Homes for sale, Affordable homes, Homes for private rent, Homes for older people)

Availability assessment

Call for site : site type Original (ie 2017 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)	1.54
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.54
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.54 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	The site falls in the catchment of the River Axe SAC. TPO runs along the eastern boundary 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 dwellings 95m to south of site, There is substantial existing development in between so no intervening 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	Located entirely within East Devon AONB. views into site available from public road (Springhead Lane).
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 identified areas of flooding 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 : <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 ha development sites proposed. Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.
DCC Highways comments	The site is served by an existing access off Springhead Lane. Good visibility can be achieved from the site in both directions on Springhead 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)	N/A
Site overlap description	WHOLE - all of site is in Kilm_13.; 2022 submission does not specify number of dwellings. Count Kilm_04 as NIL. Count all of Kilm_13.
Total site size	1.54
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	1.54

Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	1.23		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 25	Mid 31	Max 37
2. Site promoter – yield (upper)	50		
3. Lower of 1. (Mid) yield and 2. yield	31		
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)	1.54		
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, 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. 1.54 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 31 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 31 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting with Kilm_13, count the net capacity of the site Kilm_04 excluding overlaps as NIL dwellings. Employment: The site is not submitted as available for employment development. 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		0
Developable 1/4/2032 to 31/3/2037		0
Developable 1/4/2037 to 31/3/2040		0
Post plan period		

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

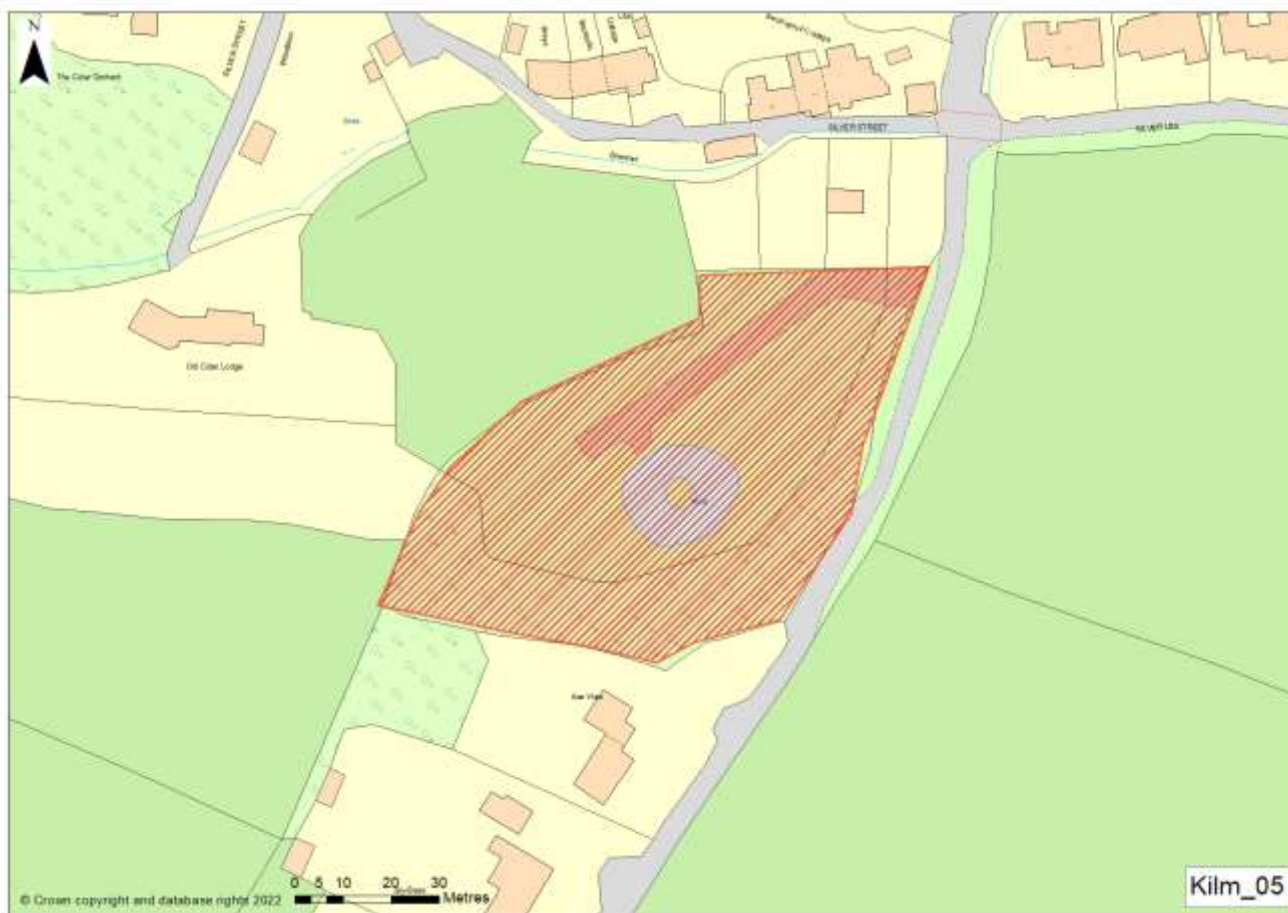
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Kilmington

