

APPENDIX F (ii) (Continued)

SITES SUBMITTED IN REPOSE 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

Stoke Canon

Reference

Stok_01



Site address

Land lying to the West of Chestnut Crescent, Stoke Canon,

Outside Cranbrook Plan Area

Yes

Description

Greenfield site of relatively level pasture land, located south west of Stoke Canon village, west of Chestnut Crescent and east of the main railway line. Road leading from Chestnut Crescent to the old station adjoins the site northern and western boundaries. Agricultural land to the immediate south and east. Boundary hedgerows.

Total site size (ha)

0.47

Submitter development type

Other (no use specified)

Availability assessment

Call for site : site type

Original (ie 2017 site submission not resubmitted)

Existing (ie 2017 site resubmitted in 2021)

New (ie 2021 submission)

Original

Site promoter's availability comments

Within the next 5 years

Submission year

2017

2017 Site -2022 confirmation of availability

Not contacted - did not pass stage A suitability

Site available for Housing

Yes 2017

Site available for Employment

Yes 2017

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. 0.5 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). 0.5ha 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)	0.47
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.47
Stage A Assessment conclusion	This site has not passed the Stage A Suitability Assessment for housing or for employment due to all the site being within Flood Zone 3.
Does site pass Stage A Assessment - Housing	No
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

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

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

Achievability assessment	
EDDC Economic Development comments	Very small site with comparatively poor highway access to A396 via Chestnut Crescent (residential). Adjacent to railway. Less than 1km from Stoke Canon exchange. Openreach FTTC up to 40 mbps. Anticipate lower levels and value demand but may serve rural business function.
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	0.47
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.47
Gross development area – Passes Stage B Housing	0.00
Gross to net area conversion factor applied %	
Net developable area (ha)	0.00

Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
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)	0.47		
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: 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	No	Use unassessed

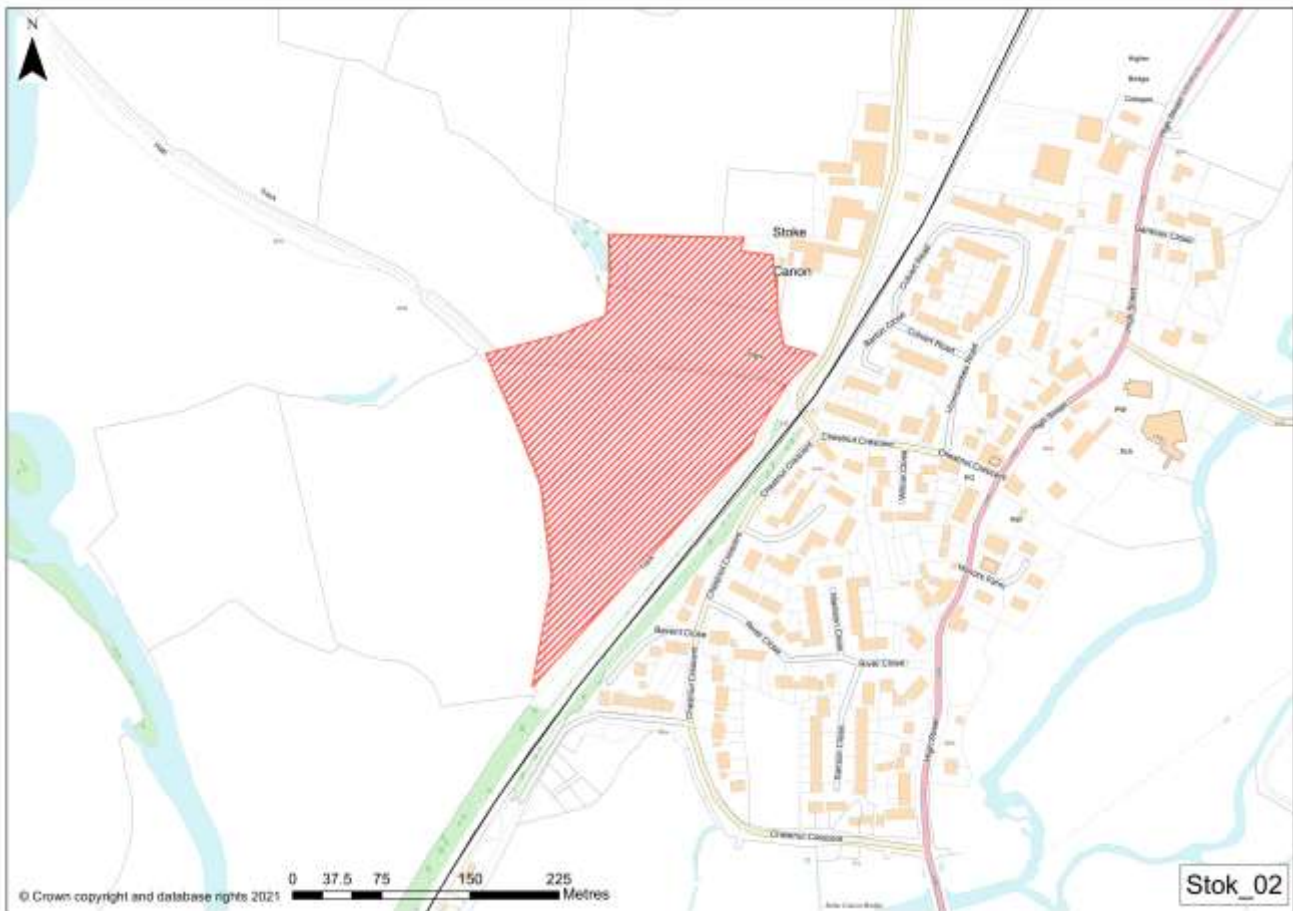
Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes 2017	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	Stoke Canon	Reference	Stok_02
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Site address	Oakhay Barton, Stoke Canon, Exeter, EX5 4ED
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising flat triangular field and two smaller fields to the north in agricultural use, lying immediately west of the railway line to the west of the village of Stoke Canon. The dismantled railway embankment on the W boundary of the triangular site is part of the wider flood defence scheme (planning permission 11/2581/MFUL for Stoke Canon Flood Alleviation scheme to improve flood defences) protecting Stoke Canon. Level cross over railway from Stoke Canon to eastern boundary of site.
Total site size (ha)	5.03
Submitter development type	Open to discussion and suggestions (no use specified)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within a 6-10 year period
Submission year	2017
2017 Site -2022 confirmation of availability	Not contacted - did not pass stage A suitability
Site available for Housing	Yes 2017
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	No
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 5 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). 5ha 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)	5.03
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	5.03
Stage A Assessment conclusion	This site has not passed the Stage A Suitability Assessment for housing or for employment due to the site being within Flood Zone 3.
Does site pass Stage A Assessment - Housing	No
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

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

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

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	5.03		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	5.00		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %			
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid	Max

2. Site promoter – yield (upper)	
3. Lower of 1. (Mid) yield and 2. yield	
4. Percentage of site to count– housing	0
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0
EMPLOYMENT CAPACITY	
Land discounted Stage A and Stage B – Employment (Ha)	5.03
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 for HELAA. Housing : Therefore site potential is NIL dwellings. Employment: The site is not submitted as available specifically for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares No use specified. So other uses could not be tested.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
Yes 2017	No	Use unassessed

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

Employment - Suitable Available Achievable summary

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

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

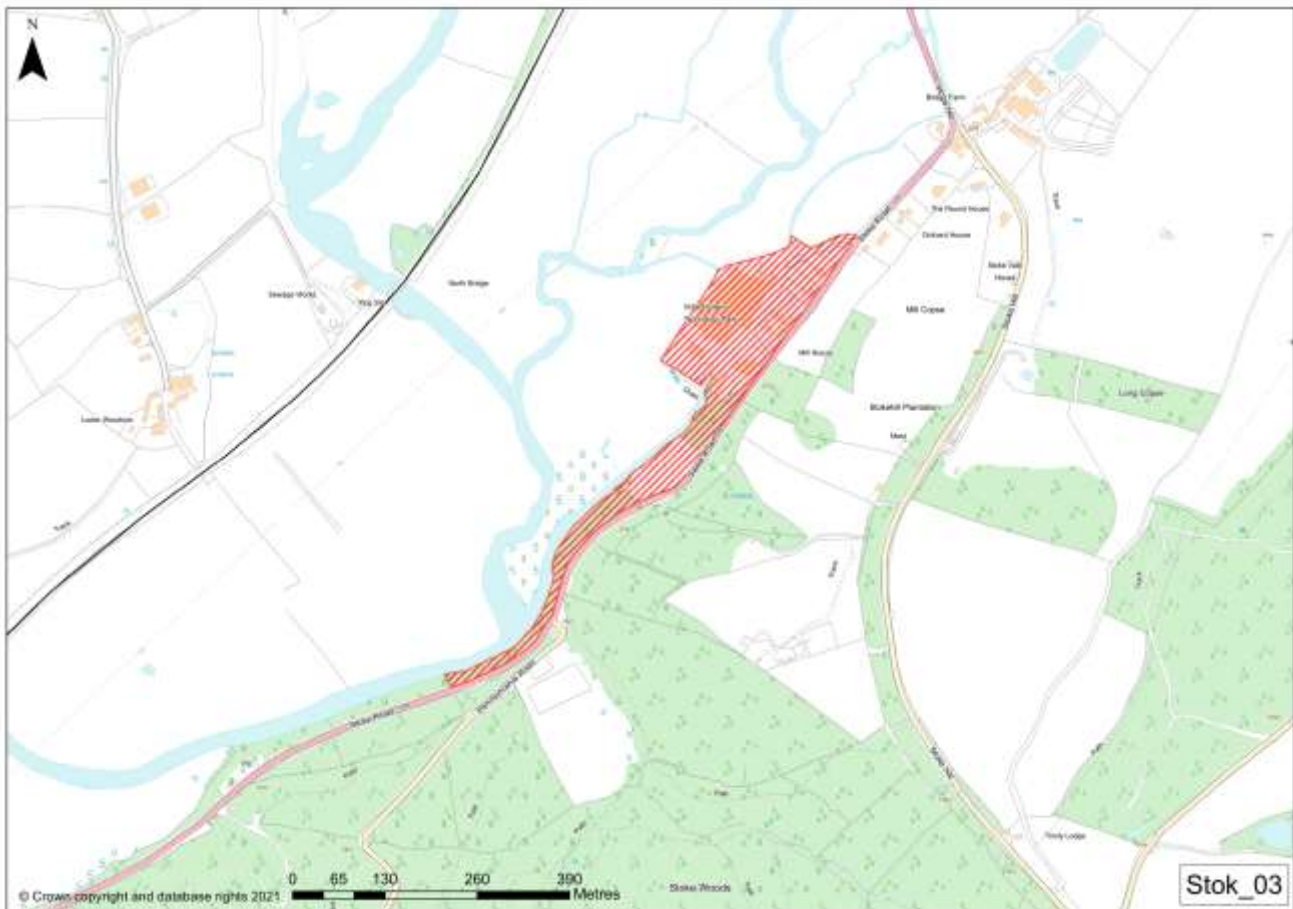
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Stoke Canon

Reference

Stok_03



Site address

Imbert Green Technology Park Stoke Canon Exeter, EX5 4RJ

Outside Cranbrook Plan Area

Yes

Description

Largely brownfield site comprising former paper works. Contains industrial buildings, some dwellings and woodland located 500m to the south of Stoke Canon village. Woodland is set on steep ground rising to the south-east whereas built up area is fairly level, albeit at a lower height to the road.

Total site size (ha)

4.47

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

No response received

Site available for Housing

Yes 2017

Site available for Employment

No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?

Yes

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 1.28 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). 1.28ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	3.19
GDA Discounted at Stage A – Housing (ha)	1.28
GDA Passes Stage A – Employment (ha)	3.19
GDA Discounted at Stage A – Employment (ha)	1.28
Stage A Assessment conclusion	An area of approximately 3.19 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary 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	Site is 150m from the nearest grade II listed building which would need to be considered.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Site is set at a lower level to the road but built up so limited impact.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is entirely located within flood zone 2 with areas within flood zone 3. 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	Stoke Canon primary has some capacity to support some development, safe walking routes are required. Additional secondary provision required and secondary transport costs would apply.
DCC Highways comments	Stok 03, 05, 06, 09 and 10 are all remote from facilities with poor ped and cycle accessibility and unsuitable for residential development.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	N/A

Achievability assessment

EDDC Economic Development comments	
Panel's conclusions	Probably unachievable due to location in flood zones 2 and 3.
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	4.47
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	1.28
Gross development area – Passes Stage B Housing	3.19
Gross to net area conversion factor applied %	0.60

Net developable area (ha)	1.91		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 38	Mid 48	Max 57
2. Site promoter – yield (upper)	250		
3. Lower of 1. (Mid) yield and 2. yield	48		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	3.19		
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	<p>Of the 4.47 ha site, approximately 1.28 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. 3.19 ha.</p> <p>Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 48 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 48 dwellings. Site is available and suitable but the HELAA Panel concluded that the site is Probably unachievable due to location in flood zones 2 and 3. Therefore for the trajectory the net capacity of the site excluding overlaps is NIL dwellings.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
Yes 2017	Yes	Probably unachievable

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Stoke Canon

Reference

Stok_04



Site address	Field numbered 7414, 6907, 6700, 6500, 6100 opposite Laburnum Cottages, EX5 4EG
Outside Cranbrook Plan Area	Yes
Description	Greenfield site, comprising field in agricultural use, located 500m to the south of Stoke Canon village. Slopes steeply up to the south-east. Includes Stok_05 and Stok_10 within its boundary.
Total site size (ha)	1.07
Submitter development type	Dwellings (15 - 20)

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	No response received
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
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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)	1.07
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.07
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.07 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary 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	Site is 200m south-west of the nearest grade II listed building which would need to be considered.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Site is visible in views from the west due to its location on a steep slope.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No

Flooding/land/resources commentary	Site is free of flood risk. 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	Stoke Canon primary has some capacity to support some development, safe walking routes are required. Additional secondary provision required and secondary transport costs would apply.
DCC Highways comments	Stok 03, 05, 06, 09 and 10 are all remote from facilities with poor ped and cycle accessibility and unsuitable for residential development.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment

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

Potential capacity

Planning application	
Planning Status	
Previous HELAA site ref no(s)	w330
Site overlap description	2021 Submission Stok_05 (on Northern part of 2017 Site Stok_04) and Stok_10 (on southern part of 2017 Site Stok_04). Small residue of Stok_04 not resubmitted - Count as Stok_04 Nil
Total site size	1.07
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	1.07
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	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)	1.07		
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	<p>Of the 1.07 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. 1.07 ha.</p> <p>Housing :Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 22 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 20 dwellings. To avoid double counting with Stock 05 and Stock_10, the net capacity of the site Stock_04 excluding overlaps is NIL dwellings.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

Housing - Available Suitable Achievable summary

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	

Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Stoke Canon

Reference

Stok_05



Site address	Field 7414, Stoke Road, Stoke Canon, EX5 4EG
Outside Cranbrook Plan Area	Yes
Description	Half of a field 500m to the south of Stoke Canon village. Slopes steeply up to the south-east. Includes section of Stoke_04 within its boundary.
Total site size (ha)	0.40
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (Pre-App Undertaken - Ref. 20/0026/PREAPP In previous SHLAA (Ref. W330) 10 to 15 homes were proposed)

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)	0.40
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.40
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.4 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary 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	Site is 200m south-west of the nearest grade II listed building which would need to be considered.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Site is visible in views from the west due to its location on a steep slope.
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is free of flood risk. 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	Stoke Canon primary has some capacity to support some development, safe walking routes are required. Additional secondary provision required and secondary transport costs would apply.
DCC Highways comments	Stok 03, 05, 06, 09 and 10 are all remote from facilities with poor ped and cycle accessibility and unsuitable for residential development.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment

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

Potential capacity

Planning application	
Planning Status	
Previous HELAA site ref no(s)	W330
Site overlap description	2021 Site Stok_05 is Field 7414 (North part (40%) of 2017 Site (ObjectID 44804)). South part (60%) is covered by separate 2021 site submission (Stok_10). NB 2021 Site Stok_04 is combined Stok_05 + Stok_10. Count all Stok_05. Count 2017 site as NIL.
Total site size	0.40
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.40
Gross to net area conversion factor applied %	0.80

Net developable area (ha)	0.32		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 6	Mid 8	Max 10
2. Site promoter – yield (upper)	15		
3. Lower of 1. (Mid) yield and 2. yield	8		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	8		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.40		
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	<p>Of the 0.4 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.4 ha.</p> <p>Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 8 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 8 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 8 dwellings.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

Housing - Available Suitable Achievable summary

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

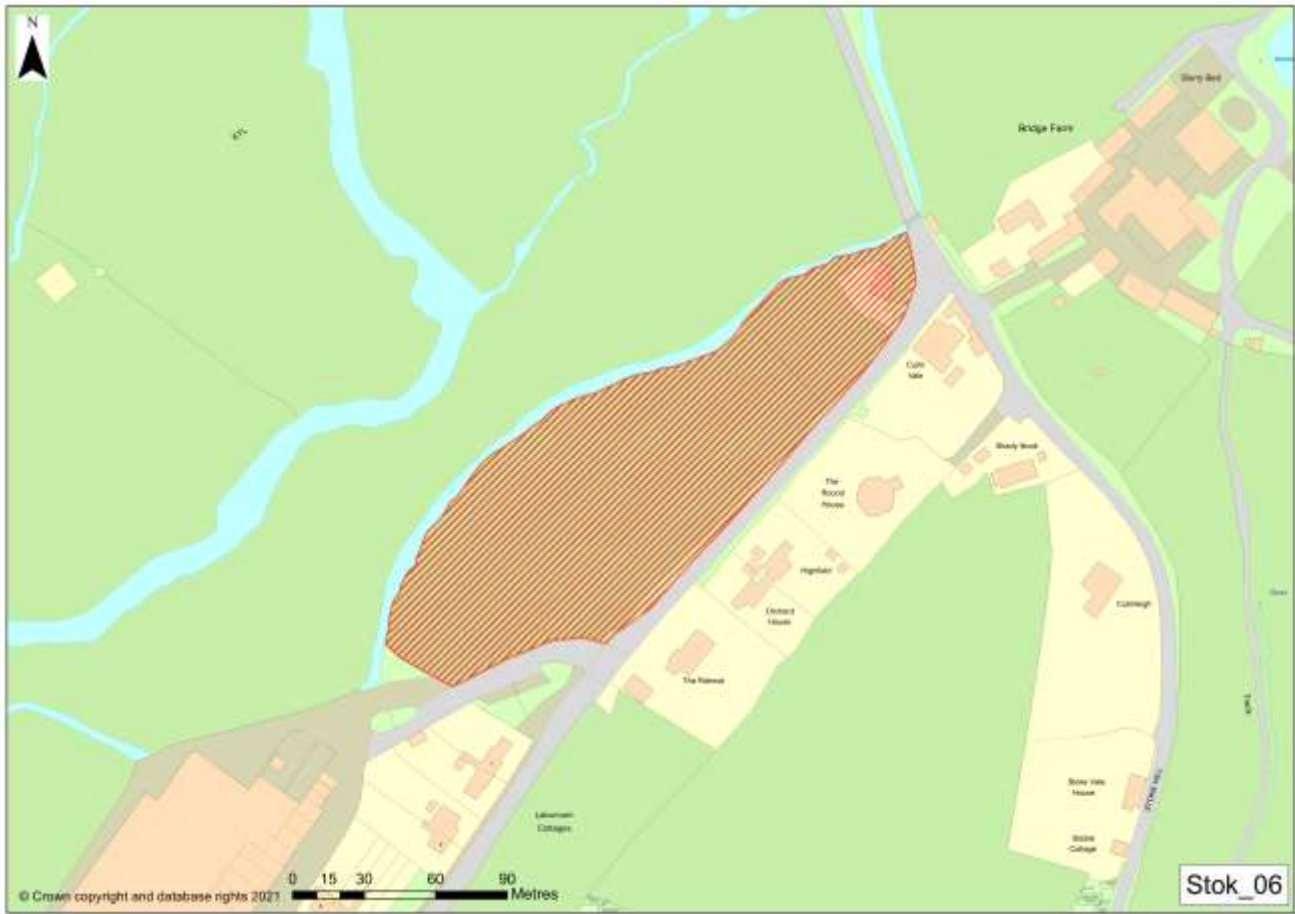
Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	8
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Stoke Canon	Reference	Stok_06
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Site address	Fields 7425 & 8333, Stoke Road, Stoke Canon, EX5 4EG
Outside Cranbrook Plan Area	Yes
Description	Level field 300m to the south of Stoke Canon village. Adjacent a small stream.
Total site size (ha)	1.67
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people ,Purpose built student accommodation ,Residential institution ,Office ,Industrial / warehouse ,Retail ,Hotel ,Renewable energy ,Mixed use (Including greater than 10 to 15 homes and/or light industrial units)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.91 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). 0.91ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.76
GDA Discounted at Stage A – Housing (ha)	0.91
GDA Passes Stage A – Employment (ha)	0.76
GDA Discounted at Stage A – Employment (ha)	0.91
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	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary mitigation zone. There is a single TPO on the site.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is adjacent the grade II* listed Stoke Canon bridges which is also a scheduled ancient monument. A grade II listed building is also located across the road.
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Site is visible in views from then north but well screened by existing vegetation 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	Site is largely located within flood zones 2 and 3. 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	Stoke Canon primary has some capacity to support some development, safe walking routes are required. Additional secondary provision required and secondary transport costs would apply.
DCC Highways comments	Stok 03, 05, 06, 09 and 10 are all remote from facilities with poor ped and cycle accessibility and unsuitable for residential development.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	N/A

Achievability assessment

EDDC Economic Development comments	
Panel's conclusions	Probably unachievable due to location in flood zones 2 and 3.
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 Stok_06 and 2017 site (ObjectID 45203) are effectively identical. Count all Stok_06 site. Count 2017 site as NIL.
Total site size	1.67
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.91		
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)	15		
3. Lower of 1. (Mid) yield and 2. yield	15		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.76		
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	<p>Of the 1.67 ha site, approximately 0.91 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. 0.76 ha.</p> <p>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 15 dwellings. Site available and suitable but the HELAA Panel concluded that the site is Probably unachievable due to location in flood zones 2 and 3. Therefore the net capacity of the site excluding overlaps is NIL dwellings.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Stoke Canon	Reference	Stok_07
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Site address	Oakhay Barton, Stoke Canon, Exeter, EX5 4ED
Outside Cranbrook Plan Area	Yes
Description	Brownfield site containing 3 agriculturally tied dwellings. Narrow triangular site lying immediately west of the railway line and east of the road to the east of Oakhay Barton and the 8 dwellings (barn conversions) at Oakhay Court, located to the NW of Stoke Canon village. Lies within the area of the wider flood defence scheme (planning permission 11/2581/MFUL for Stoke Canon Flood Alleviation scheme to improve flood defences) protecting Stoke Canon. Site access from village via level crossing and country lane.
Total site size (ha)	0.33
Submitter development type	To be discussed but open to initiatives. Site currently occupied by two Woolaway Bungalows

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	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
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. 0.3 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.3ha 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)	0.33
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.33
Stage A Assessment conclusion	This site has not passed the Stage A Suitability Assessment for housing or for employment due to all the site being within Flood Zone 3.
Does site pass Stage A Assessment - Housing	No
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

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

For Housing - Will the site have an unacceptable impact on landscape?	
For Employment - Will the site have an unacceptable impact on landscape?	
Flooding/land/resources commentary	N/A
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	N/A
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	N/A
Safety	
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	No
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Stoke Canon primary has some capacity to support some development, safe walking routes are required. Additional secondary provision required and secondary transport costs would apply.
DCC Highways comments	Stok 03, 05, 06, 09 and 10 are all remote from facilities with poor ped and cycle accessibility and unsuitable for residential development.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	N/A

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	0.33
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.33
Gross development area – Passes Stage B Housing	0.00
Gross to net area conversion factor applied %	
Net developable area (ha)	0.00

Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
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)	0.33		
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 for HELAA. Housing : Therefore site potential is NILdwellings. 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	0

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

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

Stage A suitability assessment	
Does the site meet the minimum 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. 0.07 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). 0.07ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.24
GDA Discounted at Stage A – Housing (ha)	0.07
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.30
Stage A Assessment conclusion	An area of approximately 0.24 ha has passed the Stage A Suitability Assessment for housing but not for employment as the site size is below the size threshold for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary 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	Site is 30m from the grade I listed church which would need to be considered. A grade II listed building is also 40m away.
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Urban location with limited landscape impact.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is largely located within flood zones 2 and 3. 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	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	Stoke Canon primary has some capacity to support some development, safe walking routes are required. Additional secondary provision required and secondary transport costs would apply.
DCC Highways comments	Stok 03, 05, 06, 09 and 10 are all remote from facilities with poor ped and cycle accessibility and unsuitable for residential development.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	N/A