Reference

Kilm_05



Site address	Land At Pit Orchard, Bim Bom Lane, Kilmington,
Outside Cranbrook Plan Area	Yes
Description	Sloping site, The site has been submitted as part of the 2010, 2011 and 2012 SHLAAs. It comprises previously-developed land which has extant planning permissions (refs. 15/1746/OUT and 16/1586/RES) for the construction of 6 no. dwellings as a rural exception site.
Total site size (ha)	0.56
Submitter development type	Homes for sale ,Affordable homes ,Custom and self-build homes (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)	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)	0.56
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.56
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.56 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	The site falls in the catchment of the 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	Grade II listed dwellings 46m to north west of site, existing trees and hedgerow obscure 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	Located entirely within East Devon AONB. views into site available from public road (Bimbom Lane).
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	Areas of the site are at high 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 ha development sites proposed. Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.
DCC Highways comments	The greater majority of this parcel has already been approved under planning application 15/1746/OUT and 16/1586/RES.
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)	E084
Site overlap description	2021 site Kilm_05 and 2017 site (ObjectID 29603) are effectively identical. Count all 2021 site. Count 2017 site as NIL.
Total site size	0.56
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.56
Gross to net area conversion factor applied %	0.80

Net developable area (ha)	0.45		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 9	Mid 11	Max 14
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)	0.56		
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 0.56 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. 0.56 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 11 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 available, suitable, Probably acheivable for housing. Site is available, suitable, Probably acheivable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 6 dwellings. Employment: The site is not submitted as available for employment development. 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	6
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