Achievability assessment

EDDC Economic Development comments	
Panel's conclusions	Probably unachievable due to location in flood zone 2
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	Wholly overlapped by resubmission Stok_11. Count all of Stok_11. Count Stok_08 as NIL
Total site size	0.31
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.07		
Gross development area – Passes Stage B Housing	0.24		
Gross to net area conversion factor applied %	1.00		
Net developable area (ha)	0.24		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 5	Mid 6	Max 7
2. Site promoter – yield (upper)	5		
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)	0.31		
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	<p>Of the 0.31 ha site, approximately 0.07 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.24 ha.</p> <p>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 5 dwellings. Site is wholly overlain by resubmission site Stok_11. To avoid double counting, the net capacity of the site Stok_08 excluding overlaps is approximately NIL dwellings.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

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

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

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

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

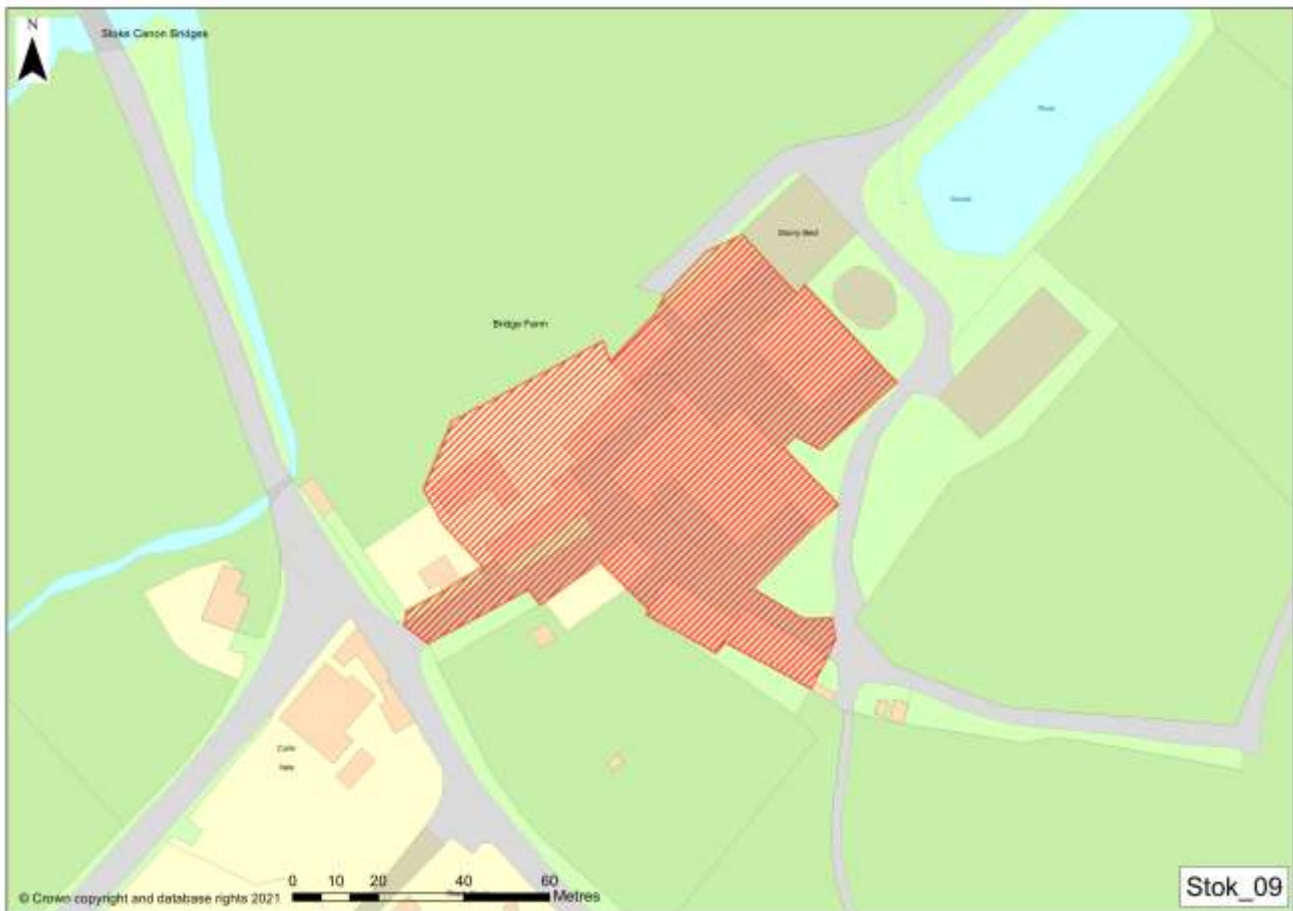
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Stoke Canon

Reference

Stok_09



Site address

Bridge Farm, Stoke Canon,

Outside Cranbrook Plan Area

Yes

Description

Complex of farm buildings and yard at Bridge Farm, located 300m south of Stoke Canon Village. Set on largely level ground. Lying north east of the junction of Stoke Road and Stoke Hill, and the road frontage dwellings. Largely surrounded by agricultural land. Site is outside flood zone 3, but extensive area of flood zone 3 between the site and the village associated with stream tributaries of the River Exe. Access to village view road over Stoke Canon bridges. Applications 22/2068/PDQ & 22/2069/PDQ for Prior approval for the change of use from agricultural buildings (Barn 2) and (Barn 1) to 2 dwellinghouses are pending decision.

Total site size (ha)

0.62

Submitter development type

Dwellings (number 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)

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)	0.62
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.62
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.62 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	Brownfield site not located within any designated area of biodiversity interest although it is within the Exe Estuary 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	Site is 20m to the east of a grade II listed building which would need to be considered.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Previously built up area with limited landscape impact.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Large section of the site in the west is located in flood zone 2.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Stoke Canon primary has some capacity to support some development, safe walking routes are required. Additional secondary provision required and secondary transport costs would apply.
DCC Highways comments	Stok 03, 05, 06, 09 and 10 are all remote from facilities with poor ped and cycle accessibility and unsuitable for residential development.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment

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

Potential capacity

Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	0.62
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.62
Gross to net area conversion factor applied %	0.80
Net developable area (ha)	0.50

Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 10	Mid 13	Max 15
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	13		
4. Percentage of site to count– housing	60		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	8		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.62		
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	<p>Of the 0.62 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. 0.62 ha.</p> <p>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 13 dwellings. Site is available, suitable, Probably achievable for housing. However, the western part of the site is in Flood Zone 2. Therefore for the trajectory for this HELAA reduce the net capacity of the site to approximately 8 dwellings.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

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	8
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Stoke Canon

Reference

Stok_10



Site address	Field 6700 & 6907, Stoke Road, Stoke Canon, EX5 4EG
Outside Cranbrook Plan Area	Yes
Description	Half of a field 500m to the south of Stoke Canon village. Slopes steeply up to the south-east. Includes section of Stoke_04 within its boundary.
Total site size (ha)	0.58
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (Greater than 10 to 15 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
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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)	0.58
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.58
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.58 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary 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	Site is adjacent to a number of grade II listed buildings in Cowley village including the church. Careful consideration will also need to given to the grade II* listed Cowley bridge which is also a scheduled ancient monument. The potential for a negative impact is high although could be reduced through design.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Site is visible in views from the west due to its location on a steep slope.
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is largely free of flood risk. It may contain some grade 3 agricultural land. 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	Stoke Canon primary has some capacity to support some development, safe walking routes are required. Additional secondary provision required and secondary transport costs would apply.
DCC Highways comments	Stok 03, 05, 06, 09 and 10 are all remote from facilities with poor ped and cycle accessibility and unsuitable for residential development.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment

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

Potential capacity

Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	2021 site submission (Stok_10 is southern part (60%) of the 2017 Site Stok_04 (ObjectID 44804). 2021 Site Stok_05 is Field 7414 which is the northern part (40%) .
Total site size	0.58
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.58
Gross to net area conversion factor applied %	0.80

Net developable area (ha)	0.46		
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)	15		
3. Lower of 1. (Mid) yield and 2. yield	12		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	12		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.58		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	<p>Of the 0.58 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.58 ha. 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.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

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	0

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Talaton

Reference

Tala_01



Site address	LAND ADJOINING GREENACRES NEWTOWN TALATON - SYO698NW, EX5 2RA
Outside Cranbrook Plan Area	Yes
Description	northern part of small field with development on three sides forming a small cluster of housing south of the main village.
Total site size (ha)	0.20
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)	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	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)	0.20
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.20
Stage A Assessment conclusion	An area of approximately 0.2 ha has passed the Stage A Suitability Assessment for housing but not for employment as the site size is below the size threshold for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities but over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	Within 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	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	Part of fairly flat attractive rural landscape, but largely shielded from views from road by existing development, although the field gate provides an attractive view 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	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	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	No primary capacity available at Feniton School or secondary at Kings school. Transport costs would apply to both primary and secondary. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	This not an ideal site from a transportation point of view as access and sight lines are not good and the site is remote from local facilities and services.
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 sight lines
Site Achievable for Housing	Probably unachievable
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	SHLAA - W001 / HELAA - DF15YJK		
Site overlap description	2021 site Tala_01 and 2017 site (ObjectID 56005) are effectively identical. Count all 2021 site. Count 2017 site as NIL.		
Total site size	0.20		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.20		
Gross to net area conversion factor applied %	1.00		
Net developable area (ha)	0.20		
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)	5		
3. Lower of 1. (Mid) yield and 2. yield	5		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.20		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	<p>Of the 0.2 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.2 ha.</p> <p>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 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.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

Housing - Available Suitable Achievable summary

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Talaton

Reference

Tala_02



Site address

Land W of Lees Farm, Talaton, Exeter, EX5 2RL

Outside Cranbrook Plan Area

Yes

Description

Greenfield site, gently sloping up from NW to SE, comprising area of grass which has been used in the past as an informal play area, although there has been security fencing that would preclude access. Site adjoins Lees Meadow and is located on the western edge of Talaton village 3 pairs of dwellings to the north, detached dwellings to the east. Agricultural land to the SW and NW. Road with pavement to the south. From previous planning approval 10/1792/FUL for 6 dwellings, technical evidence indicates this is a former pit and small landfill site with ground conditions associated with made-up ground.

Total site size (ha)

0.15

Submitter development type

Dwellings (Number not specified)

Availability assessment

Call for site : site type

Original (ie 2017 site submission not resubmitted)

Existing (ie 2017 site resubmitted in 2021)

New (ie 2021 submission)

Original

Site promoter's availability comments

Within the next 5 years

Submission year

2017

2017 Site -2022 confirmation of availability

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?	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)	0.15
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.15
Stage A Assessment conclusion	This site has not passed the Stage A Suitability Assessment for housing or for employment due to the site size being below the size threshold.
Does site pass Stage A Assessment - Housing	No
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

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

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

Achievability assessment

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

Potential capacity

Planning application			
Planning Status			
Previous HELAA site ref no(s)	w173		
Site overlap description	Resubmission site Tala_12 wholly overlaps Tala_02. Count all of Tala_12. Count Tala_02 as NIL		
Total site size	0.15		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.10		
Gross to net area conversion factor applied %	1.00		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min	Mid	Max
2. Site promoter – yield (upper)			

3. Lower of 1. (Mid) yield and 2. yield	
4. Percentage of site to count– housing	0
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0
EMPLOYMENT CAPACITY	
Land discounted Stage A and Stage B – Employment (Ha)	0.15
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	<p>Not passed Stage A Assessment. Not suitable for housing for HELAA. This assessment was based on site area, and did not take into account planning history - site has previously had planning permission for 6 dwellings. Site now wholly overlapped by resubmission site Tala_12. To avoid double counting, count all of Tala_12.</p> <p>Housing: Therefore for the trajectory, the count of Tala_02 site potential is NIL dwellings</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>
GENERAL COMMENT FOR ALL SITES	
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>	

Housing - Available Suitable Achievable summary

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

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

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

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

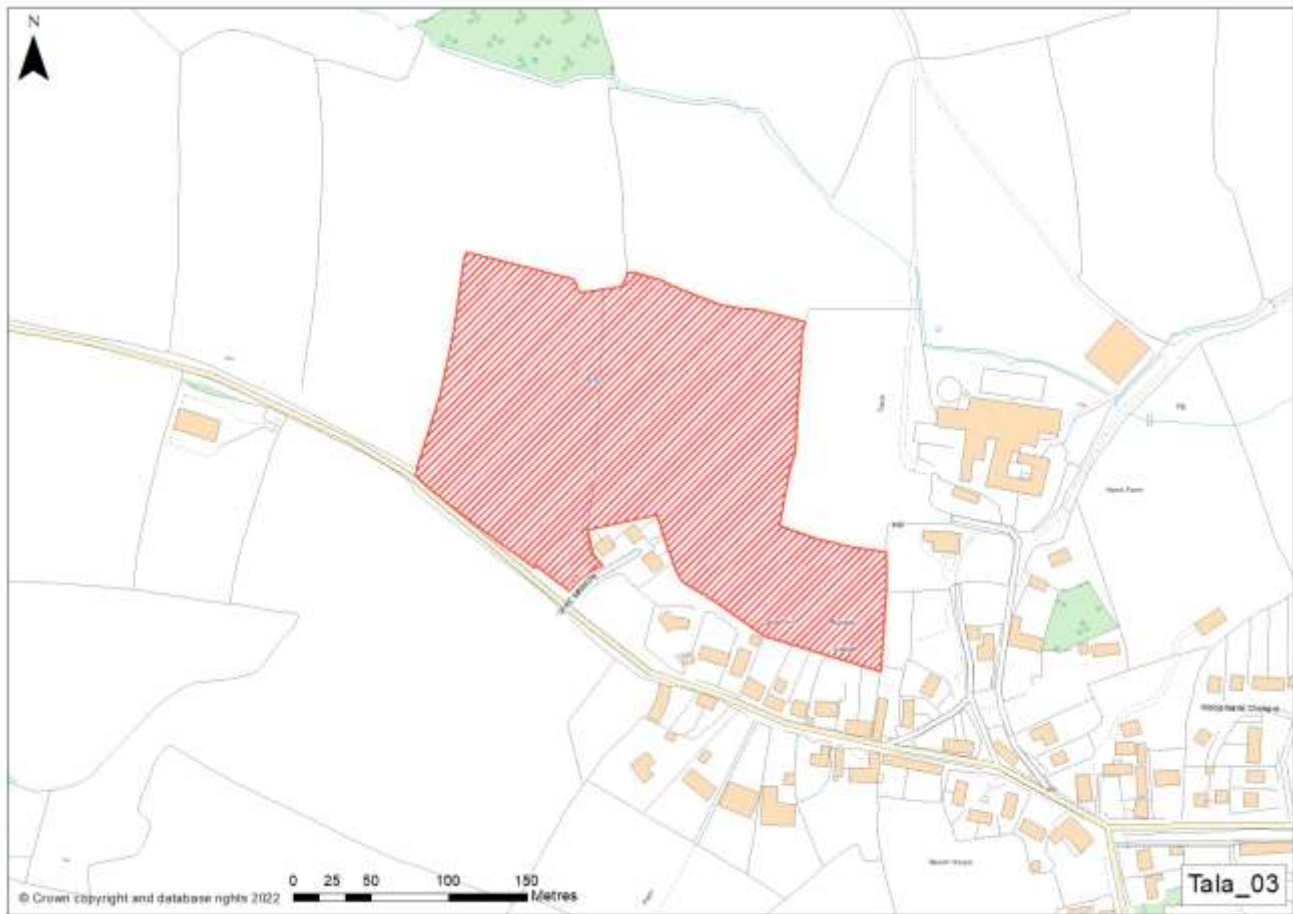
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Talaton

Reference

Tala_03



Site address	Lees Farm, Talaton, EX5 2SG
Outside Cranbrook Plan Area	Yes
Description	Two large fields on north west of village.
Total site size (ha)	4.50
Submitter development type	2017 submission -Dwellings (number not specified). 2022 confirmation of availability - dwellings (number not specified) for Homes for sale, Mixed Use, Other

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 1 - 5, 6 - 10, 11 - 15
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
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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)	4.50
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	4.50
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 4.5 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 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	Within 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	Site is adjacent to the Grade 1 listed St. James's Church and Harris Farm (partly Grade 2 and partly Grade 2*listed) and also Lees Farm, which is a Grade 2 listed building. There are other Grade 2 and 2* listed buildings nearby. Development of the site could affect the setting of all of these heritage assets.
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	The site is part of an open, rolling farmland landscape and there is good intervisibility, particularly to the north.
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land (strategic level). Small strips of the site running along a north to south axis are at a low to high risk of surface water flooding.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	No primary capacity available at Feniton School or secondary at Kings school. Transport costs would apply to both primary and secondary. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	The site would appear to be acceptable in principle from a transportation point of view subject to the provision of suitable access and footways to the main road. It would also be possible to serve a limited amount of development and an emergency access fro Lees Meadow. Talton is remote from services and facilities for a development of this scale.
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)	W117
Site overlap description	Resubmission site Tala_13 wholly overlaps Tala_03. Count all of Tala_13. Count Tala_03 as NIL
Total site size	4.50
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	4.50		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	2.70		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 54	Mid 68	Max 81
2. Site promoter – yield (upper)	16		
3. Lower of 1. (Mid) yield and 2. yield	16		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	4.50		
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	<p>Of the 4.5 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. 4.5 ha.</p> <p>Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 68 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 16 dwellings. To avoid double counting with Tala_13, the net capacity of the site excluding overlaps is NIL dwellings.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

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

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

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	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	Talaton	Reference	Tala_04
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Site address	Whimble Road, Newtown, Talaton Field number 7509 SY0699NE, EX5 2RE
Outside Cranbrook Plan Area	Yes
Description	Flat, greenfield site comprising western half of small field lying north of the railway line and south of Whimble Road, located about 320m south of Talaton village, and about 30m from the hamlet of Newtown. Largely surrounded by agricultural land/buildings.
Total site size (ha)	0.58
Submitter development type	2017 New Homes (Number not specified). 2022 confirmation of availability indicated 5 - 10 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)	0.58
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.58
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.58 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities 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	Within 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	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	part of flat field in open rural 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 3 agricultural land (strategic level). Most of the site running is at a low risk of surface water flooding and this rises to a medium to high risk on the eastern boundary.		
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no		
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no		
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.		
Site passes Stage B suitability assessment – suitable for Housing	Yes		
Site passes Stage B suitability assessment – suitable for Employment	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	No primary capacity available at Feniton School or secondary at Kings school. Transport costs would apply to both primary and secondary. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.		
DCC Highways comments	Notwithstanding the 2010 comments, Talton is remote from services and facilities for a development of this scale.		
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		
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	0.58		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.58		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.46		
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)	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)	0.58		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	<p>Of the 0.58 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.58 ha.</p> <p>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 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.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

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	0

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

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

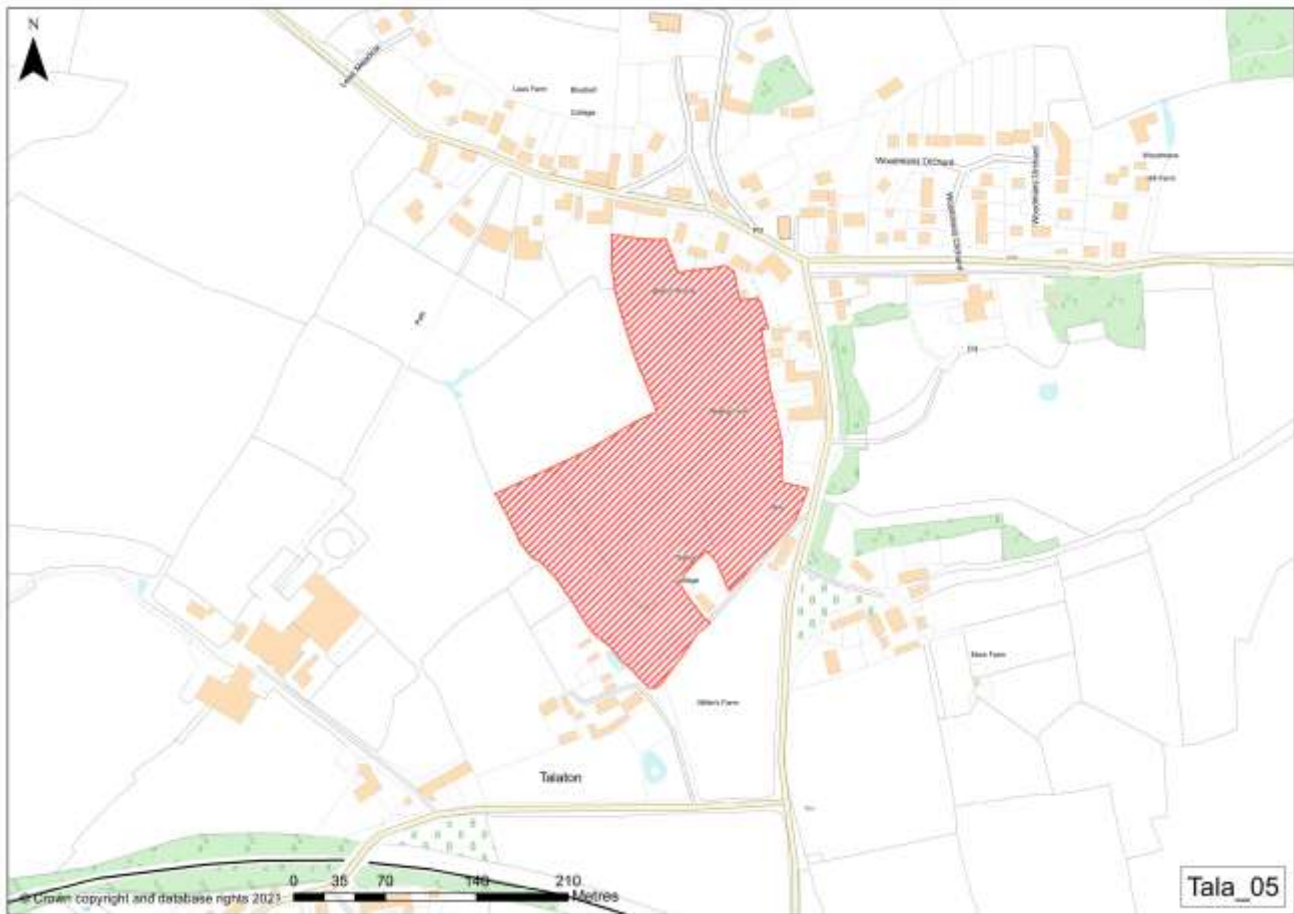
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Talaton

Reference

Tala_05



Site address

Land adjoining Weeks Farm, Talaton, Exeter EX5 2RG
SY0699S

Outside Cranbrook Plan Area

Yes

Description

Greenfield site comprising large field adjacent to Weeks Farm adjoining the SW edge of Talaton village. Public House and housing to the north and east, parish hall to south on opposite side of the road; agricultural land to the south and west. previous planning applications 13/1382/MOUT for 10 dwelling 13/1833OUT for 25 dwellings on southeast part of site were both dismissed at appeal 24/08/2015.

Total site size (ha)

3.96

Submitter development type

2017 submission- Dwellings (25 or 10). Confirmation of availability stated 25+ 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)	3.96
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	3.96
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 3.96 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities 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	Within 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 is a Grade 2* listed building just to the north west of the site, the setting of which may be affected by development of the site
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	The site is part of an open, rolling farmland landscape and there is good intervisibility, particularly 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	Grade 3 agricultural land (strategic level). Narrow strips of the site running along a north to south axis are at a low to high risk of surface water flooding.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	No primary capacity available at Feniton School or secondary at Kings school. Transport costs would apply to both primary and secondary. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	Remote from services and facilities.
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)	W118
Site overlap description	Site Tala_09 is the eastern part of 2017 site Tala_05. Tala_05 confirmed as available in 2022. Count all of Tala_05. But count Tala_09 as NIL
Total site size	3.96
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	3.96

Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	2.38		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 48	Mid 60	Max 71
2. Site promoter – yield (upper)	25		
3. Lower of 1. (Mid) yield and 2. yield	25		
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)	3.96		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	<p>Of the 3.96 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. 3.96 ha.</p> <p>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 25 dwellings. Site is available, suitable, Probably achievable for housing. Site Tala_09 is the eastern half of this site. To avoid double counting, Count Tala_09 as NIL and count the net capacity of Tala_05 excluding overlaps as approximately 25 dwellings.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

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	25
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Talaton

Reference

Tala_06



Site address	Land adjoining Lashbrook Cottages EX5 2RU Field number 2438 SY0799,
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising eastern part of larger field in open countryside, about 200m SE of Talaton village. Mostly surrounded by agricultural land/building , but with short row of houses to south. Site has road frontage (road leading past Lashbrook Farm) which also connects with road into Talaton village.
Total site size (ha)	0.88
Submitter development type	2017 submission Dwellings (number not specified). 2022 confirmation of availability proposed 10+ 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)	0.88
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.88
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.88 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 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	Within 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 is a Grade 2 listed building (Talatan House) 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	part of open rolling countryside surrounding village
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	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	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	No primary capacity available at Feniton School or secondary at Kings school. Transport costs would apply to both primary and secondary. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	Talaton is remote from services and facilities for a development of this scale.
DCC Minerals comments	Whole site is within MCA but no objection as nearby MSA small and unlikely to be economic to work.
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	0.88
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.88
Gross to net area conversion factor applied %	0.80
Net developable area (ha)	0.70

Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 14	Mid 18	Max 21
2. Site promoter – yield (upper)	10		
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)	10		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.88		
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	<p>Of the 0.88 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. 0.88 ha.</p> <p>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 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.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

Housing - Available Suitable Achievable summary

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

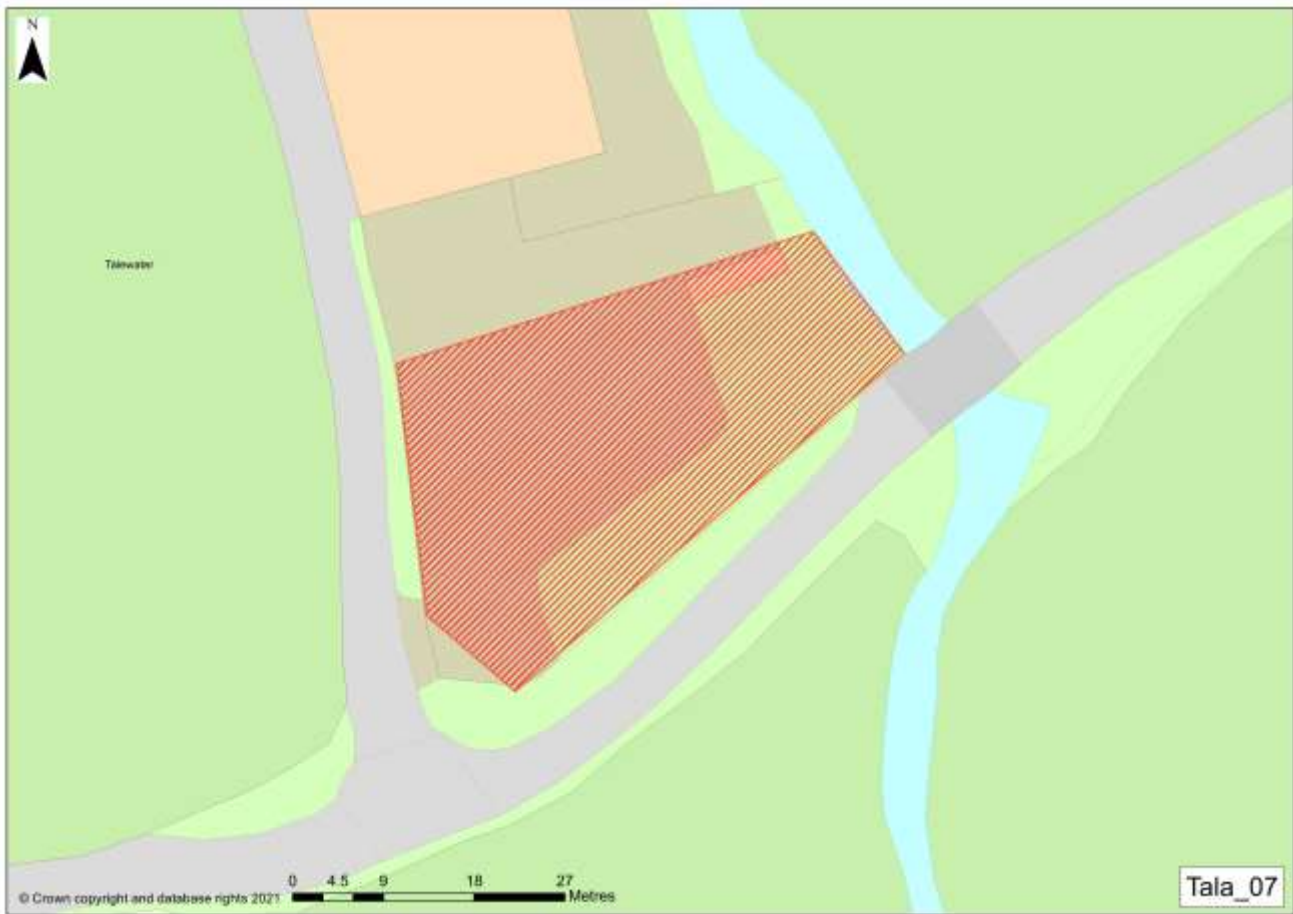
Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	10
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Talaton	Reference	Tala_07
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Site address	Talewater Mill, Talewater, Talaton, Exeter, Devon,, EX5 2RS
Outside Cranbrook Plan Area	Yes
Description	Small brownfield site comprising Mill building and surrounds at Talewater on the Talaton Road, approximately 1050m east of the eastern edge of Talaton village. Largely surrounded by agricultural land, but with further mill buildings to the north and factory approx. 150m to the NE. Stream on eastern boundary. Access from road to the south.
Total site size (ha)	0.12
Submitter development type	Dwellings (3)

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	Approx. 0.1 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.1ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Discounted at Stage A – Housing (ha)	0.12
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.12
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	No primary capacity available at Feniton School or secondary at Kings school. Transport costs would apply to both primary and secondary. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	remote from services and facilities.
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	0.12
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.10
Gross development area – Passes Stage B Housing	0.00
Gross to net area conversion factor applied %	
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)	0.12		
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 for HELAA. Housing : Therefore site potential is 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.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
Yes 2017	No	Use unassessed

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

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Talaton

Reference

Tala_08



Site address	Land at Moorhayes Farm, Talaton, EX5 2RE
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising grassed area with trees and hedges to boundary, lying south of the railway line, east of the dwellings at Moorhayes Court, Newtown (hamlet), about 500m SW of Talaton village. Agricultural land to the east and south.
Total site size (ha)	0.18
Submitter development type	Homes for sale ,Custom and self-build homes ,Homes for older people (One or two dependent on size)

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)	0.00
GDA Discounted at Stage A – Housing (ha)	0.18
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.18
Stage A Assessment conclusion	Site has not passed the Stage A Suitability Assessment for employment. Although above the site area size for housing, site is submitted as available for 1-2 dwellings ie below the dwelling number threshold so does not pass Stage A Suitability Assessment.
Does site pass Stage A Assessment - Housing	No
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities 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	Within 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	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	no significnat issues 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	Grade 3 agricultural land (strategic level). Part of the west of the site is at a medium 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	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	No primary capacity available at Feniton School or secondary at Kings school. Transport costs would apply to both primary and secondary. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	It is difficult to see how this site would be accessed.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment

EDDC Economic Development comments	
Panel's conclusions	Probably unachievable as incapable of accomodating 5 dwellings
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	0.18
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.18
Gross development area – Passes Stage B Housing	0.00
Gross to net area conversion factor applied %	1.00
Net developable area (ha)	0.18

Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min	Mid	Max
2. Site promoter – yield (upper)	2		
3. Lower of 1. (Mid) yield and 2. yield	2		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.18		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	<p>Of the 0.18 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.18 ha.</p> <p>Housing : Site has not passed Stage A Suitability Assessment because site available only for 1 to 2 dwellings which is below the dwelling number threshold so for the trajectory the net capacity of the site excluding overlaps is NIL dwellings.</p> <p>Employment: Site not submitted as available for employment and is below the site size threshold for employment therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

Housing - Available Suitable Achievable summary

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

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

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

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
No	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

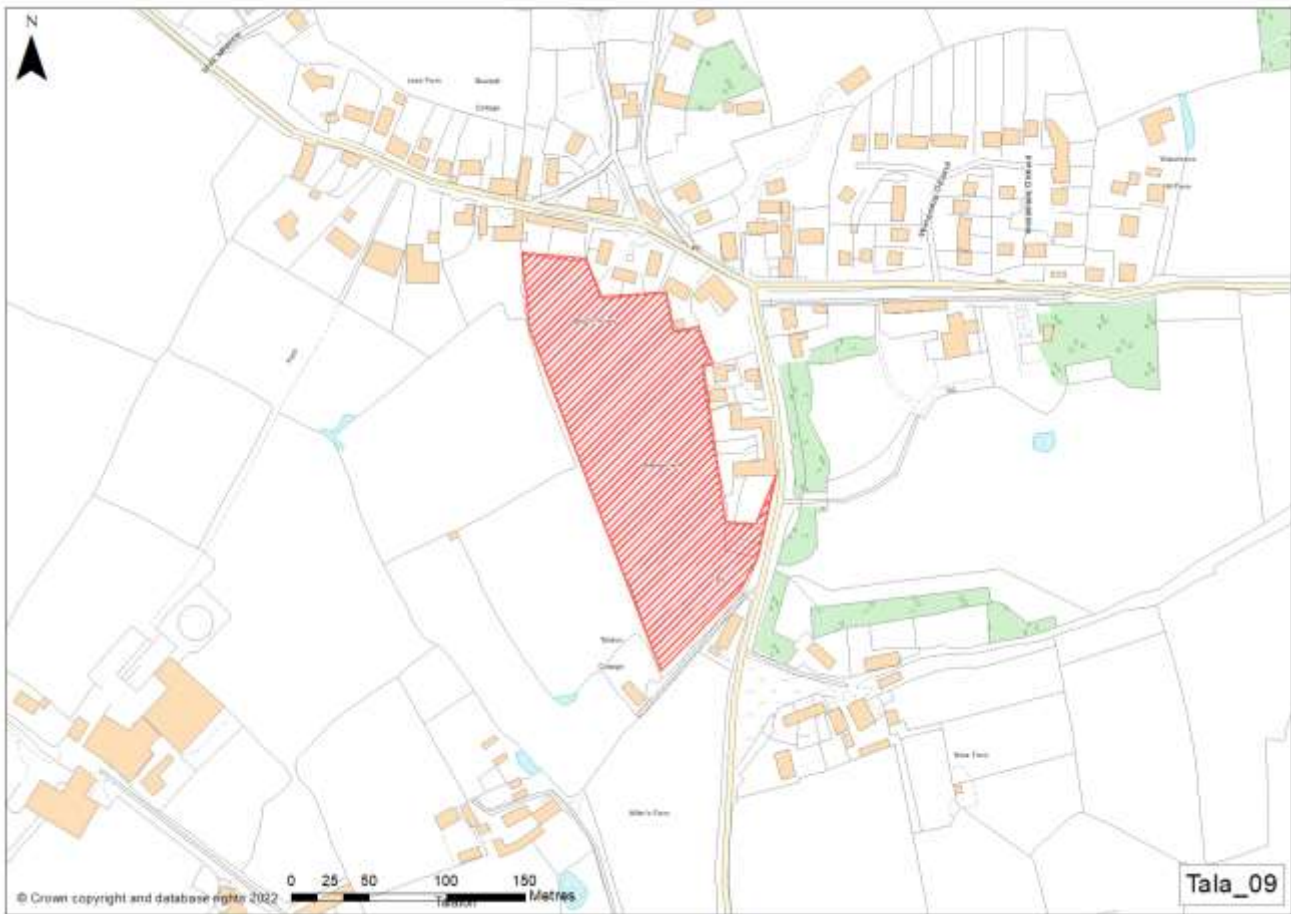
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Talaton

Reference

Tala_09



Site address	LAND ADJOINING WEEKS FARM TALATON, EX5 2RG
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising part of a large field adjacent to Weeks Farm adjoining the SW edge of Talaton village. Public House and housing to the north and east, parish hall to south on opposite side of the road; agricultural land to the south and west. Previous planning applications 13/1382/MOUT for 10 dwelling 13/1833/MO Tfor 25 dwellings on southern part of site were both dismissed at appeal 24/08/2015.
Total site size (ha)	2.04
Submitter development type	Homes for sale ,Affordable homes (25 MIXED HOUSING)

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)	2.04
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.04
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.04 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	Within 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 is a Grade 2* listed building just to the north west of the site, the setting of which may be affected by development of the site
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	Outside AONB. Site is largely flat
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land (strategic level). Narrow strips of the site running along a north to south axis are at a low to high risk of surface water flooding.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	No primary capacity available at Feniton School or secondary at Kings school. Transport costs would apply to both primary and secondary. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	Notwithstanding the previous comments this site is remote from facilities.
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)	SHLAA - W118 / HELAA UO15YVR
Site overlap description	Site Tala_09 is the Eastern part of 2017 site Tala_05. Tala_05 confirmed as available in 2022. Count all Tala_05. But count Tala_09 as NIL
Total site size	2.04
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	2.04

Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.22		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 24	Mid 31	Max 37
2. Site promoter – yield (upper)	25		
3. Lower of 1. (Mid) yield and 2. yield	25		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	2.04		
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	<p>Of the 2.04 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. 2.04 ha.</p> <p>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 25 dwellings. Tala_09 is the eastern part of Tala_05. To avoid double counting, Count all of Tala_05, but count the net capacity of the site excluding overlaps as NIL dwellings.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	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	Talaton	Reference	Tala_10
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Site address	Land to the east of Woodmans Orchard and Woodmans Hill Farm, Talaton - (Easting 307210, Northing 099596), EX5 2RW
Outside Cranbrook Plan Area	Yes
Description	Greenfield site, comprising medium sized rectangular field lying NW of Bittery Cross, adjoining housing at Woodmans Hill Farm on the eastern edge of Talaton village. Agricultural land to the NW, east and south. Woodland to the north. Site has road frontage
Total site size (ha)	2.66
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes (77 homes on 2.58 hectares.)

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)	2.66
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.66
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.66 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 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	Within 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	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	part of open rolling countryside surrounding village
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No

Flooding/land/resources commentary	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	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	No primary capacity available at Feniton School or secondary at Kings school. Transport costs would apply to both primary and secondary. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.		
DCC Highways comments	The site is remote from the village of talaton and there are no footways linking to the village, although it may be possible to design a suitable vehicular access to the site		
DCC Minerals comments	Whole site is within MCA but no objection as nearby MSA small and unlikely to be economic to work.		
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	2.66		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	2.66		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.60		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30

1. Calculated yield (HELAA Methodology)	Min 32	Mid 40	Max 48
2. Site promoter – yield (upper)	77		
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)	2.66		
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	<p>Of the 2.66 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 2.66 ha.</p> <p>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.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

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	0

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Talaton

Reference

Tala_11



Site address

Talewater Mill, Talewater, Talaton, Exeter, Devon
, EX5 2RS

Outside Cranbrook Plan Area

Yes

Description

Small greenfield site comprising area of rough grass and trees adjacent to Coletts Mill building and surrounds at Talewater on the Talaton Road, located approximately 1100m east of the eastern edge of Talaton village. Largely surrounded by agricultural land, but with further mill buildings to the south and factory approx 150m to the east. Stream on north and east boundary. Access from road to the east.

Total site size (ha)

0.14

Submitter development type

Dwellings (1)

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

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)	0.14
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.14
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	Within Pebblebed Heaths mitigation zone.
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	
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	0.14
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.10
Gross to net area conversion factor applied %	1.00
Net developable area (ha)	0.00
Density assumption applied (dwellings per Ha)	Min 20 Mid 25 Max 30
1. Calculated yield (HELAA Methodology)	Min Mid Max
2. Site promoter – yield (upper)	
3. Lower of 1. (Mid) yield and 2. yield	

4. Percentage of site to count– housing	0
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0
EMPLOYMENT CAPACITY	
Land discounted Stage A and Stage B – Employment (Ha)	0.14
Gross development area – Passes Stage B Employment (Ha)	0.00
Percentage of site to count – employment	0
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00
SITE POTENTIAL	Not passed Stage A Assessment. Not suitable for housing 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

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

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Uplyme

Reference

Uply_01



Site address	Land at Sidmouth Road, Lyme Regis, DT7 3ET
Outside Cranbrook Plan Area	Yes
Description	This site lies on the western edge of the Dorset town of Lyme Regis in the East Devon AONB. It is elevated and exposed in landscape terms above Lyme Regis with steep road access leading down, some distance, to the town centre and main town facilities.
Total site size (ha)	5.11
Submitter development type	Homes for sale ,Affordable homes ,Custom and self-build homes ,Homes for older people (Hallam Land continue to present this site as available for development and our initial appraisal work indicates that the site could provide approximately 120 new homes, with 50% of these being affordable, built in one development phase delivered over an 18 month to 2 year period, within the next five years. The site is therefore both deliverable and achievable.)

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
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Stage A suitability assessment	
Does the site meet the minimum 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)	5.11
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	5.11
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 5.11 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	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	The site is in an elevated and exposed position above Lyme Regis in the East Devon AONB. Potential for adverse landscape impacts could be a significant constraint 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	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	Sites are close to county boundary. Mrs Ethleston's Primary has some capacity to support development but not on this scale, no safe walking route. Transport costs would apply.
DCC Highways comments	An appropriate and safe access can be achieved from the site onto the A3052 Sidmouth Road, which is on level, ped/cycle and emergency access can be obtained via Shire 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)	HELAA 2017 NON GESP – Reference No. UPLY_01
Site overlap description	2021 site Uply_01 and 2017 site (ObjectID 103204) are effectively identical. Count all 2021 site. Count 2017 site as NIL.
Total site size	5.11
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	5.11

Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	3.07		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 61	Mid 77	Max 92
2. Site promoter – yield (upper)	120		
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)	0.00		
Gross development area – Passes Stage B Employment (Ha)	5.11		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	<p>Of the 5.11 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 5.11 ha.</p> <p>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.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

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		77
Developable 1/4/2032 to 31/3/2037		0
Developable 1/4/2037 to 31/3/2040		0
Post plan period		0

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Uplyme	Reference	Uply_02
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Site address	Goodlands Farm, Charmouth Road, EX13 5ST
Outside Cranbrook Plan Area	Yes
Description	This Greenfield site is in the village of Raymonds Hill which has a limited range of basic facilities. The site is at a junction of the A35 and Lyme Road and Highways England may have views on site suitability given trunk road proximity (as at Aug 2021 they had not been consulted).
Total site size (ha)	1.95
Submitter development type	Homes for sale ,Homes for private rent ,Custom and self-build homes ,Homes for older people ,Retail ,Hotel ,Renewable energy ,Mixed use (Potential for 5-15 homes/Premier Inn/cafe/mixed use/incorporating renewable energy)

Availability assessment	
Call for site : site type	New
Original (ie 2017 site submission not resubmitted)	
Existing (ie 2017 site resubmitted in 2021)	
New (ie 2021 submission)	
Site promoter's availability comments	Within a 6-10 year period
Submission year	2021
2017 Site -2022 confirmation of availability	
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	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)	1.95
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.95
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.95 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	The site lies in the River Axe Catchment but no other biodiversity constraints to development 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 constraints to development.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	The site falls in 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.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Sites are close to county boundary. Mrs Ethleston's Primary has some capacity to support development but not on this scale, no safe walking route. Transport costs would apply.
DCC Highways comments	Access onto Lyme Road is possible with good visibility and an existing access, I would recommend consultation with Highways Engalnd for a possible access onto the A35 direct.
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	Northern half of Uply_02 is overlain by 2022 submission Uply_05. Count Uply_02 as NIL for housing. Potential residue of Uply_02 for non-residential uses. Site submission is not employment led
Total site size	1.95
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	1.95
Gross to net area conversion factor applied %	0.80

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)	15		
3. Lower of 1. (Mid) yield and 2. yield	15		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.95		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	<p>Of the 1.95 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. 1.95 ha.</p> <p>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 15 dwellings.</p> <p>Northern half of site is within Uply_05 (which is counted for housing). To avoid double counting, the net capacity of the site Uply_02 excluding overlaps is NIL dwellings.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

Housing - Available Suitable Achievable summary

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

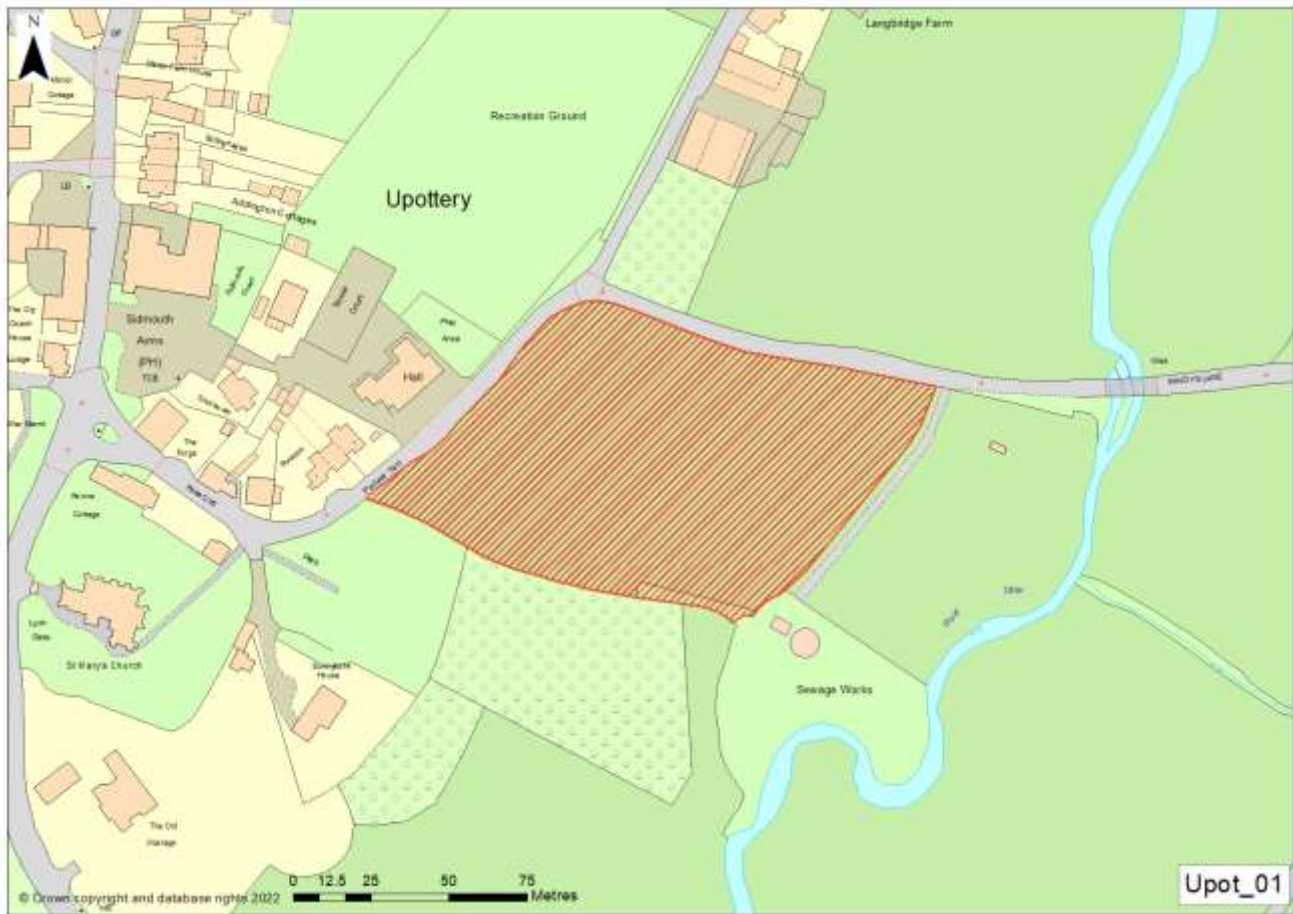
Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Upottery	Reference	Upot_01
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Site address	Land on the south side of Sandys Lane Upottery, Honiton,
Outside Cranbrook Plan Area	Yes
Description	Greenfield site, comprising level paddock in agricultural use, on edge of Upottery village extending into countryside, opposite village hall. Located east of Pellew Terrace and south of Sandys Lane with road frontage.
Total site size (ha)	1.09
Submitter development type	Dwellings (10-20)

Availability assessment

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

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
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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)	1.00
GDA Discounted at Stage A – Housing (ha)	0.09
GDA Passes Stage A – Employment (ha)	1.00
GDA Discounted at Stage A – Employment (ha)	0.09
Stage A Assessment conclusion	An area of approximately 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 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 designated area of biodiversity interest
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Within 70m of a Grade 2 and 80m 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
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 flooding 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	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	Upottery Primary has some capacity to support development. Additional secondary capacity required. Transport costs would apply for secondary. Safe walking route required to primary.
DCC Highways comments	Some limited development may be acceptable but the whole site seem large given the limited range of facilities available in Upottery.
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	1.09
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.09
Gross development area – Passes Stage B Housing	1.00
Gross to net area conversion factor applied %	0.80
Net developable area (ha)	0.80
Density assumption applied (dwellings per Ha)	Min 20 Mid 25 Max 30