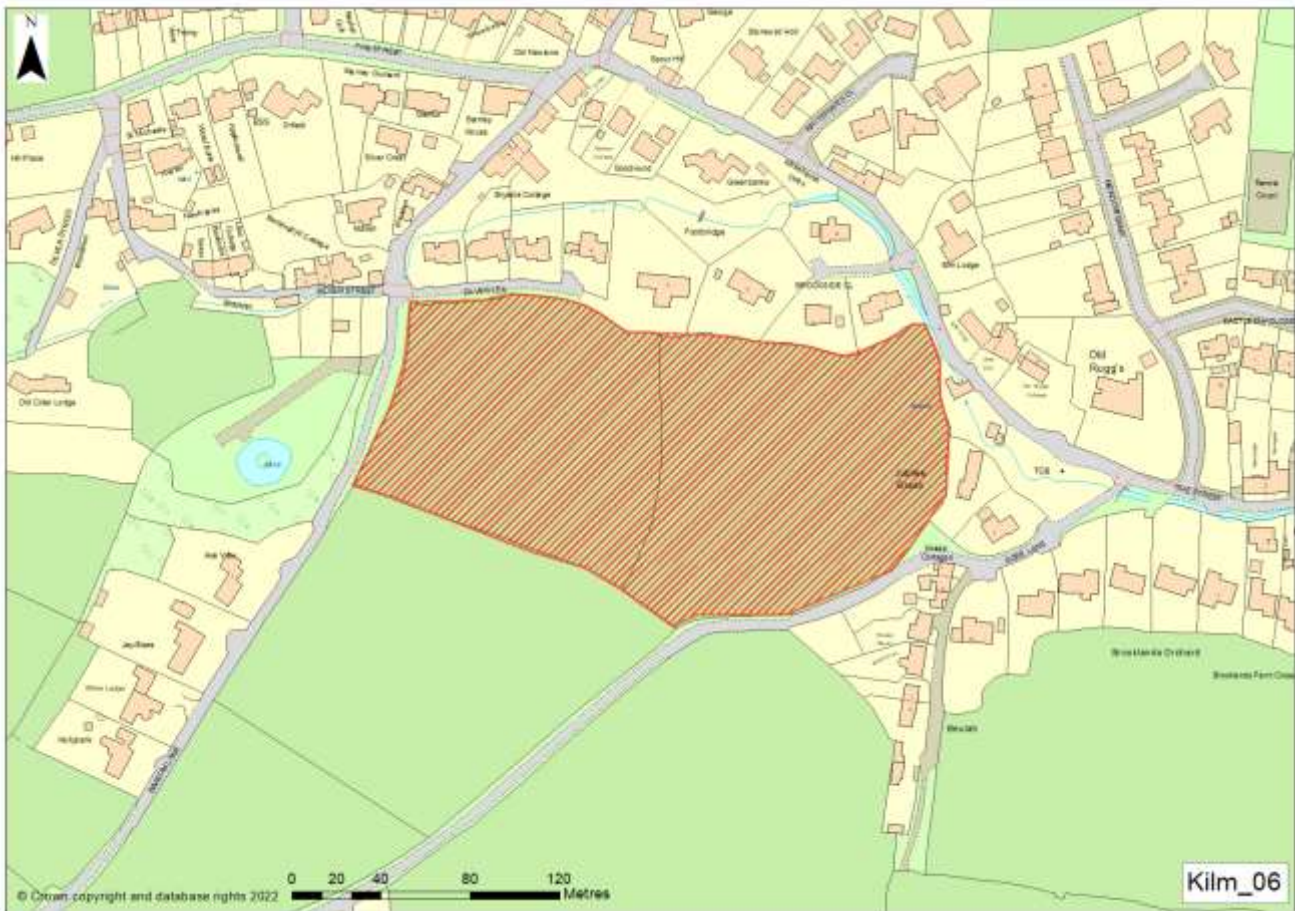
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Kilmington

Reference

Kilm_06



Site address

Land at Gore Lane, Kilmington, Axminster,

Outside Cranbrook Plan Area

Yes

Description

Two agricultural fields, eastern side relatively level and western side mainly sloping. The site is close to the southern edge of Kilmington and is adjoined to the north and east/south east by the village's existing built-up environment.

Total site size (ha)

2.76

Submitter development type

Homes for sale ,Affordable homes (5+ (potential for significantly more dependant on extent of development 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)