1. Calculated yield (HELAA Methodology)	Min 16	Mid 20	Max 24
2. Site promoter – yield (upper)	20		
3. Lower of 1. (Mid) yield and 2. yield	20		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	20		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	1.09		
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	<p>Of the 1.09 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. 1 ha.</p> <p>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.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
Yes 2017	Yes	Probably achievable

Housing Trajectory	Number of Dwellings
2020-22 Completions	0

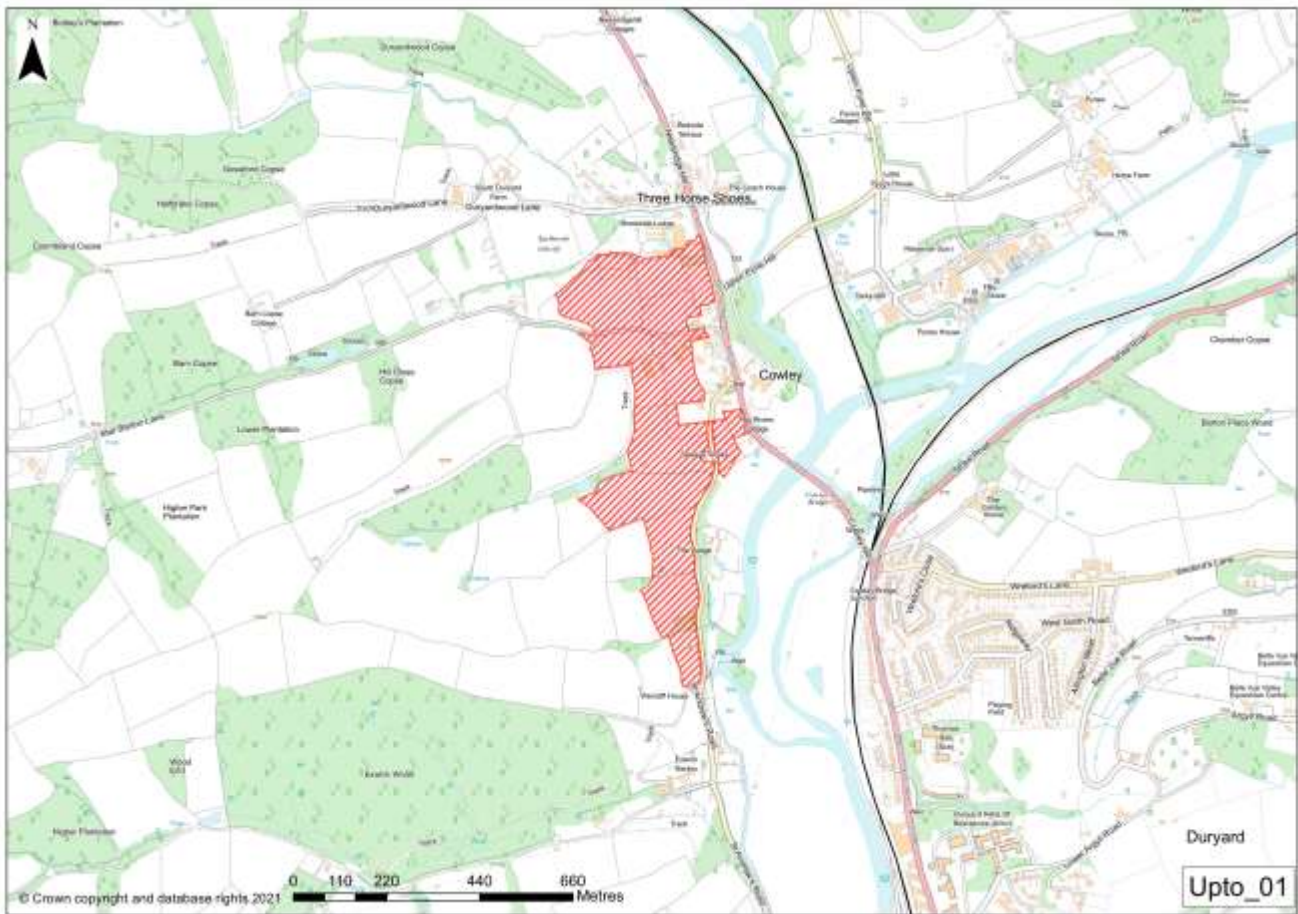
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	20
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	No	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	Upton Pyne	Reference	Upto_01
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Site address	Land west of A377, Cowley, Exeter, EX5 5EJ
Outside Cranbrook Plan Area	Yes
Description	Part greenfield/part brownfield site, comprising fields, farm buildings and dwelling adjoining Cowley village to the west. Site slopes upwards towards the west, becoming steeper further west. Contains all of site Upto_02 and most of sites Upto_03 and Upto_04.
Total site size (ha)	19.08
Submitter development type	2017 submission proposed Mixed Use (Circa 400-450 dwellings). 2022 confirmation of availability proposed 150-200 dwellings.

Availability assessment

Call for site : site type	Original
Original (ie 2017 site submission not resubmitted)	
Existing (ie 2017 site resubmitted in 2021)	
New (ie 2021 submission)	
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	Years 6 -10
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	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)	19.02
GDA Discounted at Stage A – Housing (ha)	0.06
GDA Passes Stage A – Employment (ha)	19.02
GDA Discounted at Stage A – Employment (ha)	0.06
Stage A Assessment conclusion	An area of approximately 19.02 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary mitigation zone. Contains a few areas of copse and two individual tree preservation orders.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is adjacent to a number of grade II listed buildings in Cowley village including the church. Careful consideration will also need to given to the grade II* listed Cowley bridge which is also a scheduled ancient monument. The potential for a negative impact is high although could be reduced through design.

For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Visible in views from the east across the river.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is largely free of flood risk. It may contain 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	Sites at Cowley would be Exeter facing and need to be considered alongside the Exeter Local Plan Review. Antipate requirements for additional primary, secondary and special education infrastructure.
DCC Highways comments	Looks a difficult site and would need a comprehensive plan. New access off the A377 is potentially possible (4 arm roundabout) and divert St Andrews Road though the site enbaling the existing St Andrews Road/A377 junction to be closed. Would also require a contribution to a segregated Ped/cycle route into Exeter and as part of the Boniface Trail
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment

EDDC Economic Development comments	
Panel's conclusions	Probably unachievable due to steep topography, site access constraints and road network
Site Achievable for Housing	Probably unachievable
Site Achievable for Employment	Use unassessed

Potential capacity

Planning application	
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Planning Status			
Previous HELAA site ref no(s)	W324 in 2012 SHLAA for East Devon (middle part)		
Site overlap description	Multiple overlaps between 2017 Site Upto_01 and 2021 Sites Upto_02; Upto_03 and Upto_04. Count all of Upto_01. Count Upto_02; Upto_03 and Upto_04 as NIL.		
Total site size	19.08		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.06		
Gross development area – Passes Stage B Housing	19.02		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	11.41		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 228	Mid 285	Max 342
2. Site promoter – yield (upper)	200		
3. Lower of 1. (Mid) yield and 2. yield	200		
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)	19.02		
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	<p>Of the 19.08 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. 19.02 ha.</p> <p>Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 285 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 200 dwellings. Site is available and suitable but the HELAA Panel concluded that the site is Probably Unachievable. Therefore, count the net capacity of the site Upto_01 excluding overlaps as NIL dwellings. (and count overlapping sites Upto_02; Upto_03 and Upto_04 as NIL.)</p>		

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	0

Employment - Suitable Available Achievable summary

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

Employment Trajectory

Hectares

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Upton Pyne	Reference	Upto_02
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Site address	Land at Cowley, Exeter, EX5 5EN
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising fields adjoining Cowley village to the west. Site slopes upwards towards the west, becoming steeper further west. Contains part of sites Upto_01, Upto_03 and Upto_04.
Total site size (ha)	4.85
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (circa 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)	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
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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)	4.85
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	4.85
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 4.85 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities but within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary mitigation zone. Contains two individual tree preservation orders.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is adjacent to a number of grade II listed buildings in Cowley village including the church. Careful consideration will also need to given to the grade II* listed Cowley bridge which is also a scheduled ancient monument. The potential for a negative impact is high although could be reduced through design.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Visible in views from the east across the river.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is largely free of flood risk. It may contain 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	Sites at Cowley would be Exeter facing and need to be considered alongside the Exeter Local Plan Review. Antipate requirements for additional primary, secondary and special education infrastructure.
DCC Highways comments	Looks a difficult site and would need a comprehensive plan. New access off the A377 is potentially possible (4 arm roundabout) and divert St Andrews Road though the site enbaling the existing St Andrews Road/A377 junction to be closed. Would also require a contribution to a segregated Ped/cycle route into Exeter and as part of the Boniface Trail
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment

EDDC Economic Development comments	
Panel's conclusions	Probably unachievable due to challenging access and viability issues rendering the road improvement needed to deliver the site being unfeasible
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 Upto_02 lies wholly within 2021 Site Upto_01. Multiple overlaps between 2017 Site Upto_01 and 2021 Sites Upto_02;

	Upto_03 and Upto_04. Count all of Upto_01. Count Upto_02; Upto_03 and Upto_04 as NIL.		
Total site size	4.85		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	4.85		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	2.91		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 58	Mid 73	Max 87
2. Site promoter – yield (upper)	50		
3. Lower of 1. (Mid) yield and 2. yield	50		
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)	4.85		
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	<p>Of the 4.85 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. 4.85 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 73 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 50 dwellings. To avoid double counting, To avoid double counting , count all of Upto_01 but count overlapping sites Upto_02; Upto_03 and Upto_04 as NIL., ie the net capacity of the site Upto_02 excluding overlaps is approximately 0 dwellings.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			

Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.

Housing - Available Suitable Achievable summary

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

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

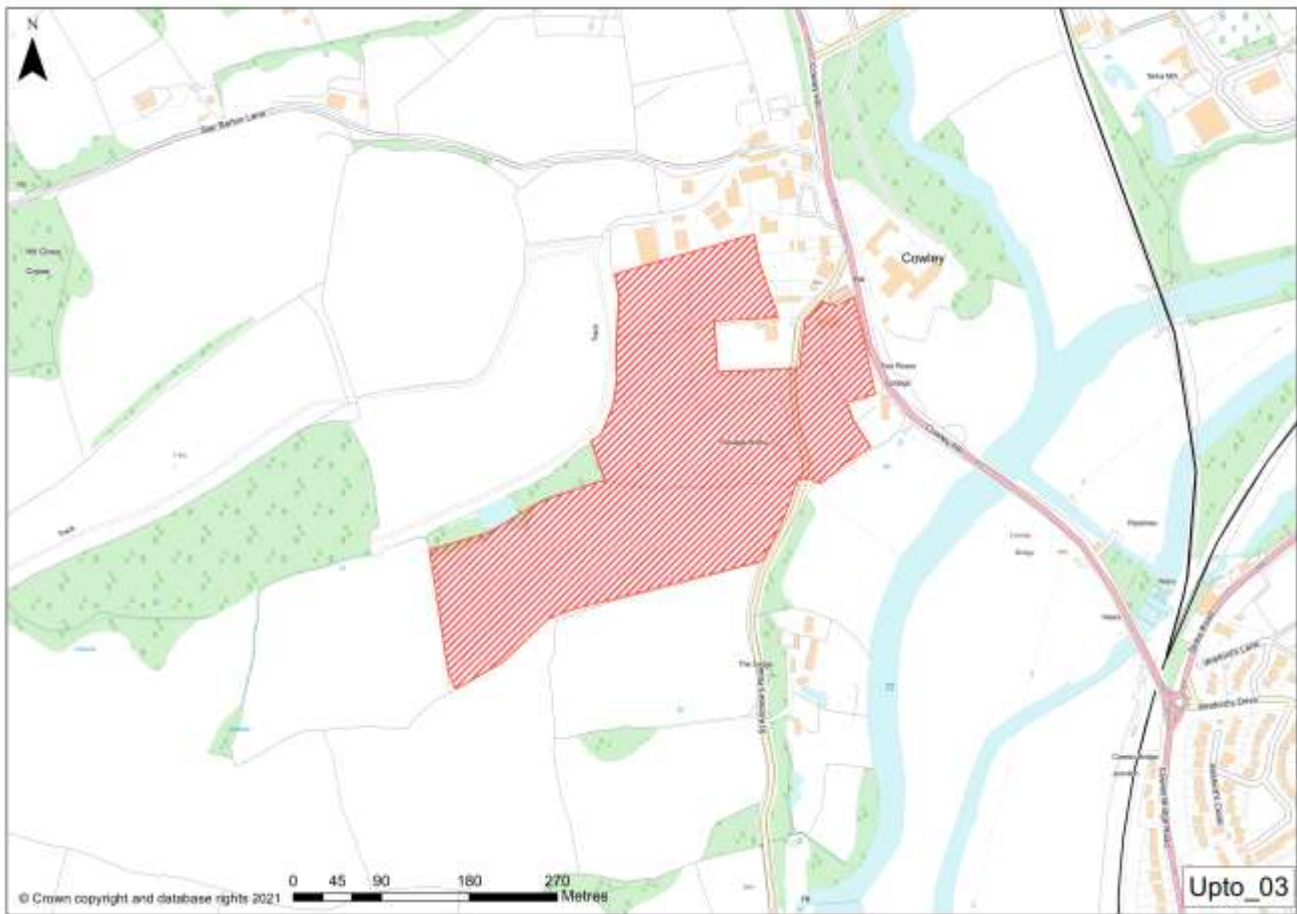
Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Upton Pyne	Reference	Upto_03
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Site address	Land at Cowley, Cowley, Exeter, Devon, EX5 5EN
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising fields adjoining Cowley village to the west. Site slopes upwards towards the west. Contains all of site Upto_02 and part of sites Upto_01 and Upto_04.
Total site size (ha)	8.92
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people ,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)	8.92
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	8.92
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 8.92 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 less than 4 different local facilities but within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary mitigation zone. Contains two individual tree preservation orders.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is adjacent to a number of grade II listed buildings in Cowley village including the church. Careful consideration will also need to given to the grade II* listed Cowley bridge which is also a scheduled ancient monument. The potential for a negative impact is high although could be reduced through design.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	Site is not located within any landscape designation. Visible in views from the east across the river.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is largely free of flood risk. It may contain 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	Sites at Cowley would be Exeter facing and need to be considered alongside the Exeter Local Plan Review. Antipate requirements for additional primary, secondary and special education infrastructure.
DCC Highways comments	Looks a difficult site and would need a comprehensive plan. New access off the A377 is potentially possible (4 arm roundabout) and divert St Andrews Road though the site enbaling the existing St Andrews Road/A377 junction to be closed. Would also require a contribution to a segregated Ped/cycle route into Exeter and as part of the Boniface Trail
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable due to challenging access and viability issues rendering the road improvement needed to deliver the site being unfeasible
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 Upto_03 lies wholly within 2021 Site Upto_01. Multiple overlaps between 2017 Site Upto_01 and 2021 Sites Upto_02; Upto_03 and Upto_04. Count all of Upto_01. Count Upto_02; Upto_03 and Upto_04 as NIL.		
Total site size	8.92		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	8.92		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	5.35		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 107	Mid 134	Max 160
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	134		
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)	8.92		
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	<p>Of the 8.92 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. 8.92 ha.</p> <p>Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 134 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 134 dwellings. To avoid double counting , count all of Upto_01 (which is counted as NIL as site is probably unachievable) and count overlapping sites Upto_02; Upto_03 and Upto_04 as NIL., ie the net capacity of the site Upto_03 excluding overlaps is approximately 0 dwellings.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

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

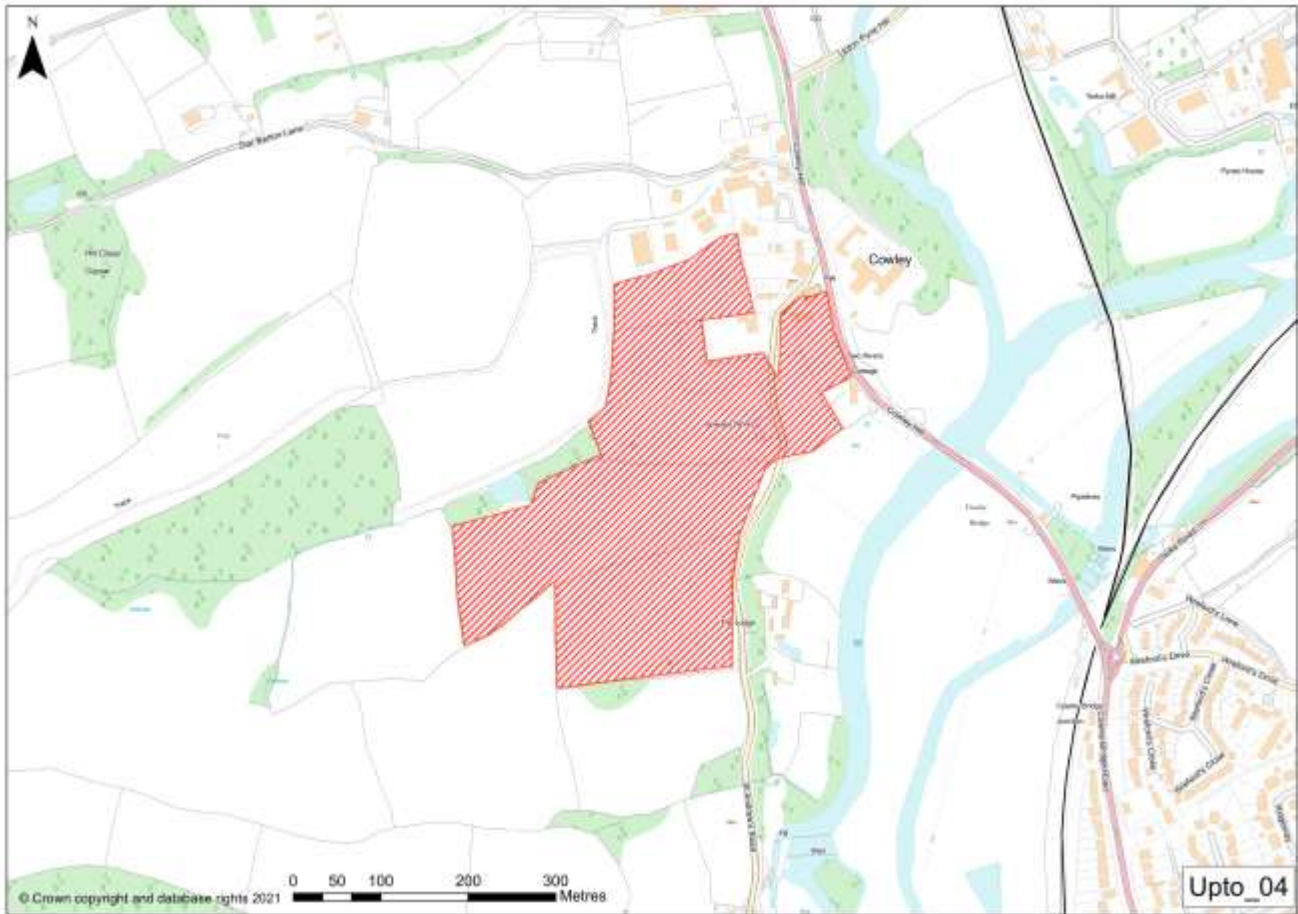
Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Upton Pyne	Reference	Upto_04
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Site address	Land at Cowley, Cowley, Exeter, Devon, EX5 5EN
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising fields adjoining Cowley village to the west. Site slopes upwards towards the west. Contains all of site Upto_02 and part of sites Upto_01 and Upto_03.
Total site size (ha)	11.54
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Mixed use (150 residential dwellings 4500 sqm mixed-use facility 10000 sqm mobility hb 1,0000 sqm community open space)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	11.54
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	11.54
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 11.54 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	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary mitigation zone. Contains two individual tree preservation orders.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is adjacent to a number of grade II listed buildings in Cowley village including the church. Careful consideration will also need to given to the grade II* listed Cowley bridge which is also a scheduled ancient monument. The potential for a negative impact is high although could be reduced through design.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	Site is not located within any landscape designation. Visible in views from the east across the river.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is largely free of flood risk. It may contain 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	Sites at Cowley would be Exeter facing and need to be considered alongside the Exeter Local Plan Review. Antipate requirements for additional primary, secondary and special education infrastructure.
DCC Highways comments	Looks a difficult site and would need a comprehensive plan. New access off the A377 is potentially possible (4 arm roundabout) and divert St Andrews Road though the site enbaling the existing St Andrews Road/A377 junction to be closed. Would also require a contribution to a segregated Ped/cycle route into Exeter and as part of the Boniface Trail
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable due to challenging access and viability issues rendering the road improvement needed to deliver the site being unfeasible
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	2017 Site Upto_01 part overlaps most of 2021 Site Upto_04. Multiple overlaps between 2017 Site Upto_01r and 2021 Sites Upto_02; Upto_03 and Upto_04. Count all of Upto_01. Count Upto_02; Upto_03 and Upto_04 as NIL.		
Total site size	11.54		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	11.54		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	6.92		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 138	Mid 173	Max 208
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)	11.54		
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	<p>Of the 11.54 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. 11.54 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 173 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 , count all of Upto_01 (which is counted as NIL as site is probably unachievable) and count overlapping sites Upto_02; Upto_03 and Upto_04 as NIL., ie the net capacity of the site Upto_04 excluding overlaps is approximately 0 dwellings.</p> <p>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.</p>		
GENERAL COMMENT FOR ALL SITES			

Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.

Housing - Available Suitable Achievable summary

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

Housing Trajectory

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

Employment - Suitable Available Achievable summary

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

Employment Trajectory

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

West Hill

Reference

West_01



Site address

Land at Westhayes/Hayes End
Eastfield
West Hill
Devon
, EX11 1UZ

Outside Cranbrook Plan Area

Yes

Description

Greenfield site comprising Irregularly shaped paddock, lying west of the housing on the cul de sac at Hayes End, on the west side of West Hill. Tank to north of site (possible septic tank), heavily treed and TPO'd which reduces capacity.

Total site size (ha)

0.99

Submitter development type

5 dwellings Custom and self-build homes (Owner is keen to provide signature properties of an exceptionally high specification- equivalent to Code 6 (zero carbon))

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
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Stage A suitability assessment	
Does the site meet the minimum 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)	0.89
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.89
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.89 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	Within Pebblebed Heaths mitigation zone. Site is wooded and covered entirely 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 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	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. No flooding 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 : 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	36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	Looks like access off a private road onto Eastfield. Seems fine
DCC Minerals comments	Whilst the whole of this site is located in the MSA for aggregates, the potential area of resource is small and already constrained by existing built development and therefore unlikely to be economic. As such there is no MPA objection.
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	WEST 01
Site overlap description	2021 site West_01 and 2017 site (ObjectID 54008) are effectively identical. Count all 2021 site. Count 2017 site as NIL.
Total site size	0.99
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.89		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.71		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 14	Mid 18	Max 21
2. Site promoter – yield (upper)	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)	0.89		
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	<p>Of the 0.89 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. 0.89 ha.</p> <p>Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 18 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 5 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 5 dwellings.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	5
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

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

West Hill

Reference

West_02



Site address

Field at junction of adjacent to Prickly Pear House at junction of B3180 Exmouth Road and Bendarroch Road, West Hill, Devon, EX11 1JY

Outside Cranbrook Plan Area

Yes

Description

Greenfield site comprising square paddock in agricultural use on the crossroads of the main approach. Adjoins housing to east

Total site size (ha)

0.83

Submitter development type

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)	0.83
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	Within 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 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	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. No flooding 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	36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	Site has frontage onto two roads which with are suitable for direct access - subject to detailed design criteria
DCC Minerals comments	Whilst the whole of this site is located in the MSA for aggregates, the potential area of resource is small and already constrained by existing built development and therefore unlikely to be economic. As such there is no MPA objection.
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment

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

Potential capacity

Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	2021 site West_02 and 2017 site (ObjectID 113615) are effectively identical. Count all 2021 site. Count 2017 site as NIL.
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)	0		
3. Lower of 1. (Mid) yield and 2. yield	17		
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)	17		
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	<p>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.</p> <p>Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 17 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 17 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 17 dwellings.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

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		17
Developable 1/4/2032 to 31/3/2037		0
Developable 1/4/2037 to 31/3/2040		0
Post plan period		0

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	West Hill	Reference	West_03
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Site address	Rear of Hasta-La-Vista, Windmill Lane, West Hill, EX11 1JP
Outside Cranbrook Plan Area	Yes
Description	Irregularly shaped paddock and adjoining treed garden. Appears as backland development.
Total site size (ha)	0.47
Submitter development type	Dwellings (5 bungalows)

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)	0.47
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	Within 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 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	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. No flooding 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 : 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	36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	Access looks difficult off a narrow lane with limited visibility. There would be a requirement for two vehicles to pass at the mouth of the access.
DCC Minerals comments	Whilst the whole of this site is located in the MSA for aggregates, the potential area of resource is small and already constrained by existing built development and therefore unlikely to be economic. As such there is no MPA objection.
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	C317
Site overlap description	2021 site West_03 and 2017 site (ObjectID 86408) are effectively identical. Count all 2021 site. Count 2017 site as NIL.
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 9	Max 11
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)	0.47		
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	<p>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.</p> <p>Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 9 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 5 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 5 dwellings.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

Housing - Available Suitable Achievable summary

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	5
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	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	West Hill	Reference	West_04
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Site address	Land adjoining Wind Mill Lane, West Hill, Ottery St Mary, Devon, EX11 1JP
Outside Cranbrook Plan Area	Yes
Description	Large, regularly shaped paddock in agricultural use.
Total site size (ha)	2.18
Submitter development type	2017 submission proposed 20 Dwellings. 2022 confirmation of availability proposed 30+ dwellings. 2022 presentation to Strategic Planning Committee indicated 30 to 40 dwellings.