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. 0.01 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)	2.75
GDA Discounted at Stage A – Housing (ha)	0.01
GDA Passes Stage A – Employment (ha)	2.75
GDA Discounted at Stage A – Employment (ha)	0.01
Stage A Assessment conclusion	An area of approximately 2.75 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	The site falls in the catchment of the 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	The Conservation Area runs along the eastern edge of the site, Grade II listed dwellings 14m to east of site and Grade II listed Old Ruggs Farm around 90m to east of site, potential impact upon their 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	Located entirely within East Devon AONB. views into site available from public road (Bimbom Lane).
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 identified areas of flooding 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 : <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 ha development sites proposed. Kilminster Primary has some capacity to support some development, depending on the level. Kilminster is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.
DCC Highways comments	The current access roads which could service this parcel are unsuitable the proposed development size, due to their rural nature in width, geometry and visibility. However a much smaller size could potentially be reviewed.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable for smaller development due to 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	2021 site Kilm_06 and 2017 site (ObjectID 32001) are effectively identical. Count all 2021 site. Count 2017 site as NIL.		
Total site size	2.76		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.01		
Gross development area – Passes Stage B Housing	2.75		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.65		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 33	Mid 41	Max 50
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)	0.01		
Gross development area – Passes Stage B Employment (Ha)	2.75		
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 2.76 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. 2.75 ha. Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 41 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. Note that the HELAA Panel conclusion that the site is Probably achievable for smaller development due to access was based on the mid yield figure of 41 dws.Site is available, suitable, Probably acheivable for housing. To avoid double counting, for the trajectory the net capacity of the site excluding overlaps is approximately 5 dwellings. Employment: The site is not submitted as available for employment development. 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	5
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

Kilminster

Reference

Kilm_07



Site address	Land adjoining Breach, Kilminster, Axminster, EX13 7ST
Outside Cranbrook Plan Area	Yes
Description	flat site, adjoining Kilm_01. Greenfield site located between existing housing, the site is close to the western edge of Kilminster.
Total site size (ha)	-1.00
Submitter development type	Homes for sale ,Custom and self-build homes ,Homes for older people (umber of dwellings not indicated)

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	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)	0.51
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 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	The site falls in the catchment of the River Axe SAC. With nearest designation 68m away in north (Kilm_01) (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	With the nearest designated heritage asset a Grade II listed building 369m away, heritage impacts are limited.
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 (Shute 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	There are no identified areas of flooding 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 : <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 ha development sites proposed. Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.
DCC Highways comments	No access difficulties. The benefits from an existing lane, Springhead Lane which leads directly on to Shute Road. A development parcel any larger may present trip generation 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 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	-1.00
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.51
Gross to net area conversion factor applied %	0.80

Net developable area (ha)	0.41		
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)	0.51		
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 0.51 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. 0.51 ha. Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 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 acheivable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 10 dwellings. Employment: The site is not submitted as available for employment development. 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	10
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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	Kilmington	Reference	Kilm_08



Site address	Fernwood, Kilmington, EX13 7NU
Outside Cranbrook Plan Area	Yes
Description	.Relatively flat site, adjacent A35. the site is close to the south west of Kilmington
Total site size (ha)	1.17
Submitter development type	Affordable homes ,Custom and self-build homes ,Homes for older people (The number of homes would be decided by the local requirement and in accordance with the village 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)	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)	1.17
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.17
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.17 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	The site falls in the catchment of the River Axe SAC., 7m from county wildlife site to south and nearest designation 25m away in south west (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	Grade II listed White Hall 140m to north east of site, existing trees and hedgerow obscure 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	Located entirely within East Devon AONB. Open, wide views into site available from A35.
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 identified areas of flooding 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 : <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 ha development sites proposed. Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.
DCC Highways comments	The Roman Road, is not ideal for an access due to the rural nature and the no-through route with the route merging into a PROW.
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	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	NA
Site overlap description	No overlap
Total site size	1.17
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	1.17

Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.94		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 19	Mid 24	Max 28
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	24		
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)	1.17		
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 1.17 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. 1.17 ha. Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 24 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 24 dwellings. Site is assessed as available and suitable but the HELAA Panel concluded that the site is Probably Unachievable. Therefore the net capacity of the site excluding overlaps is NIL dwellings. Employment: The site is not submitted as available for employment development. 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 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	