Availability assessment	
Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	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)	2.18
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.18
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.18 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	Within 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 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	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. No flooding 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	36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	Access of Windmill Lane look fine, it has footways and is of reasonable width. The junction between Windmill Lane and Bendarroch Road is adequate
DCC Minerals comments	Whilst the whole of this site is located in the MSA for aggregates, the potential area of resource is small and already constrained by existing built development and therefore unlikely to be economic. As such there is no MPA objection.
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment

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

Potential capacity

Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	2.18
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	2.18
Gross to net area conversion factor applied %	0.60

Net developable area (ha)	1.31		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 26	Mid 33	Max 39
2. Site promoter – yield (upper)	40		
3. Lower of 1. (Mid) yield and 2. yield	33		
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)	33		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	2.18		
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	<p>Of the 2.18 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. 2.18 ha.</p> <p>Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 33 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 33 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 33 dwellings.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

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	33
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	West Hill	Reference	West_05
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Site address	Land off Oak Road, West Hill, Nr. Ottery St Mary, Devon, EX11 1SJ
Outside Cranbrook Plan Area	Yes
Description	Large paddock on the south western edge of the settlement. 2021 TPO on whole site, but most trees are on the boundaries.
Total site size (ha)	2.00
Submitter development type	Homes for sale ,Affordable homes (60 dwellings given the density of development in the immediate local area, at a density of 30 dwellings per hectare. However, given the sites edge of village location, taking into consideration the character of neighbouring development and other site constraints, a more realistic number is in the region of 30 to 35 dwellings.

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)	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	Within Exe Estuary and Pebblebed Heaths mitigation zone. Site is covered entirely 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 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	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. No flooding 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. High pressure gas pipeline and related consultation zone lies beneath 90% of site. Discount 1.78 hectare, reducing gross development area to 0.2 Ha.
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	36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	The site is currently in agricultural use and benefits from vehicular access to/from the site from Oak Road on its southern boundary. A new access would need to be formed in order to provide suitable capacity and allow the appropriate level of visibility
DCC Minerals comments	The site is located within the MSA for aggregates and as such Devon County Council objects to the inclusion of this site on the basis that development would sterilise minerals and has the potential to constrain future working within other parts of the Mineral Safeguarding Area. It is open to EDDC to commission a Mineral Resource Assessment to establish the potential economic value of the sand and gravel resource if it wishes to pursue allocation of this site.
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment

EDDC Economic Development comments	
Panel's conclusions	Probably unachievable due to mineral constraints; subject to MRA
Site Achievable for Housing	Probably unachievable unless
Site Achievable for Employment	Use unassessed

Potential capacity

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

Site overlap description	WHOLE overlap 2022 submission Site West_20 and Site West_05 are effectively identical. Now count all of West_20 and Count West 05 as NIL		
Total site size	2.00		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	1.78		
Gross development area – Passes Stage B Housing	0.20		
Gross to net area conversion factor applied %	1.00		
Net developable area (ha)	0.20		
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)	35		
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)	1.78		
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	<p>Approx 2Ha Passed Stage A and but only 0.2 Ha passed Stage B Suitability Assessment for housing and employment for safety reasons such (high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.02 ha.</p> <p>Housing : HELAA Panel concluded that site is Probably unachievable due to mineral constraints; subject to a Minerals Resource Assessment. Whole site is overlapped by 2022 submission West_20. To avoid double counting, Count all of West_20, and Count West_05 as NI Ldwellings</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

West Hill

Reference

West_06



Site address	Land north and east of Eastfield, West Hill, EX11 1UQ
Outside Cranbrook Plan Area	Yes
Description	Rectangular paddock in agricultural use. TPO'd trees to north and south. Housing to the south and east.
Total site size (ha)	1.54
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (circa 25 dwellings & open space /infrastructure.) Presentation to Strategic Planning Committee referred to the Council's mid yield figure of 31 dws.

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)	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 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 Pebblebed Heaths mitigation zone. Site is partially 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 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	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. No flooding 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 : 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	36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	Assuming it has access to the new estate road off Eastfield access is fine
DCC Minerals comments	Whilst the whole of this site is located in the MSA for aggregates, the potential area of resource is small and already constrained by existing built development and therefore unlikely to be economic. As such there is no MPA objection.
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment

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

Potential capacity

Planning application	
Planning Status	
Previous HELAA site ref no(s)	c005 - 2010 SHLAA
Site overlap description	WHOLE - West_18 (submitted for 31 dws) and West_06 (submitted for 20-25 dws) are effectively identical in land area/ boundaries but West_18 increased the number of dwellings proposed. Count West_06 as NIL. Count all of West_18.
Total site size	1.54
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00

Gross development area – Passes Stage B Housing	1.56		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	1.25		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 25	Mid 31	Max 38
2. Site promoter – yield (upper)	25		
3. Lower of 1. (Mid) yield and 2. yield	25		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.56		
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	<p>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.</p> <p>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 25 dwellings. However, West_06 is now overlain by West_18. To avoid double counting, Count all of West_18 and count the net capacity of the site West_06 excluding overlaps as NIL dwellings.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	West Hill	Reference	West_07
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Site address	Land at Lower Broad Oak Road, West Hill, Ottery St Mary,
Outside Cranbrook Plan Area	Yes
Description	Rectangular paddock bisected by a row of protected trees. Access only suitable for a small number of dwellings
Total site size (ha)	1.64
Submitter development type	2017 submission proposed Dwellings (number not) specified). 2022 confirmation of availability - proposed 5 dwellings (Custom and self-build 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)	1.64
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.64
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.64 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Pebblebed Heaths mitigation zone. An area tree preservation area runs through the centre of the 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	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	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. No flooding 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 : 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	36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	Lower Broad Oak has no footway and is narrow. Access is sufficient for a limited number of dwellings
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	1.64		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.64		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	1.31		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30

1. Calculated yield (HELAA Methodology)	Min 26	Mid 33	Max 39
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)	1.64		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	<p>Of the 1.64 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.64 ha.</p> <p>Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 33 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.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

Housing - Available Suitable Achievable summary

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0

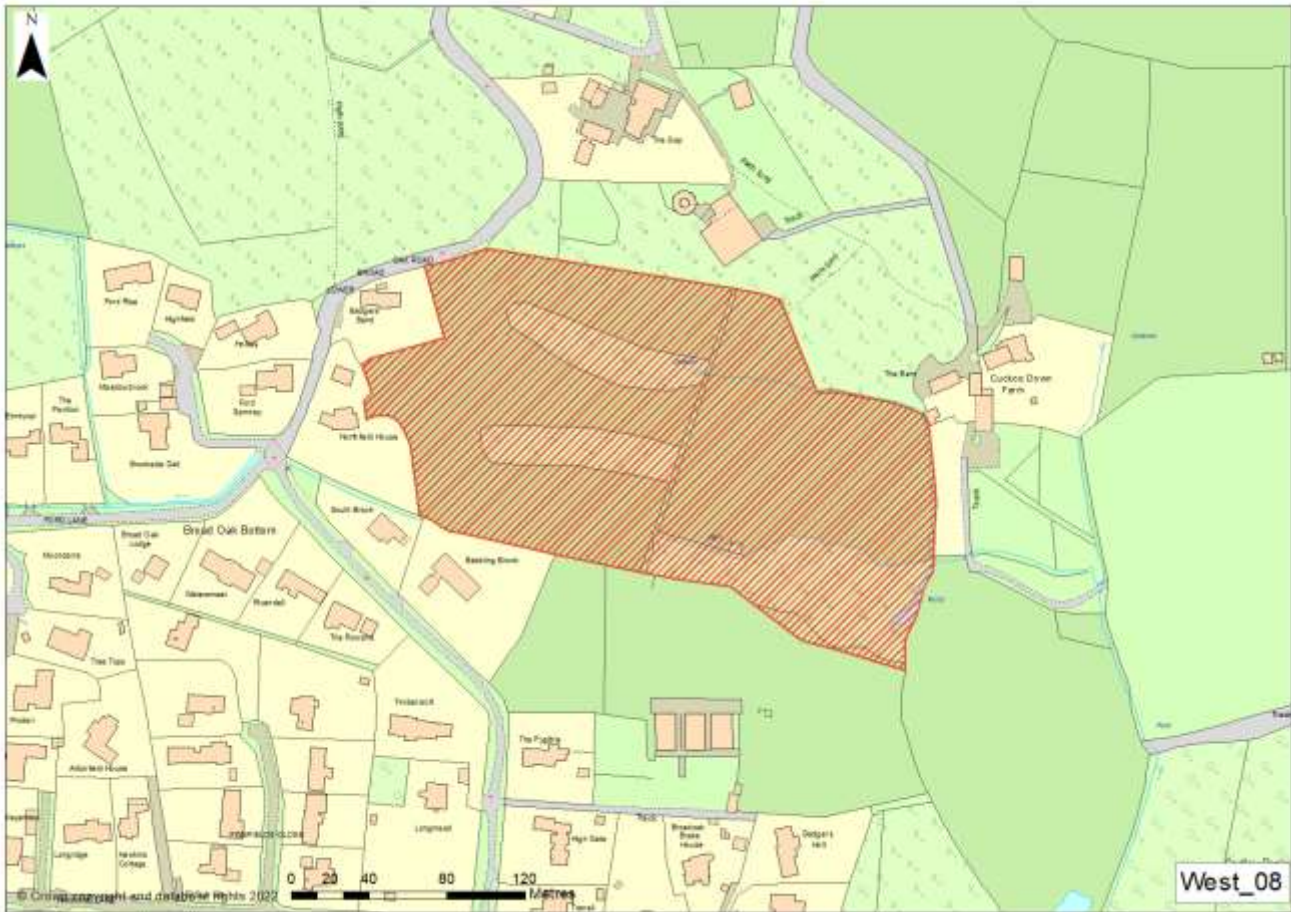
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	5
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	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	West Hill	Reference	West_08
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Site address	Land adjacent to Badgers Bend, Lower Broad Oak Road, West Hill, Ottery St Mary, EX11 1UD
Outside Cranbrook Plan Area	Yes
Description	Pair of paddocks with several rows of TPO'd trees bisecting them east-west. South east section of site is liable to flood. Access restricts numbers
Total site size (ha)	3.88
Submitter development type	Dwellings (20-30)

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 reponse 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
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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. 0.48 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). 0.48ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	3.40
GDA Discounted at Stage A – Housing (ha)	0.48
GDA Passes Stage A – Employment (ha)	3.40
GDA Discounted at Stage A – Employment (ha)	0.48
Stage A Assessment conclusion	An area of approximately 3.4 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Pebblebed Heaths mitigation zone. Site is partially wooded and covered entirely 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 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	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	Capacity reduced by floodzone to SE corner.
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	36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	Lower Broad Oak has no footway and is narrow. Access is sufficient for a limited number of dwellings
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	3.88
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.48
Gross development area – Passes Stage B Housing	3.40
Gross to net area conversion factor applied %	0.60

Net developable area (ha)	2.04		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 41	Mid 51	Max 61
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)	3.40		
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	<p>Of the 3.88 ha site, approximately 0.48 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. 3.4 ha.</p> <p>Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 51 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 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.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	West Hill	Reference	West_09
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Site address	Land adjoining The Gap, West Hill, Lower Broad Oak Road, West Hill, Ottery St Mary, EX11 1UD
Outside Cranbrook Plan Area	Yes
Description	One large, irregularly shaped paddock and several adjoining small, more amenity-like parcels of land, Access restricts numbers
Total site size (ha)	2.24
Submitter development type	Dwellings (5-10)

Availability assessment	
Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	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)	2.24
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.24
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.24 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 Pebblebed Heaths mitigation zone. Site is partially wooded and covered entirely 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 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	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	Capacity slightly reduced by 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	36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	Lower Broad Oak has no footway and is narrow. Access is sufficient for a limited number of dwellings
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	2.24		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	2.24		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.35		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30

1. Calculated yield (HELAA Methodology)	Min 27	Mid 34	Max 40
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)	2.24		
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	<p>Of the 2.24 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. 2.24 ha.</p> <p>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 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.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
Yes 2017	Yes	Probably achievable

Housing Trajectory	Number of Dwellings
2020-22 Completions	0

Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	10
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

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

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

Stage A suitability assessment	
Does the site meet the minimum 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)	2.14
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.14
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.14 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within 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 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	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. No flooding 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 : 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	36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	Access seems to come off Hawkins Lane although this is not exactly clear. Hawkins lane is very narrow with no footway and difficult for a cyclist or pedestrian to safely pass a car. Reasonable for very limited number of dwellings unless a further access could be provided through to Lower Broad Oak Road
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)	WEST_10
Site overlap description	West_10 now overlain by West_19. All 2021 site West_10 lies in 2017 Site (ObjectID 67611). West_10 excludes western 30% (adj to Lower Broad Oak Rd) of the 2017 site. That western land was not resubmitted. Count West_10 as NIL
Total site size	1.54
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	2.14		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.29		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 26	Mid 32	Max 39
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)	2.14		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	<p>Of the 2.14 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 2.14 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. West10_ now overlain by 2022 submission West_19. To avoid double counting, count all of West_19 and count the net capacity of the site West 10 excluding overlaps as NIL dwellings.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	West Hill	Reference	West_11
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Site address	Land adjacent to Hilden, Lower Broad Oak Road, West Hill, East Devon, EX11 1UE
Outside Cranbrook Plan Area	Yes
Description	Large paddock, surrounded by trees, on the periphery of the settlement. Seems to have been subdivided to create a smaller paddock, with small amount of surface water flooding. Access to Hawkins Lane only suitable for a small number of dwellings, access onto Lower Broad Oak Road slightly better
Total site size (ha)	1.00
Submitter development type	Dwellings (5-10)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	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)	1.00
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.00
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 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	Within 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 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	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	Capacity slightly reduced by 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	36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	Access seems to come off a narrow lane with no footways and limited passing, junction at the end of the lane has limited visibility . Inadequate for any development
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	c027 SHLAA 2010		
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	1.00		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.80		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30

1. Calculated yield (HELAA Methodology)	Min 16	Mid 20	Max 24
2. Site promoter – yield (upper)	10		
3. Lower of 1. (Mid) yield and 2. yield	10		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.00		
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	<p>Of the 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. 1 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 20 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 10 dwellings. Site 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.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
Yes 2017	Yes	Probably unachievable

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	

Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	West Hill	Reference	West_12
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Site address	Hollybrook Nursery, Exmouth Road, Ottery St Mary, EX11 1JZ
Outside Cranbrook Plan Area	Yes
Description	Rectangular paddock in plant nursery use between Daisymount and West Hill village. Isolated from main settlements and facilities/services although good road access. Objection from DCC as in mineral safeguarding area
Total site size (ha)	1.72
Submitter development type	Office ,Industrial / warehouse ,Retail (6 new plots of approx. 3,444 m ² COMMERCIAL/EMPLOYMENT FLOORSPACE)

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	No
Site available for Employment	Yes

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.70
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.70
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.7 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	Within Pebblebed Heath mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	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	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	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	36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	The existing point of access on the North West point of the site on to Exmouth Road is adequate for this new development.
DCC Minerals comments	The site is located within the MCS for aggregates and is very close/adjacent to the MSA and a large area of resource. 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	Smaller site but existing access to B3180 and apparent existing services/utilities. Quite a wide range of proposed employment uses and optimal use unclear. Comparatively good access to the main road network/A30. Appears to lack superfast broadband capacity from Whimple exchange though different providers offer services from this exchange (BT, Virgin, TalkTalk). B1 office use unlikely, others possible. Achievable but depends on end use.
Panel's conclusions	Probably unachievable on minerals grounds. If Mineral Resource Assessment shows lack of mineral of economic value, then possibly achievable for smaller business units.
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)	N/A		
Site overlap description	No overlap		
Total site size	1.72		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.70		
Gross to net area conversion factor applied %			
Net developable area (ha)	1.36		
Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid 34	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.70		
Percentage of site to count – employment	100		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	<p>Of the 2.21ha site, 0.1ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx 1.7ha.</p> <p>Housing : the site was not submitted as available for housing. So the site capacity is NIL dwellings</p> <p>Employment: The site is available for employment. It has been assessed as suitable, available. However, the HELAA panel has assessed the site as Probably unachievable for employment. Therefore Count site as NIL Ha for employment HELAA trajectory.</p>		
GENERAL COMMENT FOR ALL SITES	<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>		

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

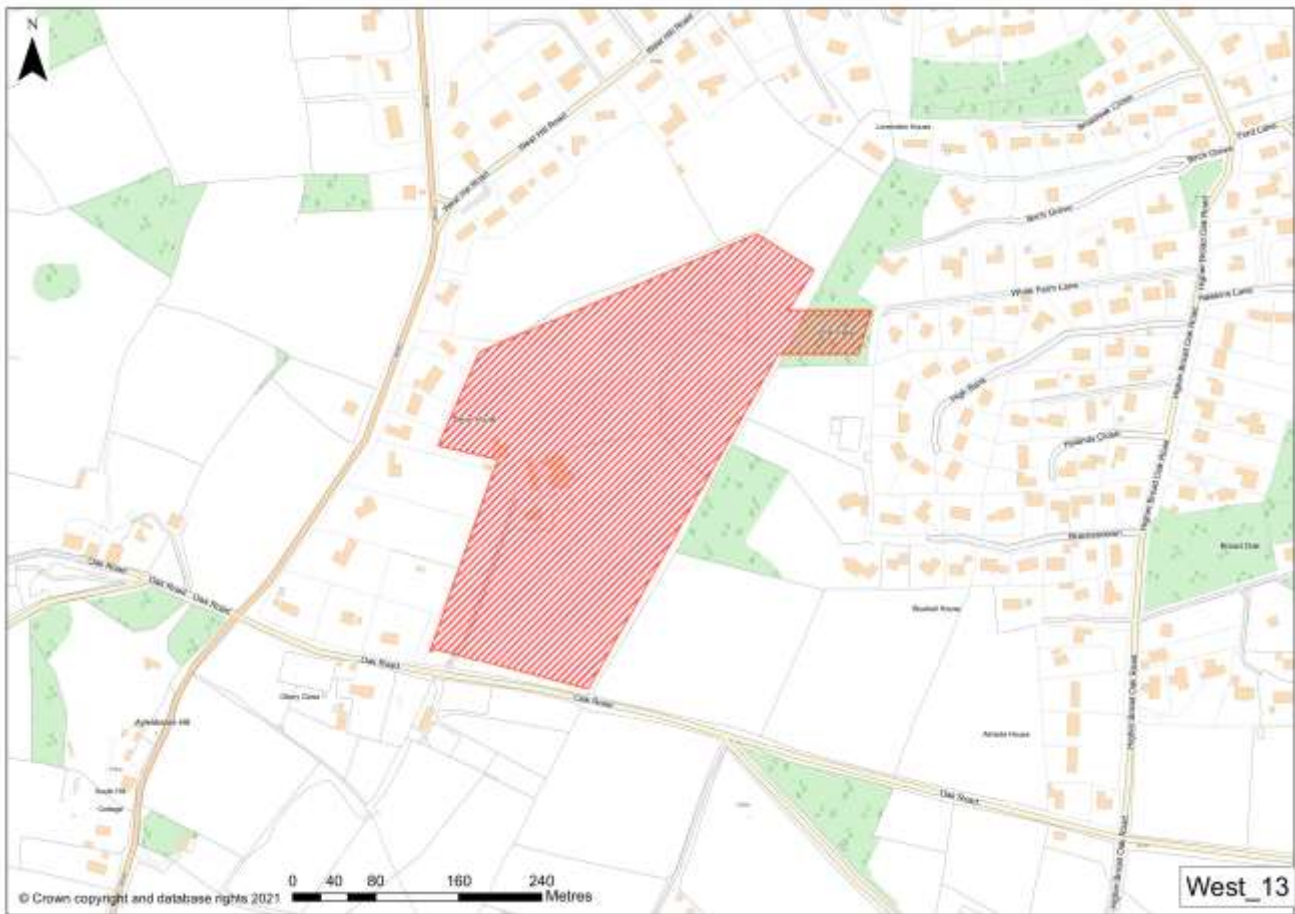
Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	West Hill	Reference	West_13
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Site address	WEGGIS FARM, HIGHER METCOMBE, OTTERY ST MARY, DEVON, EX11 1SQ
Outside Cranbrook Plan Area	Yes
Description	Substantial site comprising a house and garden with three adjoining paddocks (only half of the north-eastern paddock is included). Access can be achieved but a footpath and cycleway are needed. Objection from DCC as in mineral safeguarding area
Total site size (ha)	8.92
Submitter development type	Homes for sale ,Affordable homes (Land covers approx. 26 acres so limited only in the respect of the number and type of homes that can be developed per acre). 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)	8.92
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	8.47
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 8.92 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	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	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	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. High pressure gas pipeline and related easement lies beneath less than 5% of site. Discount 0.45 hectares, reducing gross development area to 8.47 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	36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	Vehicular access could be provided off Oak road. Oak Road has no footways. A site of this size needs a pedestrian and cycle link through to the rest of the residential area
DCC Minerals comments	The site is located within the MSA for aggregates and as such Devon County Council objects to the inclusion of this site on the basis that development would sterilise minerals and has the potential to constrain future working within other parts of the Mineral Safeguarding Area. It is open to EDDC to commission a Mineral Resource Assessment to establish the potential economic value of the sand and gravel resource if it wishes to pursue allocation of this site.
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment

EDDC Economic Development comments	
Panel's conclusions	Probably unachievable on minerals grounds, subject to MRA
Site Achievable for Housing	Probably unachievable unless
Site Achievable for Employment	Use unassessed

Potential capacity

Planning application	
Planning Status	

Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	8.92		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.45		
Gross development area – Passes Stage B Housing	8.47		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	5.08		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 102	Mid 127	Max 152
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	127		
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)	8.47		
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	<p>Of the 8.92 ha site, approximately 0.45 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 8.47 ha.</p> <p>Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 127 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 127 dwellings. Site is available and suitable, but the HELAA Panel concluded that the site is Probably unachievable on minerals grounds, subject to a Minerals Resource Assessment. Therefore the net capacity of the site excluding overlaps is NIL dwellings.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			

Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.

Housing - Available Suitable Achievable summary

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

Housing Trajectory

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

Employment - Suitable Available Achievable summary

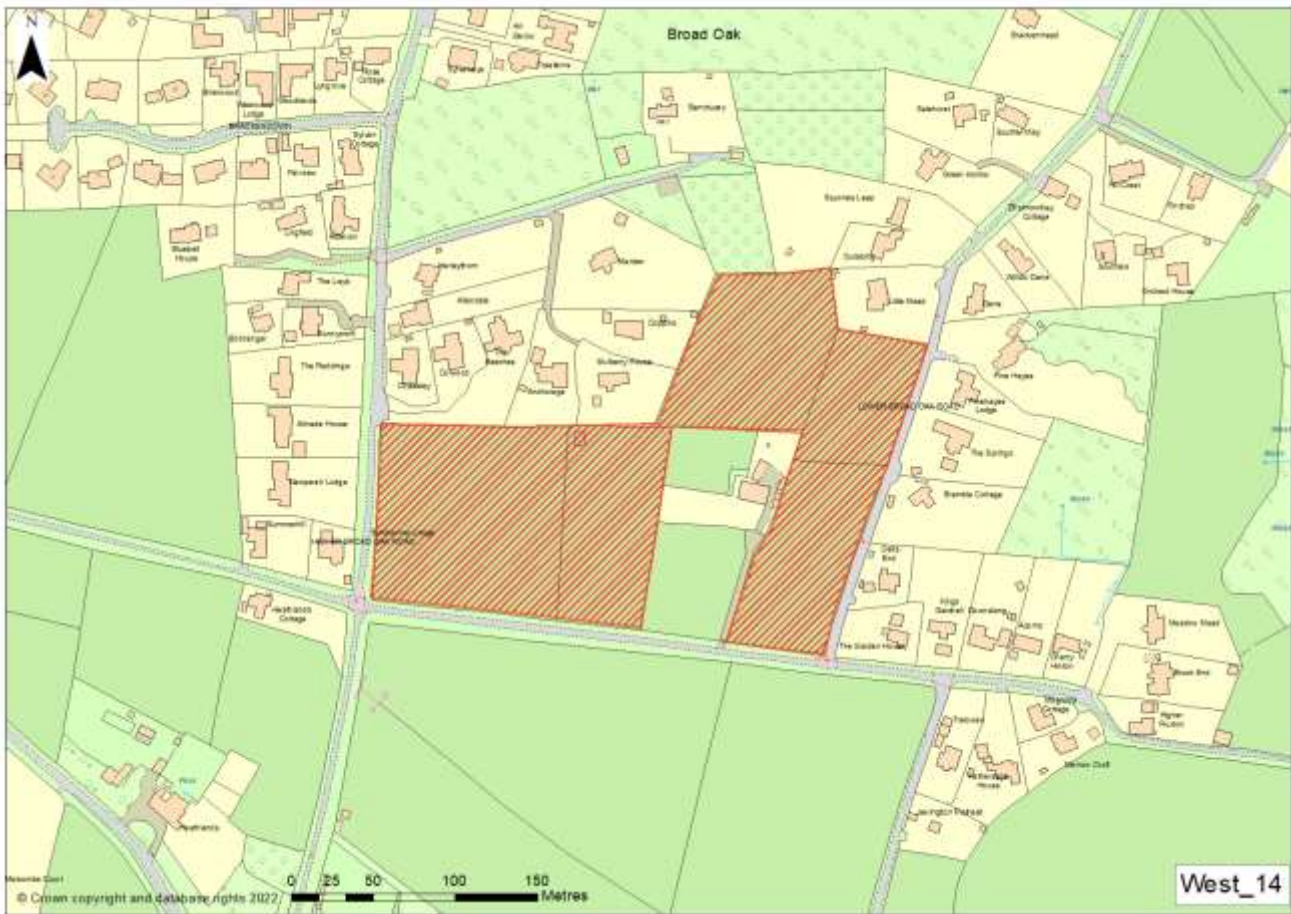
Available?	Suitable?	Achievable? (category)
No	Yes	Use unassessed

Employment Trajectory

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	West Hill	Reference	West_14
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Site address	Pikes Farm, West Hill, Ottery St Mary, EX11 1XJ
Outside Cranbrook Plan Area	Yes
Description	Five rectangular paddocks, divided by wooded hedges, sited around a dwelling (not included) on the southern periphery of the settlement. Objection from DCC as in mineral safeguarding area
Total site size (ha)	3.84
Submitter development type	Homes for sale (Site is approximately 2.28 ha. At 30 - 40 dwellings per hectare, (considering edge of settlement location, the site could accommodate between 70 and 90 dwellings.)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	3.84
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	154.00
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 3.84 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 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 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	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. No flooding 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. High pressure gas pipeline and related easement lies beneath 60% of site. Discount 2.3 hectares, reducing gross development area to 1.54 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	36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	Access could be provided of either Higher Broad Oak Oak or Oak Road. Although limited footways mean there should be limited development
DCC Minerals comments	The site is located within the MSA for aggregates and as such Devon County Council objects to the inclusion of this site on the basis that development would sterilise minerals and has the potential to constrain future working within other parts of the Mineral Safeguarding Area. It is open to EDDC to commission a Mineral Resource Assessment to establish the potential economic value of the sand and gravel resource if it wishes to pursue allocation of this site.
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	3.84
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	2.30

Gross development area – Passes Stage B Housing	1.54		
Gross to net area conversion factor applied %	0.60		
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)	90		
3. Lower of 1. (Mid) yield and 2. yield	23		
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)	1.54		
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	<p>Of the 3.84 ha site, approximately 2.3 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1,54 ha.</p> <p>Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 23 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 23 dwellings. Site is available and suitable, but the HELAA Panel concluded that the site is Probably unachievable on minerals grounds, subject to a Minerals Resource Assessment. Therefore, the net capacity of the site excluding overlaps is NIL dwellings.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	West Hill	Reference	West_15
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Site address	Flower Cottage, Elsdon Lane, West Hill, Ottery St Mary, EX11 1TZ
Outside Cranbrook Plan Area	Yes
Description	Four rectangular areas (2 paddocks, a garden- house and immediate garden excluded but boundary tightly drawn- and a wooded area) forming a larger square site with TPO's north and western boundaries, narrow access so capacity is limited
Total site size (ha)	1.89
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Homes for older people (Up to 30 houses)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	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 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 Pebblebed Heaths mitigation zone. Site is partially wooded. Parts of the perimeter 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	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	Outside AONB
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is partially within a designated Neighbourhood Plan Local Green Space. It may contain some grade 3 agricultural land. No flooding 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	36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	Assuming access is off Elsdon Lane which is narrow, no footways and poor visibility as it joins West Hill Road. Access would be acceptable for a very limited number of dwellings
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)	SHLAA/HELAA
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)	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)	1.89		
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	<p>Of the 1.89 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. 1.89 ha.</p> <p>Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 38 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 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.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

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	0

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

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

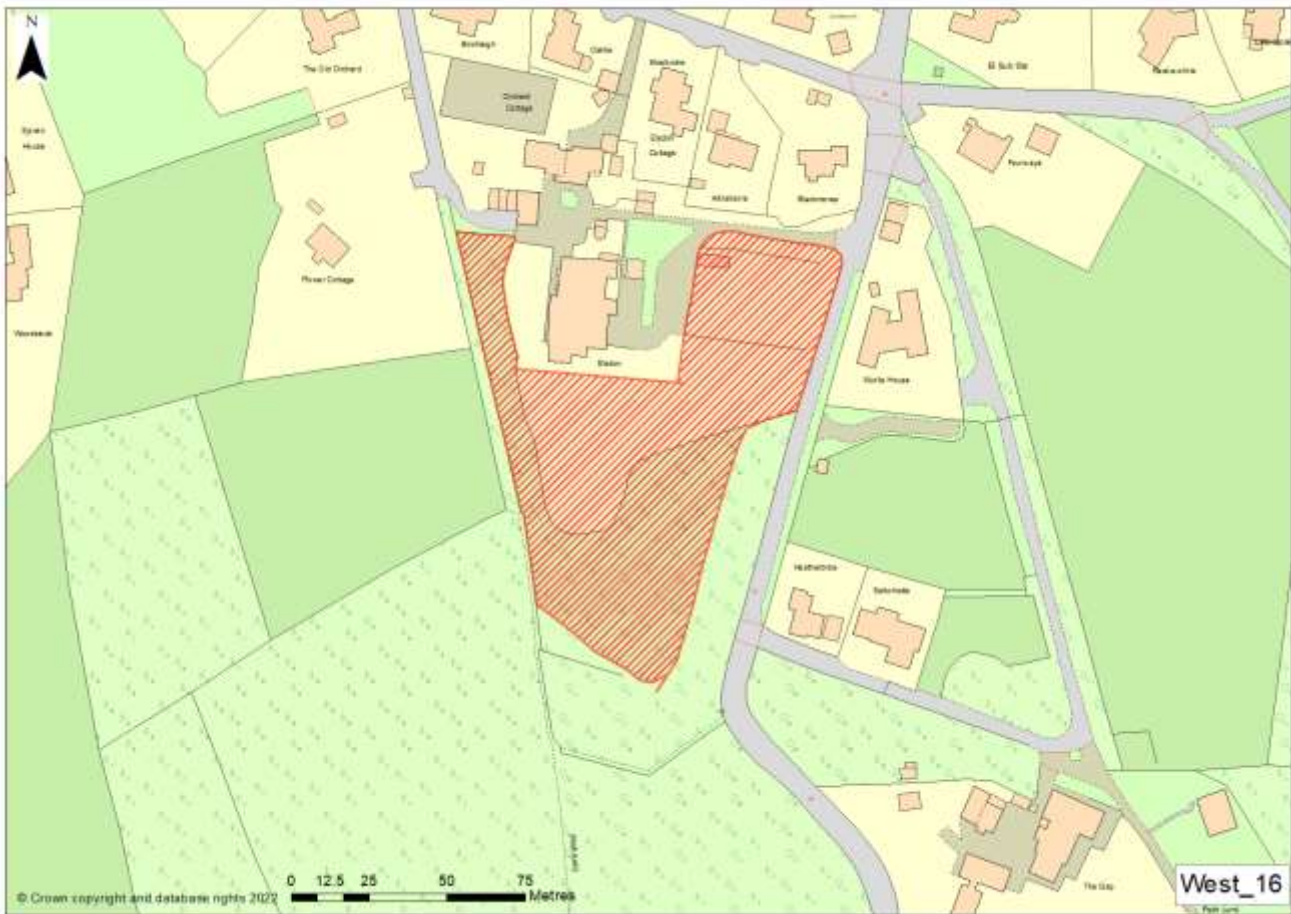
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

West Hill

Reference

West_16



Site address	Elsdon House, Elsdon Lane, West Hill, EX11 1UA
Outside Cranbrook Plan Area	Yes
Description	Irregularly shaped site consisting of a heavily wooded TPO'd southern section and a garden with substantial trees to the eastern section, capacity is limited by trees and road access
Total site size (ha)	0.83
Submitter development type	Homes for sale (Eight 2/3 Bedroom single storey bungalows.)

Availability assessment

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

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
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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	Within Pebblebed Heaths mitigation zone. Site is partially wooded and 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 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	Outside AONB
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No

Flooding/land/resources commentary	Site is partially within a designated Neighbourhood Plan Local Green Space. It may contain some grade 3 agricultural land. No flooding 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	36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	Assuming access is off Lower Broad Oak Road maybe with a link to Elsdon Lane - it is not clear. Either way the roads are narrow with no footways. So the site is only suitable for limited number of dwellings
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	0.83
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)	8		
3. Lower of 1. (Mid) yield and 2. yield	8		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	8		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.83		
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	<p>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.</p> <p>Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 17 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 8 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 8 dwellings.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

Housing - Available Suitable Achievable summary

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	8
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

West Hill

Reference

West_17



Site address	WI Building and adjoining land, West Hill Road, West Hill, EX11 1TP
Outside Cranbrook Plan Area	Yes
Description	Part greenfield/part brownfield site comprising a small, rectangular paddock, pumping stations and electrical substation, and the WI Hall (latter on the western part of the site), located on the NE edge of the village of West Hill. Lying adjacent to and north of Bendarroch Road, opposite the junction with Lower Broad Oak Road. Site is largely liable to surface water flooding. Latest application 18/0308/FUL for 3 dws and demoliton of WI Hall dismissed on appeal 18 June 2019
Total site size (ha)	0.19
Submitter development type	Homes for sale ,Homes for private rent ,Custom and self-build homes ,Homes for older people (The site previously has a planning consent 11/2569/OUT for three detached dwellings, although a higher density is possible.)

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
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Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	No
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Discounted at Stage A – Housing (ha)	0.19
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.19
Stage A Assessment conclusion	An area of approximately 0.19 ha has passed the Stage A Suitability Assessment for housing but not for employment, as site is below size threshold for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within 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 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	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	Capacity significantly impacted by Surface Water Flooding across whole site desite previous consent for 3 houses. 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	36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	Bendarroch Road has frontage development - this site could follow a similar pattern. Footways should be provide on Bendarroch Road
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap. Outline pp Feb 2012 Erection of three detached houses (renewal of outline planning permission 08/1525/OUT) . Ie Expired. So still count all of site West _17.
Total site size	0.19
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.19		
Gross to net area conversion factor applied %	1.00		
Net developable area (ha)	0.19		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 4	Mid 5	Max 6
2. Site promoter – yield (upper)	3		
3. Lower of 1. (Mid) yield and 2. yield	3		
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)	3		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.19		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	<p>Of the 0.19 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.19 ha.</p> <p>Housing . Site passed Stage A Suitability Assessment because the submission indicated the site can be available for more than the 3 dwellings on the previous consent (but not indicated an upper number in the range) and the Mid yield forecast indicates 5 dws. 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 passes Stages A and B Suitability Assessment, and Achievability. To avoid double counting, for the trajectory the net capacity of the site excluding overlaps is approximately 3 dwellings.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			

Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may 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	0

Employment - Suitable Available Achievable summary

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

Employment Trajectory

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Whimble

Reference

Whim_01



Site address	Land at Cobden Whimble Devon, EX5 2PZ
Outside Cranbrook Plan Area	Yes
Description	This small triangular Greenfield site lies some distance outside of and to the west of the village centre of Whimble.
Total site size (ha)	1.11
Submitter development type	Other

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)	1.10
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.10
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.1 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	The site lies in the Pebblebed Heaths 10km buffer but no other biodiversity constraints to development 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 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	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	No flooding concerns are identified on the site. It may contain areas of grade 3 agricultural land.

For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines 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	74 ha development proposed in the Whimble primary catchment area. Number of large sites are remote from the village. Whimble Primary could support some development but not on scale of 74ha. Additional secondary provision required. School transport costs would apply for secondary and primary for sites remote from Whimble village. Would need to be seen alongside strategies for Exeter and west end as a whole. Special provision required
DCC Highways comments	Site is remote from services and facilities.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	Small site at 1.1Ha. Quite exposed, undeveloped agricultural land. Seems to lack any utilities provision and road connectivity is poor onto fairly rough country lane. Postcode lacks superfast broadband capacity from Whimble exchange though different providers offer services from this exchange (BT, Virgin, TalkTalk). Difficult to identify employment use merit without taking into account development to the west.
Panel's conclusions	Probably unachievable due to lack of infrastructure, unless delivered in combination with another, larger site in close proximity
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)	WHIM_01
Site overlap description	2021 site Whim_01 and 2017 site (ObjectID 53206) are effectively identical. Count all 2021 site. Count 2017 site as NIL.
Total site size	1.11
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00

Gross development area – Passes Stage B Housing	1.10		
Gross to net area conversion factor applied %			
Net developable area (ha)	0.88		
Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.10		
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	0.00		
SITE POTENTIAL	<p>Of the 1.1 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 1.1ha.</p> <p>Housing : the site was not submitted as specifically available for housing (and is in a detached location). So the site capacity is NIL dwellings</p> <p>Employment: The HELAA assessed whether there was potential for employment development in this detached location . It was assessed as suitable. However, the HELAA panel has assessed the site as Probably unachievable for employment. Therefore Count site as NIL Ha for employment HELAA trajectory.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Whimble	Reference	Whim_02
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Site address	Land lying to the west of The Paddock Whimble, EX5 2NP
Outside Cranbrook Plan Area	Yes
Description	This rectangular shaped greenfield site lies on the north side of Roman Road at Hand in Pen, around 1.3 km south of the village of Whimble. Devon County Council identify highway access constraints to the site.
Total site size (ha)	1.24
Submitter development type	Homes for sale ,Affordable homes ,Custom and self-build homes (30 to 40 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?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.08 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.08ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.16
GDA Discounted at Stage A – Housing (ha)	0.08
GDA Passes Stage A – Employment (ha)	1.16
GDA Discounted at Stage A – Employment (ha)	0.08
Stage A Assessment conclusion	An area of approximately 1.16 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 lies in the Pebblebed Heaths 10km buffer but no other biodiversity constraints to development 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 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	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	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 : 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	74 ha development proposed in the Whimble primary catchment area. Number of large sites are remote from the village. Whimble Primary could support some development but not on scale of 74ha. Additional secondary provision required. School transport costs would apply for secondary and primary for sites remote from Whimble village. Would need to be seen alongside strategies for Exeter and west end as a whole. Special provision required
DCC Highways comments	This site is remote from facilities with poor ped/cycle links. The frontage on to London Road is at a point where the carriageway is unsuitable to serve residential development due to the speed of traffic and hazard markings etc.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	lg137ae
Site overlap description	WHOLE - all of site Whim_02, is overlain by 2022 submission site Whim_21. Count all of Whim_21. Count Whim_02 as NIL
Total site size	1.24
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.08		
Gross development area – Passes Stage B Housing	1.16		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.93		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 19	Mid 23	Max 28
2. Site promoter – yield (upper)	40		
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)	1.16		
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	<p>Of the 1.24 ha site, approximately 0.08 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.16 ha.</p> <p>Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 23 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 23 dwellings. To avoid double counting with Whim_21 (which is counted), for the trajectory the net capacity of the site Whim_02 excluding overlaps is NIL dwellings.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

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

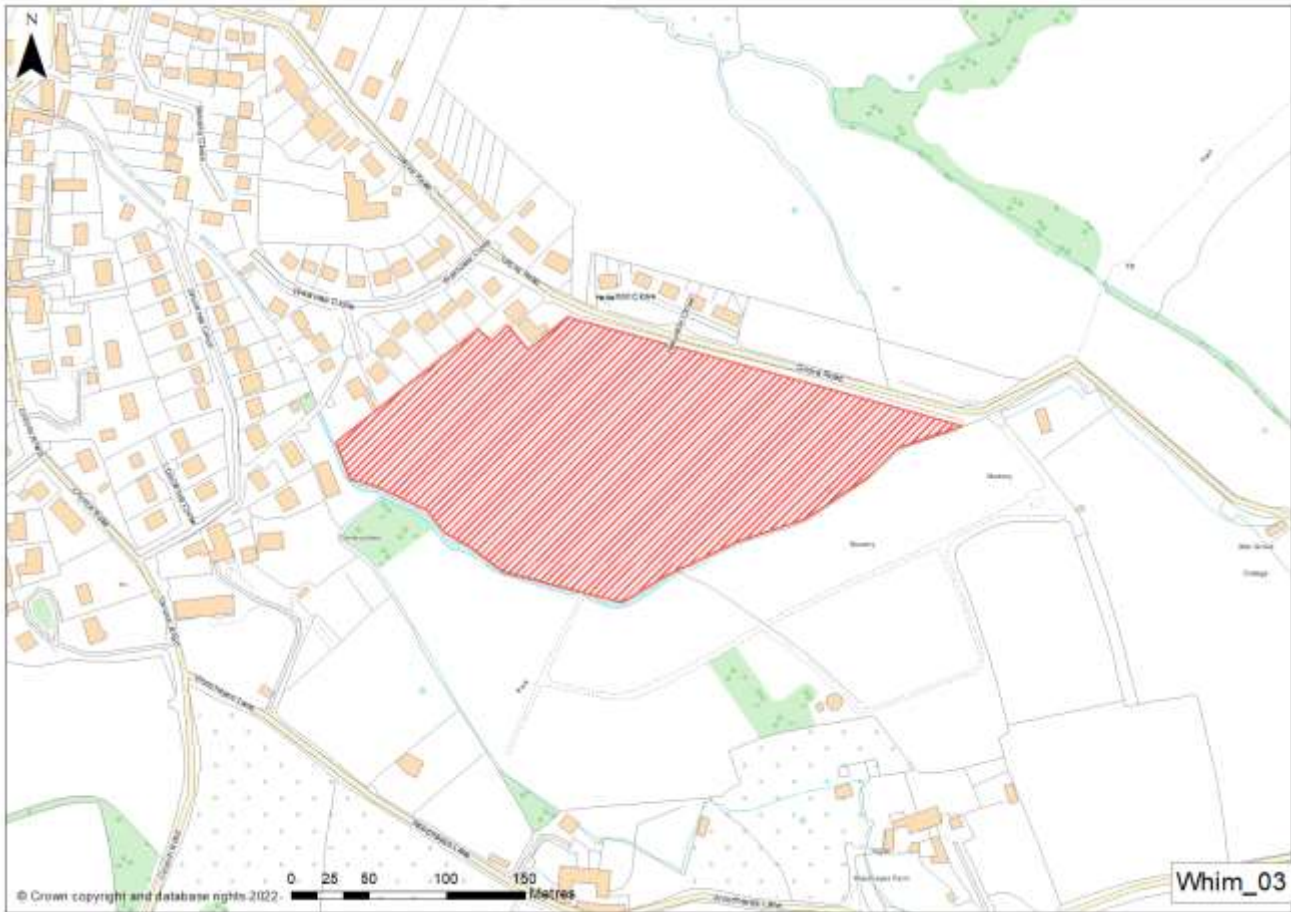
Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Whimble	Reference	Whim_03
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Site address	Land to the South side of Grove Road, Whimble, Exeter,
Outside Cranbrook Plan Area	Yes
Description	Quite substantial site on the south-eastern side of the village comprising of a field in agricultural use. Devon County Council, from a highways perspective highlight poor road access that may limit scope for development.
Total site size (ha)	4.07
Submitter development type	2017 - site is proposed to meet local housing need (number of dwellings not specified)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	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
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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. 0.07 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). 0.07ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	4.00
GDA Discounted at Stage A – Housing (ha)	0.07
GDA Passes Stage A – Employment (ha)	4.00
GDA Discounted at Stage A – Employment (ha)	0.07
Stage A Assessment conclusion	An area of approximately 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	The site lies in the Pebblebed Heaths 10km buffer but no other biodiversity constraints to development 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 heritage assets that are reasonably close to the site. These would need to be taken into account in an scheme and may place some constraints on 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 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	No significant flooding concerns are identified on the site though land to eastern and southern boundaries falls in floodplains. 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	74 ha development proposed in the Whimble primary catchment area. Number of large sites are remote from the village. Whimble Primary could support some development but not on scale of 74ha. Additional secondary provision required. School transport costs would apply for secondary and primary for sites remote from Whimble village. Would need to be seen alongside strategies for Exeter and west end as a whole. Special provision required
DCC Highways comments	Access off the Grove is only possible for a small amount of infill development. It is narrow, no footways and on street parking. Access of the road to the east is equally challenging - No acceptable access is apparent. But very close to the railway station
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable but for only for smaller scale development
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	4.07

HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.07		
Gross development area – Passes Stage B Housing	4.00		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	2.40		
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)	15		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	4.00		
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			
<p>Of the 4.07 ha site, approximately 0.07 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 4 ha. 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 available and suitable. The HELAA Panel concluded that the site is Probably achievable but for only for smaller scale development. Therefore for the trajectory the net capacity of the site excluding overlaps is reduced to approximately 15 dwellings.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>			
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			

Also, future evidence, where available, may 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

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

Employment - Suitable Available Achievable summary

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

Employment Trajectory

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Whimble

Reference

Whim_04



Site address	hits farmhouse, lilypond lane, whimble, Devon, ex5 2qp
Outside Cranbrook Plan Area	Yes
Description	Site comprises of some modern but run down farm buildings and green space in-between, with some areas of extensive tree cover. The site is to the east of and some way from Whimble village and a listed dwelling adjoins the site.
Total site size (ha)	0.87
Submitter development type	Dwellings - (number not specified) 2022 Confirmation of availability (number of dwellings not specified)

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	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)	0.87
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.87
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.87 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities 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 lies in the Pebblebed Heaths 10km buffer but no other biodiversity constraints to development 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	A listed dwelling abuts the western edge of the site and this would place 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 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 floodplain bisects the site and this would impact on potential for development. 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	74 ha development proposed in the Whimble primary catchment area. Number of large sites are remote from the village. Whimble Primary could support some development but not on scale of 74ha. Additional secondary provision required. School transport costs would apply for secondary and primary for sites remote from Whimble village. Would need to be seen alongside strategies for Exeter and west end as a whole. Special provision required
DCC Highways comments	The site is remote from facilities with poor ped/cycle links and along narrow lanes. Not suitable for residential development.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment

EDDC Economic Development comments	
Panel's conclusions	Probably achievable technically but likely to be inaccessible to services and facilities for residents
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	66% of 2017 Site Whim_04 is overlain by 2021 Site Whim 16. Therefore count only 34% of Whim_04. Confirmed by owner that Whim_04 remains available (March 2022)
Total site size	0.87
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.87		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.70		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 14	Mid 18	Max 21
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	18		
4. Percentage of site to count– housing	34		
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)	0.87		
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	<p>Of the 0.87 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.87 ha. 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 withh Whim_16, the net capacity of the site excluding overlaps is approximately 6 dwellings.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

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	6
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