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

Kilminster

Reference

Kilm_09



Site address	Land east of George Lane, Kilminster, Axminster,
Outside Cranbrook Plan Area	Yes
Description	Flat green field, alonside A35, adjoining Kilm_10. The site located behind a group of dwellings in central Kilminster built up area.
Total site size (ha)	2.45
Submitter development type	Up to 14 over the next 10 years to 2031 as proposed in the Kilminster Neighbourhood Plan. Thereafter the adjacent field could also provide additional homes (maybe 30?) in future years 2031 to 2051. 2022 presentation to Strategic Planning Committee indicated 35 to 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)	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)	2.45
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.45
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.45 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	The site falls in the catchment of the River Axe SAC. TPOs cover east (Kilm_10), south and south east boundary 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 The Old Inn around 28m to east of site, The impact upon these assets must be considered. Grade II listed George Farmhouse 37m to west of site, but numerous existing buildings mean no intervening 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	Located entirely within East Devon AONB, although land adjacent to north is not. Open, wide views into site available from A35.

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 identified areas of flooding 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 : <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 ha development sites proposed. Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.
DCC Highways comments	Meadow bank would not be suitable for a vehicular access through the existing residential area for a parcel of this size. Though it may well provide cycle, ped and/or emergency access. We do not have any major concerns with the proposed access from George Lane, although we note that there are existing vehicle passing places on this narrow road and would not wish for a new access to impede these in any way. Also the slight angle of the proposed access to the existing George Lane could be altered to make the road a little wider towards the existing junction with Shute Road. Consultation with Highways England recommended for possible junction access allocation or improvements to the A35.
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	2.45		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	2.45		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.47		
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)	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)	37		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	2.45		
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 2.45 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. 2.45 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 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 available, suitable, Probably achievable for housing.To avoid double counting, the net capacity of the site excluding overlaps is approximately 37 dwellings.		

	Employment: The site is not submitted as available for employment development. 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	37
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

Kilmington

Reference

Kilm_10



Site address	Land to the west and south west of the Old Inn, Kilmington, EX13 7RB
Outside Cranbrook Plan Area	Yes
Description	Flat green field, aloneside a35, adjoining Kilm_09.The site adjacent few housing dwelling to the west, and located in east of Kilmington built up area
Total site size (ha)	0.76
Submitter development type	Homes for sale (5+ dwellings). 2022 Presentation to SPC indicated 5 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	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)	0.76
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.76
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.76 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	The site falls in the catchment of the River Axe SAC. TPO covers entire 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 The Old Inn located northern part of the site. Clear views from A35, 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	Located entirely within East Devon AONB, although land adjacent to north is not. Open, wide views into site available from A35.
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	Areas of the site are at high 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 : 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 ha development sites proposed. Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.
DCC Highways comments	Site is already built-out
DCC Minerals comments	
DCC Waste comments	Very small part of site extends into the edge of the WCZ. No WPA objection as separated by existing residential development
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)	N/A		
Site overlap description	No overlap		
Total site size	0.76		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.76		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.61		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30

1. Calculated yield (HELAA Methodology)	Min 12	Mid 15	Max 18
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)	76.00		
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 0.76 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. 0.76 ha. Housing: 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 5 dwellings. Site is available, suitable, Probably acheivable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 5 dwellings. Employment: The site is not submitted as available for employment development. 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	5
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

Kilmington

Reference

Kilm_11



Site address

Land to the east of and off Whitford Road, between Ashes Farm and The Beacon Chapel, Kilmington, EX13 7RF

Outside Cranbrook Plan Area

Yes

Description

Flat green field, the site adjacent Church, and located in eastern edge of Kilmington.

Total site size (ha)

1.57

Submitter development type

Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people ,Office (The site is allocated in the Kilmington Neighbourhood Plan Policy HD4 for for 6-10 smaller bungalows to meet the housing demands and needs of the local community, with a focus on housing for local older people.)