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

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

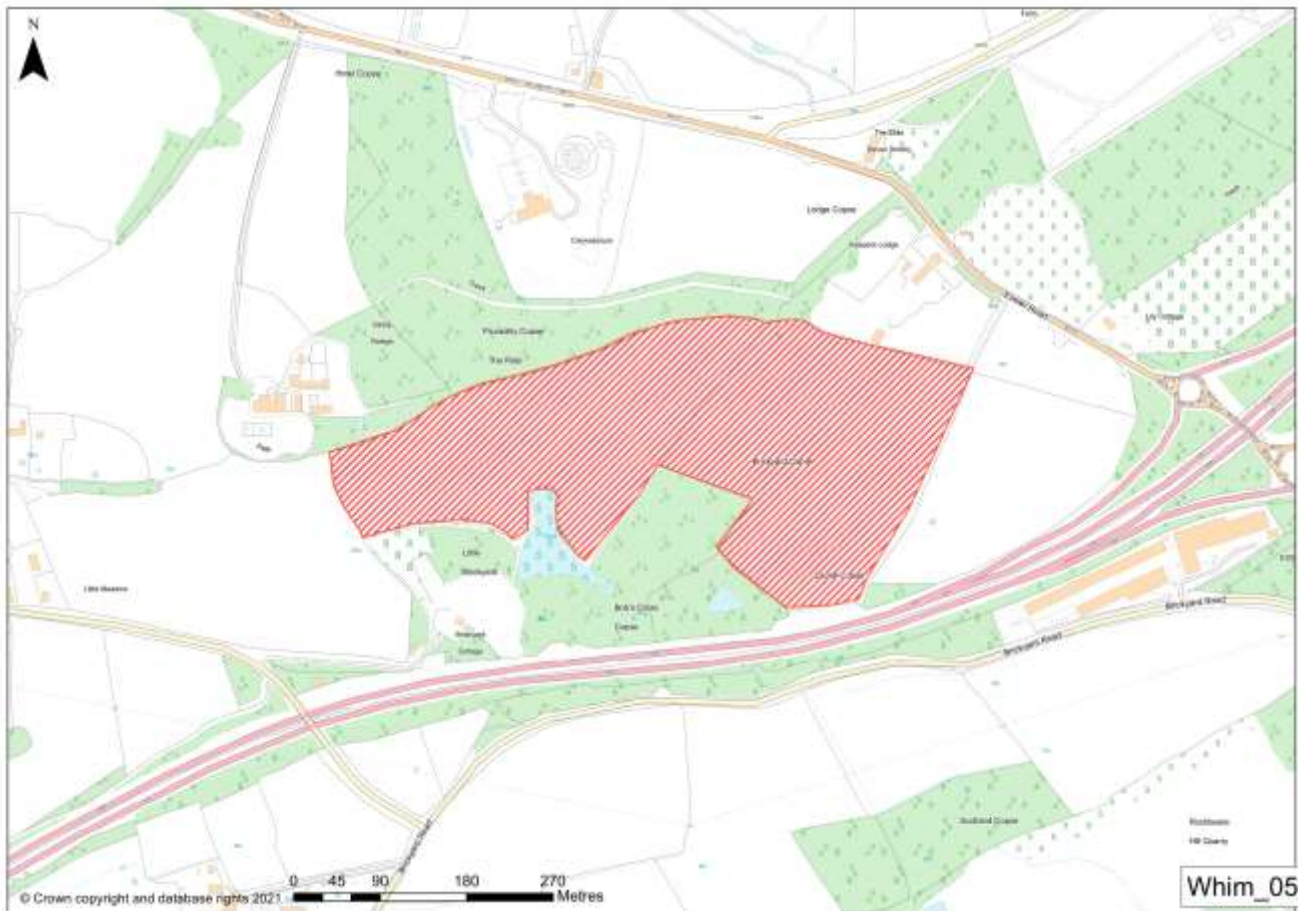
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Whimble

Reference

Whim_05



Site address

Land adjacent Brickyard Copse, EX5 2PP

Outside Cranbrook Plan Area

Yes

Description

This site comprises of three adjoining fields to the west of the Daisy Mount Road junction on the A35. The site is substantial and remote from any exiting settlements, though is well screened with woodlands to site boundaries. No highway frontage from the A30 or the B3174 but submission map indicates use of route of existing track from the B3174 south to the site to provide access to the site.

Total site size (ha)

11.36

Submitter development type

Proximity to adjoining land submitted previously under GESP - the site has further employment and/or mixed use potential in a sustainable location and of meaningful large size.

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

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	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)	11.36
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	11.36
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 11.36 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 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	The site lies in the Pebblebed Heaths 10km buffer but no other biodiversity constraints to development 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	A listed dwelling lies close to the site and this could 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 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	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	74 ha development proposed in the Whimble primary catchment area. Number of large sites are remote from the village. Whimble Primary could support some development but not on scale of 74ha. Additional secondary provision required. School transport costs would apply for secondary and primary for sites remote from Whimble village. Would need to be seen alongside strategies for Exeter and west end as a whole. Special provision required
DCC Highways comments	It has no highway frontage as I can see and is very remote from any other development other than the crematorium
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment

EDDC Economic Development comments	
Panel's conclusions	Probably unachievable for housing. Probably unachievable for employment unless there is interest for a major investment in delivering a relatively significant employment site at this location (distance from M5 may discourage interest), and unless access can be secured through either third party land to achieve spine road to site through neighbouring land, links to infrastructure secured, and subject to viability. Possibly achievable if part of mixed scheme with higher value uses cross subsidising the cost of access. Alternative view - probably achievable for providing a range and choice of employment subject to highways access being possible.
Site Achievable for Housing	Probably unachievable
Site Achievable for Employment	Probably unachievable unless

Potential capacity

Planning application	
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Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap.Site Whim_05 submitted 24/1/2018. Not on 2017 Submission or 2021 Submission GIS. Is on 2021 HELAA GIS Map + database. Count Whim_05 as 'Original'.		
Total site size	11.36		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	11.36		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	6.82		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 136	Mid 171	Max 205
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	171		
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)	11.60		
Percentage of site to count – employment	100		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	<p>Of the 11.36 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. 11.36 ha.</p> <p>Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 171 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 171 dwellings. Site is available and suitable for housing but the Panel concluded that the site is probably unachievable for housing. Therefore the net capacity of the site excluding overlaps is NIL dwellings.</p> <p>Employment : The site is available and suitable for employment uses but based on post HELAA Panel meeting discussion with the Panel, the site is Probably unachievable for employment at a large scale, possibly</p>		

achievable if higher value uses and if access to road can be delivered. Therefore for the trajectory at this time the net capacity of the site excluding overlaps is NIL hectares.

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
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

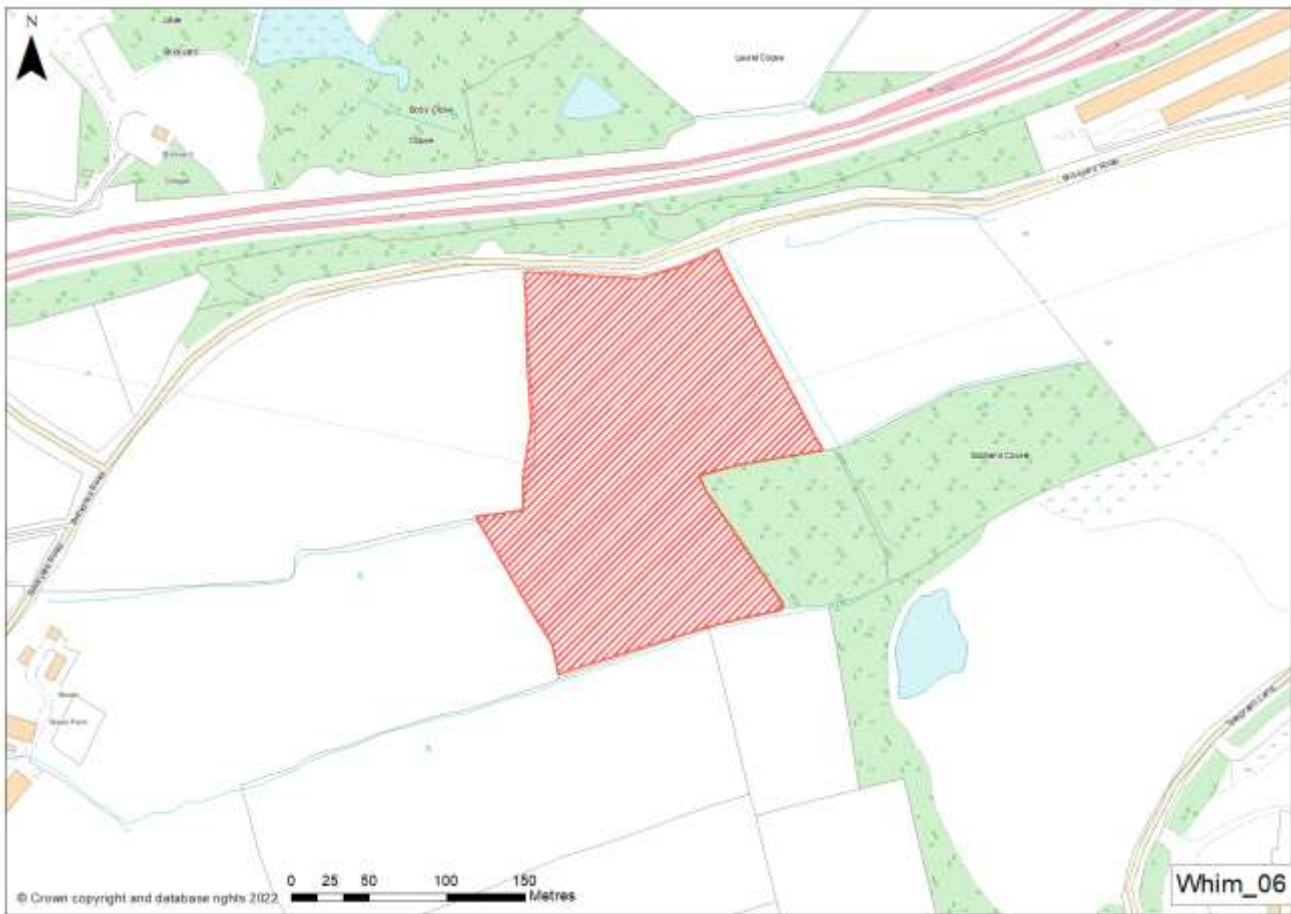
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Whimble

Reference

Whim_06



Site address	Land adjacent Scotland Copse, EX5 2HD
Outside Cranbrook Plan Area	Yes
Description	This is a flat, greenfield site comprising an agricultural field to the west of the Daisy Mount Road junction on the A30 and to the south of this road. The site is remote from any existing settlements, though is well screened. Access from the A30/B3180 is via Brickyard Road which is two lane up to the site access to the new Halse South West site & buildings. But west of this the road narrows and becomes a single country lane, with some passing places, and with a substantial number of mature trees on both sides of the road up to the site. Adjoins GH/ED/18 also proposed for employment understood to be in same ownership
Total site size (ha)	3.63
Submitter development type	Proximity to adjoining land submitted previously under GESP. The site has further employment and/or mixed use potential of meaningful large size.

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	Yes
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Stage A suitability assessment	
Does the site meet the minimum 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. 0.02 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.02ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	3.61
GDA Discounted at Stage A – Housing (ha)	0.02
GDA Passes Stage A – Employment (ha)	3.61
GDA Discounted at Stage A – Employment (ha)	0.02
Stage A Assessment conclusion	An area of approximately 3.61 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	The site lies in the Pebblebed Heaths 10km buffer but no other biodiversity constraints to development 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 that would constrain 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 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 floodplain bisects the site and this would have some impacts on potential for development. 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	74 ha development proposed in the Whimble primary catchment area. Number of large sites are remote from the village. Whimble Primary could support some development but not on scale of 74ha. Additional secondary provision required. School transport costs would apply for secondary and primary for sites remote from Whimble village. Would need to be seen alongside strategies for Exeter and west end as a whole. Special provision required
DCC Highways comments	Inappropriate remote location for residential development of this scale with poor ped/cycle links.
DCC Minerals comments	The mineral resource at Rockbeare Quarry has been worked out so there is no MPA objection to this site.
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing if any necessary highway improvements and links to infrastructure networks can be achieved, subject to viability. Probably achievable as standalone site for small scale employment uses not generating HGV traffic (eg for agriculture, food/drink and/or visitor related uses). Possibly achievable as part of mixed employment scheme with higher value uses cross subsidising new

	access road via GH/ED/18 land or through any necessary highway improvements on Brickyard Road & enable HGV access to A30 / B3180. Possibly achievable in combination with adjoining GH/ED/18. [amended conclusion]
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Probably unachievable unless

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap.Site Whim_06 submitted 24/1/2018. Not on 2017 Submission or 2021 Submission GIS. Is on 2021 HELAA GIS Map + database. Count Whim_06 as 'Original'.		
Total site size	3.63		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.02		
Gross development area – Passes Stage B Housing	3.61		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	2.17		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 43	Mid 54	Max 65
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	54		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	3.61		
Percentage of site to count – employment	100		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	3.61		
SITE POTENTIAL	Of the 3.63 ha site, approximately 0.02 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 3.61 ha.		

	<p>Housing Not submitted for housing -Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 54 dwellings (mid-yield). However, 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 54 dwellings. To avoid double counting, the net capacity of the site excluding overlaps is approximately NIL dwellings.</p> <p>Employment : The site is available and suitable for employment uses . Based on post HELAA Panel meeting discussion with Panel, the site is Probably achievable for small scale employment uses that don't generate significant HGV movement, and provided that appropriate access can be achieved. Therefore for the trajectory at this time the net capacity of the site excluding overlaps is 3.61 hectares.</p>
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GENERAL COMMENT FOR ALL SITES

Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	1.80
Developable 1/4/2032 to 31/3/2037	1.81
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

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. 0.56 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). 0.56ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.33
GDA Discounted at Stage A – Housing (ha)	0.56
GDA Passes Stage A – Employment (ha)	0.33
GDA Discounted at Stage A – Employment (ha)	0.56
Stage A Assessment conclusion	An area of approximately 0.33 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 lies in the Pebblebed Heaths 10km buffer but no other biodiversity constraints to development 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 listed buildings close to the site that could impacts on scope for development and the village Conservation Area is near by.
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	Most of the site falls in a floodplain and this would place significant constraints on the potential for development. 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	74 ha development proposed in the Whimble primary catchment area. Number of large sites are remote from the village. Whimble Primary could support some development but not on scale of 74ha. Additional secondary provision required. School transport costs would apply for secondary and primary for sites remote from Whimble village. Would need to be seen alongside strategies for Exeter and west end as a whole. Special provision required
DCC Highways comments	It would appear that the site can achieve a suitable access on to Broadclyst Road, which should include an appropriate link to the footway opposite.
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)	Previous reference not known
Site overlap description	No overlap
Total site size	0.89
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.56

Gross development area – Passes Stage B Housing	0.33		
Gross to net area conversion factor applied %	1.00		
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)	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)	0.33		
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	<p>Of the 0.89 ha site, approximately 0.56 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. 0.33 ha.</p> <p>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. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 6 dwellings.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

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	6
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

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

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

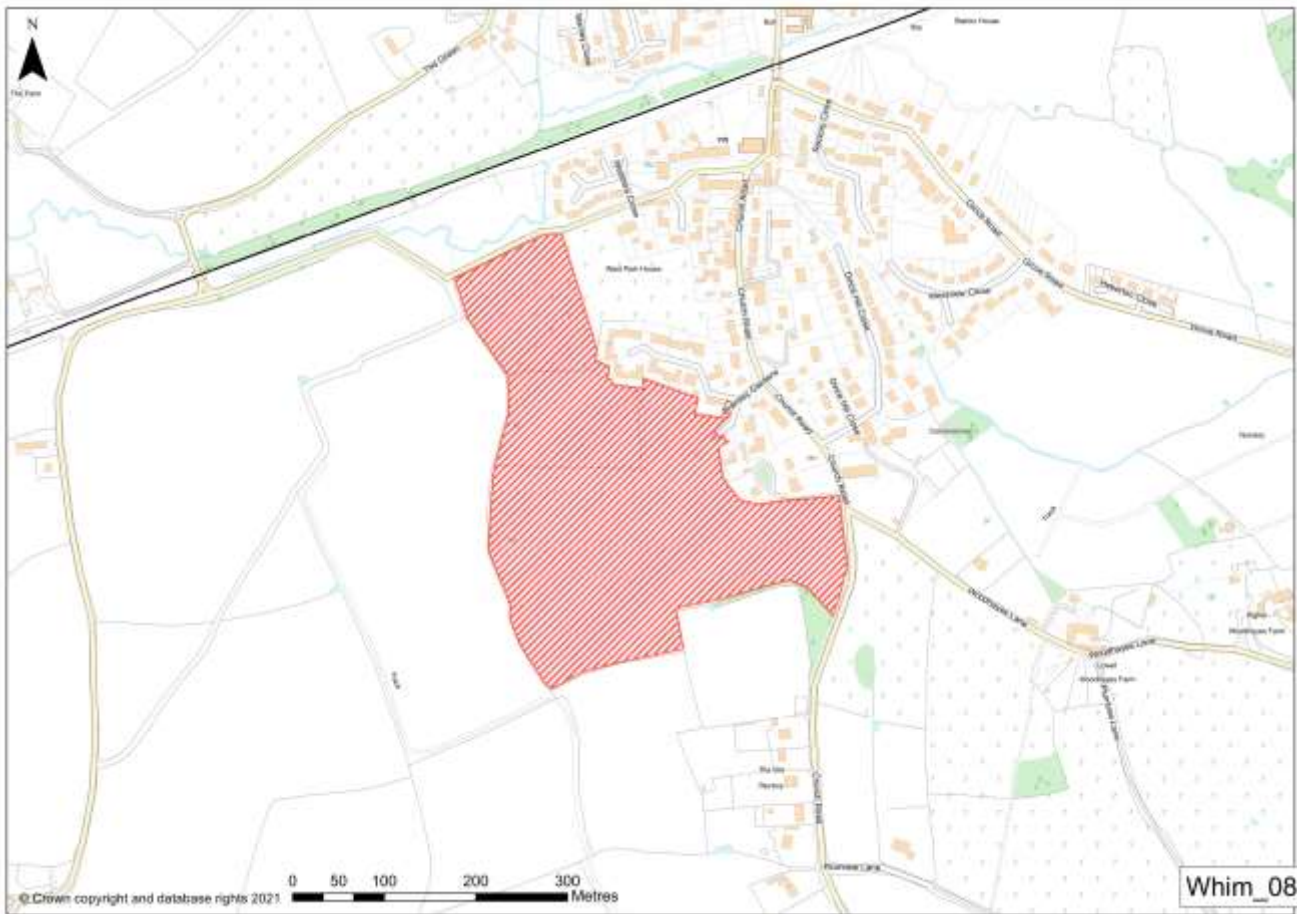
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Whimble

Reference

Whim_08



Site address	Approximately 25 acres west of Church Road and Bramley Gardens, Whimble,
Outside Cranbrook Plan Area	Yes
Description	This substantial Greenfield site comprising of a number of fields falls on the western side of Whimble south of the railway line.
Total site size (ha)	10.06
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (Further investigations would be required but at this stage - estimated 200 dwellings)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.17 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). 0.17ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	9.89
GDA Discounted at Stage A – Housing (ha)	0.17
GDA Passes Stage A – Employment (ha)	9.89
GDA Discounted at Stage A – Employment (ha)	0.17
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 lies in the Pebblebed Heaths 10km buffer but no other biodiversity constraints to development 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 listed buildings close to the site that could impacts on scope for development and the village Conservation Area is near by.
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 floodplain bisects the site and this would have some impacts on potential for development. 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	74 ha development proposed in the Whimble primary catchment area. Number of large sites are remote from the village. Whimble Primary could support some development but not on scale of 74ha. Additional secondary provision required. School transport costs would apply for secondary and primary for sites remote from Whimble village. Would need to be seen alongside strategies for Exeter and west end as a whole. Special provision required
DCC Highways comments	Access off Bramley Gardens plus access off Church Road. Four arm roundabout junction would make a good gateway access to the village
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)	Previous refence not known
Site overlap description	No overlap
Total site size	10.06
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.17		
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)	200		
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)	0.17		
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	<p>Of the 10.06 ha site, approximately 0.17 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. 9.89 ha. 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: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

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	0

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Whimble

Reference

Whim_09



Site address	Approximately 4.6 acres at the Junction of Church Road and Woodhayes Lane, Whimble,
Outside Cranbrook Plan Area	Yes
Description	This Greenfield orchard site lies on the southern edge of Whimble.
Total site size (ha)	1.89
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Renewable energy (Further investigations would be required but at this stage-estimated approximately 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)	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
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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 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 lies in the Pebblebed Heaths 10km buffer but no other biodiversity constraints to development 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 is a listed building close to the site that could impact 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	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 concerns that would impact on scope for development. 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	74 ha development proposed in the Whimble primary catchment area. Number of large sites are remote from the village. Whimble Primary could support some development but not on scale of 74ha. Additional secondary provision required. School transport costs would apply for secondary and primary for sites remote from Whimble village. Would need to be seen alongside strategies for Exeter and west end as a whole. Special provision required
DCC Highways comments	Would need to connect and contribute to a new four arm roundabout junction which would make a good gateway access to the village
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)	Previous reference not known
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)	50		
3. Lower of 1. (Mid) yield and 2. yield	38		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	38		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.89		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	<p>Of the 1.89 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. 1.89 ha.</p> <p>Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 38 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 38 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 38 dwellings.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

Housing - Available Suitable Achievable summary

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

Housing Trajectory

Number of Dwellings

2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	38
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

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

Whimble

Reference

Whim_10



Site address

Land adjoining Woodhayes Country House, Woodhayes Lane, Whimble, Exeter, EX5 2TQ

Outside Cranbrook Plan Area

Yes

Description

This greenfield site lies on the southern edge of Whimble.

Total site size (ha)

0.72

Submitter development type

Homes for sale ,Homes for private rent ,Homes for older people (lend itself to fewer, detached, larger residential dwellings - 4-6 dws)

Availability assessment

Call for site : site type

Original (ie 2017 site submission not resubmitted)

Existing (ie 2017 site resubmitted in 2021)

New (ie 2021 submission)

New

Site promoter's availability comments

Within the next 5 years

Submission year

2021

2017 Site -2022 confirmation of availability

Site available for Housing

Yes

Site available for Employment

No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?