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)	1.57
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.57
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.57 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	The site falls in the catchment of the River Axe SAC. With nearest designation 59m away in west (Kilm_10) (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	Grade II listed Ashes Farm Cottage located west of the site. Clear views from public road. Conservation Area and Grade II listed St Giles Church to south. 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	Within built-up area boundary, East Devon AONB across the road (The Green) to 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	There are no identified areas of flooding 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	Significant ha development sites proposed. Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.
DCC Highways comments	Has good connectivity to the highway network both local and strategic, the location is near to amenities and the access should be on a road with reduced speed due to the proximity of the school.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	The site falls entirely within the WCZ for the Gammons Hill Waste Transfer site, and as such Policy W10: Protection of Waste Management Capacity, of the Devon Waste Plan is relevant. This policy seeks to ensure that waste management capacity is not constr
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)	Assessed as site E407 in the East Devon SHLAA Part

Site overlap description	No overlap. The site is allocated in the Kilmington Neighbourhood Plan Policy HD4 for for 6-10 smaller bungalows - Plan is not yet 'MADE'. So count all of 2021 Site Kilm_11.		
Total site size	1.57		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.57		
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)	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)	1.57		
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 1.57 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. 1.57 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 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: The site is not submitted as available for employment development. 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	10
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

Kilmington

Reference

Kilm_12



Site address	Land on the north side of Shute Road (Gapemouth Corner), Kilmington, Axminster,
Outside Cranbrook Plan Area	Yes
Description	Note- this is wrongly referred to on map as Yarc 07, facilities and education comments wrongly refer to Kilmington and wrongly measured as 0.6ha- it should be 0.2ha. Small paddock and small square frontage of adjoining house. AONB. Adjoins housing, would appear as infill. No highways comments but looks very narrow although could possibly use small adjoining estate road.
Total site size (ha)	0.56
Submitter development type	Homes for sale ,Custom and self-build homes ,Office ,Industrial / warehouse ,Mixed use (5+ dwellings and/or 500 sq m of commercial 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	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)	0.56
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.56
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.56 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	AONB, TPO, close to CWS, Axe catchment?
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
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 identified areas of flooding 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 : <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 ha development sites proposed around village. Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.
DCC Highways comments	This site would be acceptable in principle from a transportation point of view, but is slightly remote from local services and facilities. Access would be acceptable in principle from the southern frontage and the western frontage. HA Comment: We would wish to have sight of the associated Transport Statement.
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	0.56
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.56

Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.45		
Density assumption applied (dwellings per Ha)	Min 20	Mid 11	Max 30
1. Calculated yield (HELAA Methodology)	Min 9	Mid 5	Max 14
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)	0.56		
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 0.56 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. 0.56 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 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: The site is not submitted as available for employment development. 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		5
Developable 1/4/2032 to 31/3/2037		0
Developable 1/4/2037 to 31/3/2040		0
Post plan period		

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

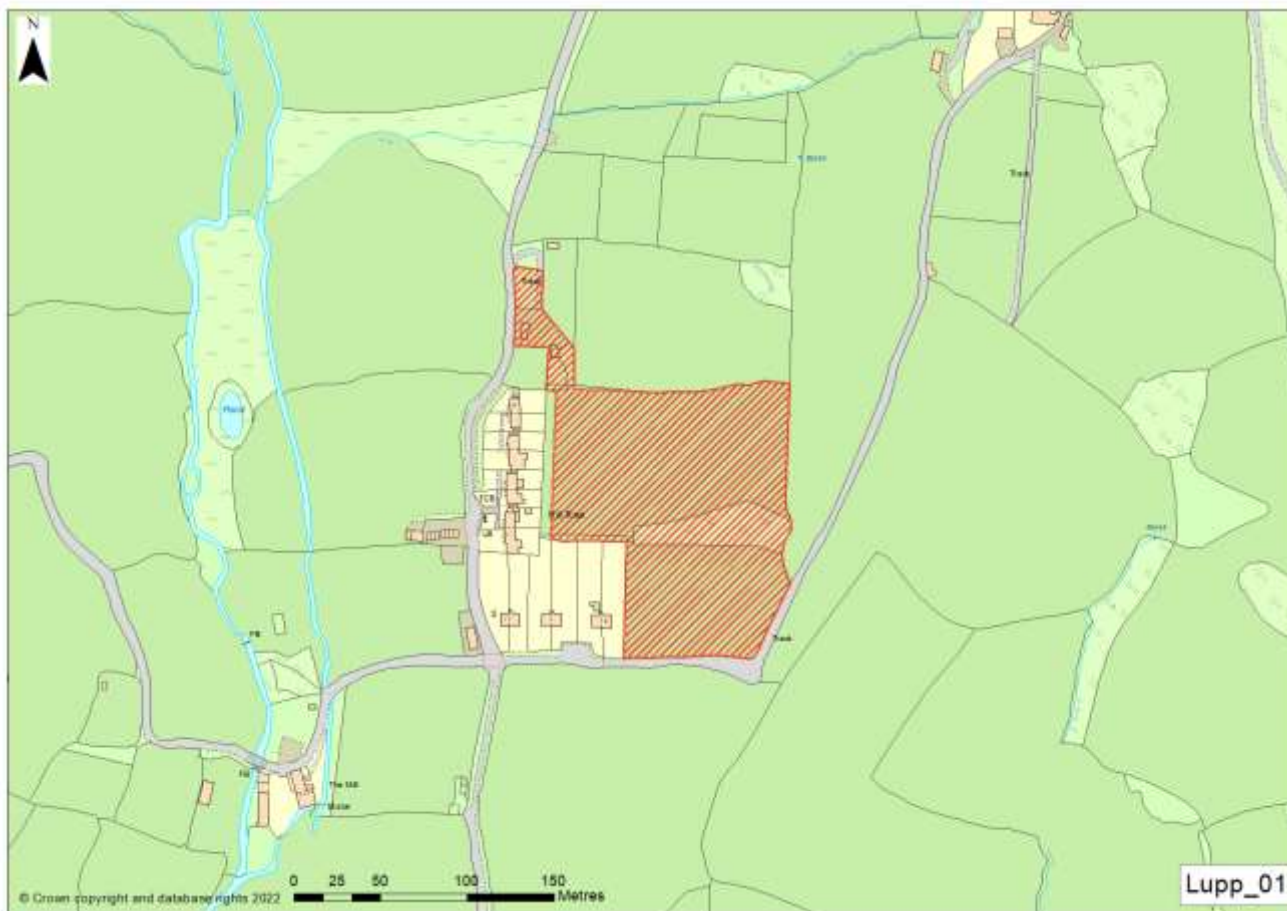
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Luppitt

Reference

Lupp_01



Site address	Land at Millrise, Luppitt, Honiton, Devon, EX14 4UA
Outside Cranbrook Plan Area	Yes
Description	Pair of fields in agricultural use plus land for access. Adjoins Local Authority housing on Millrise but is over 1200m to the southern edge of Luppitt village.
Total site size (ha)	1.89
Submitter development type	2017 submission did not indicate the number of dwellings proposed. 2022 confirmation of site availability proposes 20 dwellings (Homes for sale, Affordable homes, Homes for private rent, Mixed Use, Renewable Energy).

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)	1.89
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 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	Over 250m from 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	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	There are no identified areas of flooding 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	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	Upton Primary has some capacity to support development. Additional secondary capacity required. Transport costs would apply.
DCC Highways comments	The connecting roads are narrow with steep inclines and bends. A suitable access could be achieved for a few dwellings
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable but only for a few dwellings due to 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	1.89		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.89		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	1.51		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 30	Mid 38	Max 45
2. Site promoter – yield (upper)	0		

3. Lower of 1. (Mid) yield and 2. yield	38
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	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: The site is not submitted as available for employment development. 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	

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