Yes

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.72
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.72
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.72 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 lies in the Pebblebed Heaths 10km buffer but no other biodiversity constraints to development 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 is a listed building close to the site that could impact 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	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 concerns that would impact on scope for development. 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	74 ha development proposed in the Whimble primary catchment area. Number of large sites are remote from the village. Whimble Primary could support some development but not on scale of 74ha. Additional secondary provision required. School transport costs would apply for secondary and primary for sites remote from Whimble village. Would need to be seen alongside strategies for Exeter and west end as a whole. Special provision required
DCC Highways comments	Would need to connect and contribute to a new four arm roundabout junction which would make a good gateway access to the village. Would need widening and a footway on Woodhayes Lane
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	0.72
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.72
Gross to net area conversion factor applied %	0.80

Net developable area (ha)	0.58		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 12	Mid 15	Max 17
2. Site promoter – yield (upper)	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)	0.72		
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	<p>Of the 0.72 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. 0.72 ha.</p> <p>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 15 dwellings. Site is available, suitable, Probably achievable for housing.To avoid double counting, the net capacity of the site excluding overlaps is approximately 15 dwellings.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

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	6
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Whimble	Reference	Whim_11
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Site address	Approximately 4 acres Station Road, Whimble,
Outside Cranbrook Plan Area	Yes
Description	This Greenfield site lies on the eastern side of Whimble.
Total site size (ha)	1.63
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes (No investigations have been undertaken as yet -estimated approximately 40 dwellings)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	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
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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. 0.26 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). 0.26ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.37
GDA Discounted at Stage A – Housing (ha)	0.26
GDA Passes Stage A – Employment (ha)	1.37
GDA Discounted at Stage A – Employment (ha)	0.26
Stage A Assessment conclusion	An area of approximately 1.37 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 lies in the Pebblebed Heaths 10km buffer but no other biodiversity constraints to development 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 is a listed building close to the site that could impact 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	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 is a floodplain covering part of the north of the site that may place some constraints on potential for development. 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	74 ha development proposed in the Whimble primary catchment area. Number of large sites are remote from the village. Whimble Primary could support some development but not on scale of 74ha. Additional secondary provision required. School transport costs would apply for secondary and primary for sites remote from Whimble village. Would need to be seen alongside strategies for Exeter and west end as a whole. Special provision required
DCC Highways comments	Appropriate road widening will be required across the site frontage.
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)	Previous reference not known
Site overlap description	No overlap
Total site size	1.63
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.26
Gross development area – Passes Stage B Housing	1.37

Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	1.10		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 22	Mid 28	Max 33
2. Site promoter – yield (upper)	40		
3. Lower of 1. (Mid) yield and 2. yield	28		
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)	28		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.37		
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	<p>Of the 1.63 ha site, approximately 0.26 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. 1.37 ha.</p> <p>Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 28 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 28 dwellings. Site is available, suitable, Probably achievable for housing.To avoid double counting, the net capacity of the site excluding overlaps is approximately 28 dwellings.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

Housing - Available Suitable Achievable summary

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

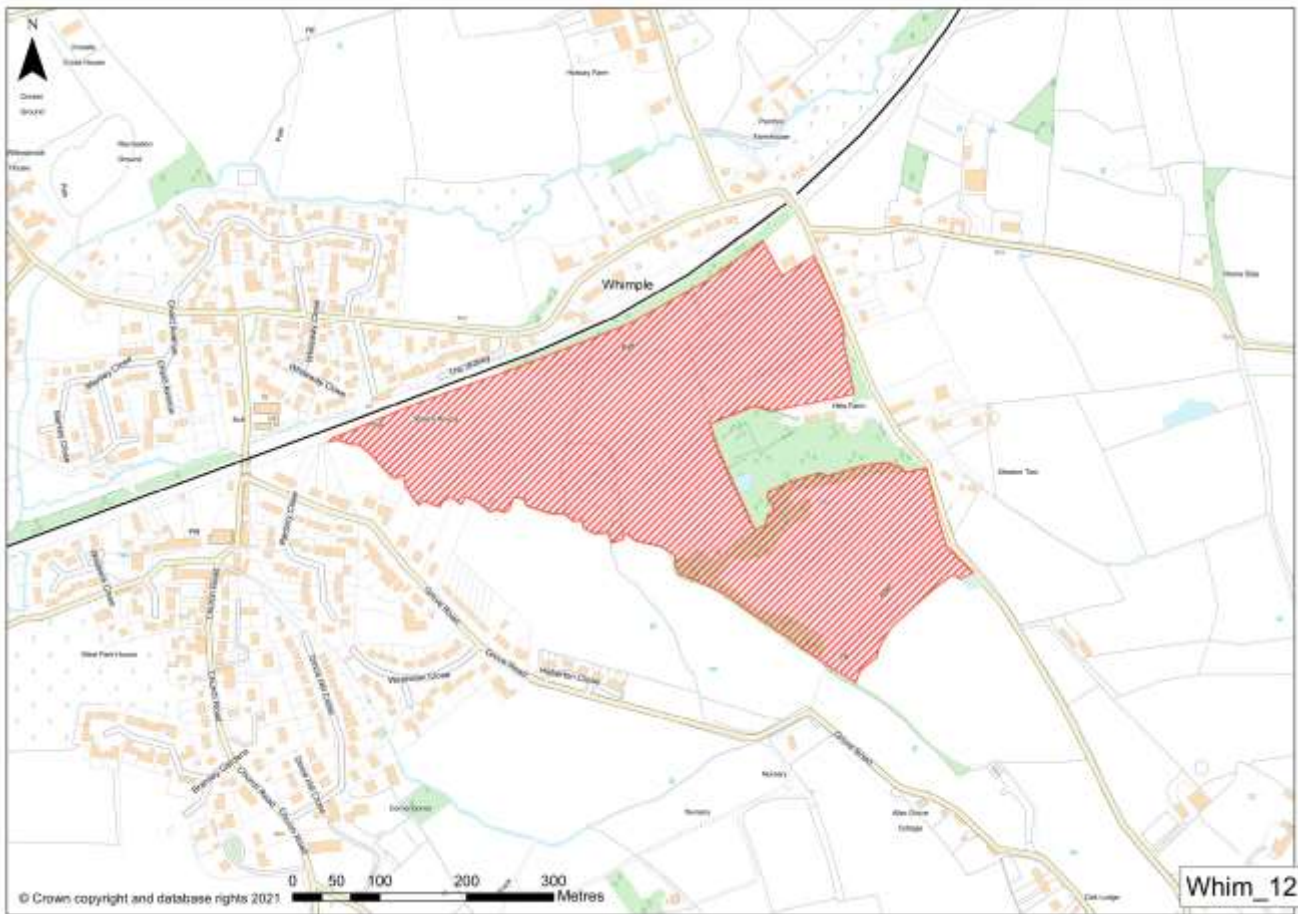
Housing Trajectory		Number of Dwellings
2020-22 Completions		0
Phasing of future housing development		
Deliverable 1/4/2022 to 31/3/2027		0
Developable 1/4/2027 to 31/3/2032		28
Developable 1/4/2032 to 31/3/2037		0
Developable 1/4/2037 to 31/3/2040		0
Post plan period		0

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Whimble	Reference	Whim_12
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Site address	Land off Lilypond Lane, Whimble, Nr. Exeter, Devon, EX5 2QP
Outside Cranbrook Plan Area	Yes
Description	This substantial site on the eastern side of Whimble, south of the railway line, comprises of a number of Greenfields in agricultural use. Highway access constraints may limit scope for development.
Total site size (ha)	14.59
Submitter development type	Homes for sale ,Affordable homes (Number of dwellings not specified).

Availability assessment

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

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
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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. 0.92 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). 0.92ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	13.67
GDA Discounted at Stage A – Housing (ha)	0.92
GDA Passes Stage A – Employment (ha)	13.67
GDA Discounted at Stage A – Employment (ha)	0.92
Stage A Assessment conclusion	An area of approximately 13.67 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 lies in the Pebblebed Heaths 10km buffer but no other biodiversity constraints to development 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 is a listed building relatively close to the site that could impact 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	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 is a floodplain covering part of the site that would place some constraints on potential for development. 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	74 ha development proposed in the Whimble primary catchment area. Number of large sites are remote from the village. Whimble Primary could support some development but not on scale of 74ha. Additional secondary provision required. School transport costs would apply for secondary and primary for sites remote from Whimble village. Would need to be seen alongside strategies for Exeter and west end as a whole. Special provision required
DCC Highways comments	Access off the Grove is only possible for a small amount of infill development. It is narrow, no footways and on street parking. Access of the road to the east is equally challenging - No acceptable access is apparent. But very close to the railway station
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment

EDDC Economic Development comments	
Panel's conclusions	Probably unachievable given access constraints and need to improve the road network and bridge over the railway. Potentially a small scale development could be achieved
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	14.59

HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.92		
Gross development area – Passes Stage B Housing	13.67		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	8.20		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 164	Mid 205	Max 246
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	205		
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)	13.67		
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			
<p>Of the 14.59 ha site, approximately 0.92 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 13.67 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 205 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 205 dwellings. Site is available and suitable but the HELAA Panel concluded that the site is Probably Unachievable (Potentially small scale development could be achieved but unclear what the scale would be or if the site would be available). To avoid double counting, the net capacity of the site excluding overlaps is NIL dwellings.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>			
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			

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

Housing - Available Suitable Achievable summary

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

Housing Trajectory

Number of Dwellings

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

Employment - Suitable Available Achievable summary

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

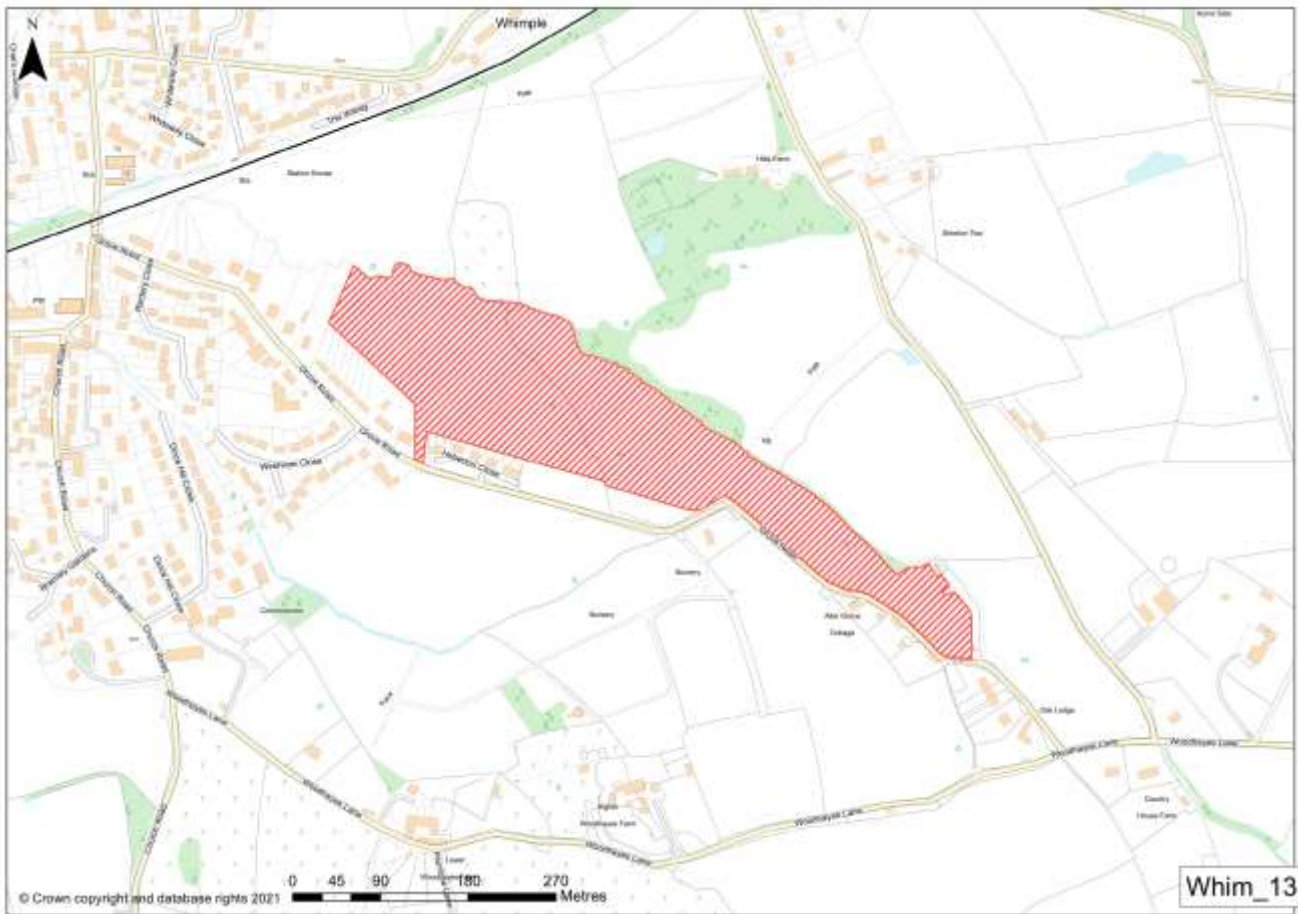
Employment Trajectory

Hectares

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Whimble	Reference	Whim_13
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Site address	Land North side of Grove Road, Whimble, Exeter,
Outside Cranbrook Plan Area	Yes
Description	This large site on the southern side of Whimble, south of the railway line, comprises of a number of Greenfields in agricultural use. Highway access constraints are such, from Grove Road, that only limited development could be accommodated.
Total site size (ha)	6.64
Submitter development type	Homes for sale (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
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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. 0.65 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). 0.65ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	5.99
GDA Discounted at Stage A – Housing (ha)	0.65
GDA Passes Stage A – Employment (ha)	5.99
GDA Discounted at Stage A – Employment (ha)	0.65
Stage A Assessment conclusion	An area of approximately 5.99 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 lies in the Pebblebed Heaths 10km buffer but no other biodiversity constraints to development 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 listed buildings relatively close to the site that could impact 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	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	Most of the site falls in a Floodplain and this would place significant constraints in scope for development. 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	74 ha development proposed in the Whimble primary catchment area. Number of large sites are remote from the village. Whimble Primary could support some development but not on scale of 74ha. Additional secondary provision required. School transport costs would apply for secondary and primary for sites remote from Whimble village. Would need to be seen alongside strategies for Exeter and west end as a whole. Special provision required
DCC Highways comments	Access off the Grove is only possible for a small amount of infill development. It is narrow, no footways and on street parking. Access of the road to the east is equally challenging - No acceptable access is apparent. But very close to the railway station
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	6.64
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.65		
Gross development area – Passes Stage B Housing	5.99		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	3.59		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 72	Mid 90	Max 108
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	90		
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)	5.99		
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	<p>Of the 6.64 ha site, approximately 0.65 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. 5.99 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 90 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 90 dwellings. To avoid double counting. Site is available and suitable. The 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 25 dwellings.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

Housing - Available Suitable Achievable summary

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	25
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
No	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

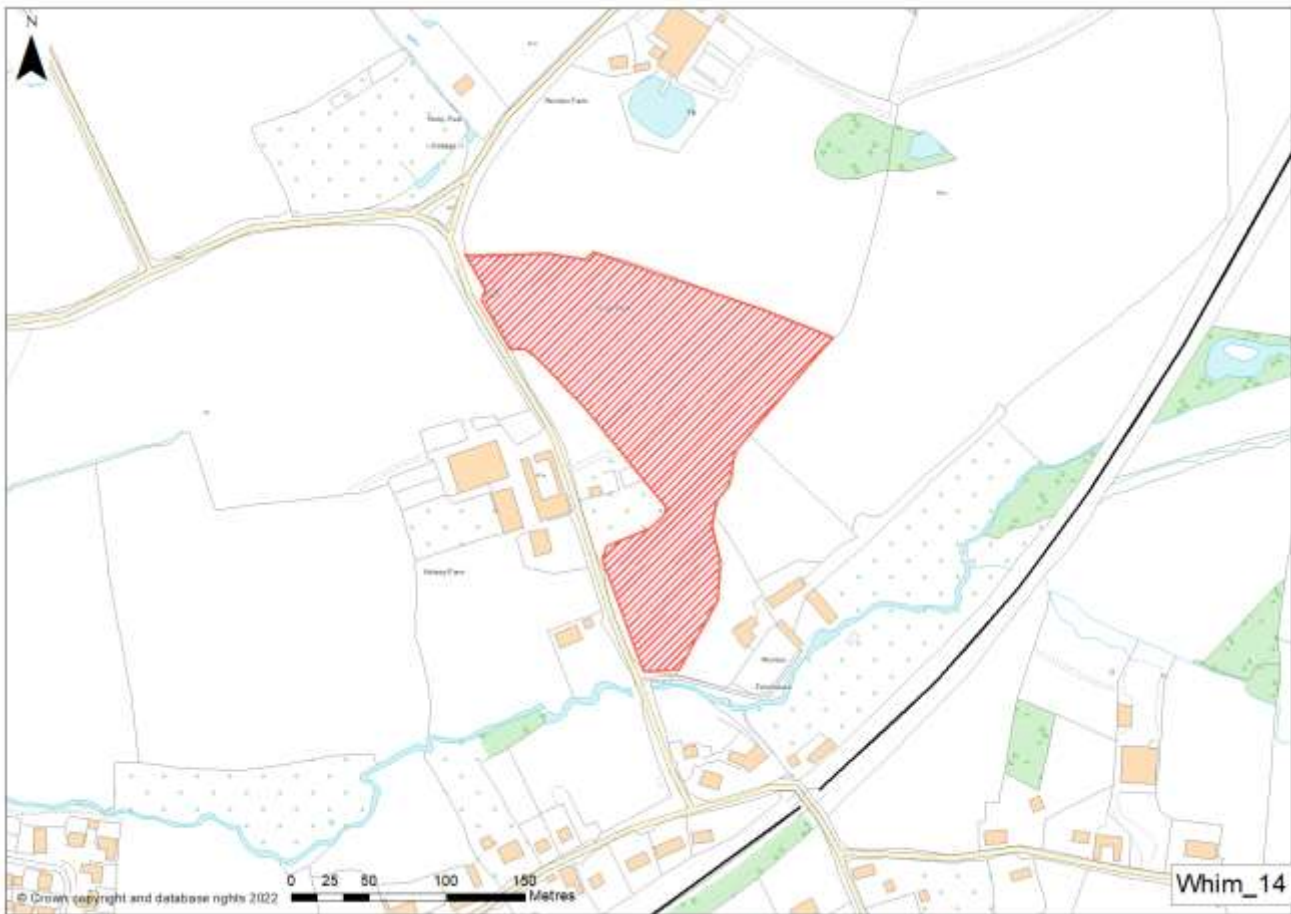
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Whimble

Reference

Whim_14



Site address	Land at Perriton Barton, Whimble, EX5 2QD
Outside Cranbrook Plan Area	Yes
Description	This Greenfield site lies very much on the eastern outer edge of Whimble. It comprises of a field in agricultural use.
Total site size (ha)	2.55
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (20 -25 residential units. A larger amount of the site could be made available if required.)

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
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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)	2.54
GDA Discounted at Stage A – Housing (ha)	0.01
GDA Passes Stage A – Employment (ha)	2.54
GDA Discounted at Stage A – Employment (ha)	0.01
Stage A Assessment conclusion	An area of approximately 2.54 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 lies in the Pebblebed Heaths 10km buffer but no other biodiversity constraints to development 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 is a listed building relatively close to the site that could impact 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	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 constraints bar a small floodplain area at the south of the site and surface water flooding records 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	74 ha development proposed in the Whimble primary catchment area. Number of large sites are remote from the village. Whimble Primary could support some development but not on scale of 74ha. Additional secondary provision required. School transport costs would apply for secondary and primary for sites remote from Whimble village. Would need to be seen alongside strategies for Exeter and west end as a whole. Special provision required
DCC Highways comments	The site is remote from facilities with a narrow road frontage and poor ped/cycle links. Not suitable for this scale of development.
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. NB 2.54 Ha in Critical Drainage area. Needs to pass Sequential and Exceptions tests.
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)	GH/ED/13
Site overlap description	All of 2021 Site Whim_14 is in 2017 GESP Site GH/ED/13. Whim_14 is only 2.55 Ha of the 31.6 HA on GH/ED/13. DCC have reconfirmed availability of all of GH/ED/13. Count NIL of GH/ED/13 for housing and NIL for emp. Count Whim_14 as 100% for housing.

Total site size	2.55		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.01		
Gross development area – Passes Stage B Housing	2.54		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.52		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 30	Mid 38	Max 46
2. Site promoter – yield (upper)	25		
3. Lower of 1. (Mid) yield and 2. yield	25		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	15		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	2.54		
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	<p>Of the 2.55 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. 2.54 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 38 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 25 dwellings. Site is available and suitable and the 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 approximately 15 dwellings.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES	<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p>		

Also, future evidence, where available, may 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

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

Employment - Suitable Available Achievable summary

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

Employment Trajectory

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Whimble	Reference	Whim_15
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Site address	5.8 Acres off London Road, Whimble,
Outside Cranbrook Plan Area	Yes
Description	This Greenfield site is to the north of London Road and to the east of a development called 'The Paddock'. Securing highway access would be a challenge.
Total site size (ha)	2.21
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Office ,Industrial / warehouse ,Renewable energy ,Mixed use (suitable for a number of uses from Housing to employment - but is thought to be most appropriate for a mixed use including local farm shop, small scale employment, and live work units.)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.02 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.02ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.19
GDA Discounted at Stage A – Housing (ha)	0.02
GDA Passes Stage A – Employment (ha)	2.19
GDA Discounted at Stage A – Employment (ha)	0.02
Stage A Assessment conclusion	An area of approximately 2.19 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 lies in the Pebblebed Heaths 10km buffer but no other biodiversity constraints to development 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 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	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 constraints to development. 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	74 ha development proposed in the Whimble primary catchment area. Number of large sites are remote from the village. Whimble Primary could support some development but not on scale of 74ha. Additional secondary provision required. School transport costs would apply for secondary and primary for sites remote from Whimble village. Would need to be seen alongside strategies for Exeter and west end as a whole. Special provision required
DCC Highways comments	This site is remote from facilities with poor ped/cycle links. The frontage on to London Road is at a point where the carriageway is unsuitable to serve residential development due to the speed of traffic and hazard markings etc.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	2.21
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.02		
Gross development area – Passes Stage B Housing	2.19		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.31		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 26	Mid 33	Max 39
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	33		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	2.19		
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	<p>Of the 2.21 ha site, approximately 0.02 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 2.19 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 33 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 33 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.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

Housing - Available Suitable Achievable summary

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

Housing Trajectory**Number of Dwellings**

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

Employment - Suitable Available Achievable summary

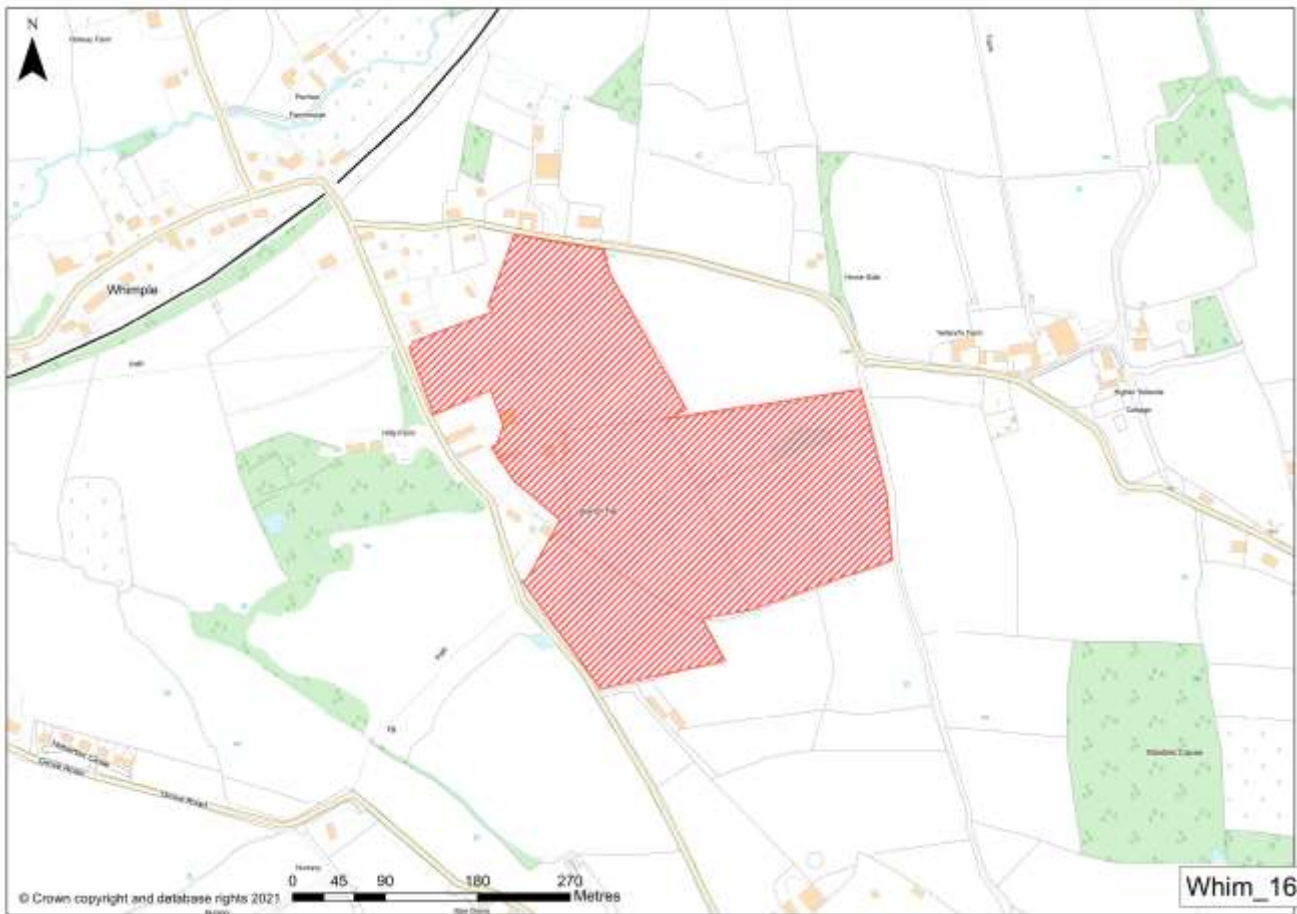
Available?	Suitable?	Achievable? (category)
No	Yes	Use unassessed

Employment Trajectory**Hectares**

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Whimble	Reference	Whim_16
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Site address	Land Adjacent to 5 Woodlands, EX5 2QW
Outside Cranbrook Plan Area	Yes
Description	This substantial Greenfield site lies in a peripheral south-eastern outer edge of Whimble. It comprises of a number if fields in agricultural use. With constrained highway access potential.
Total site size (ha)	10.33
Submitter development type	Homes for sale ,Affordable homes (Would estimate a development of 250-300 homes, assuming low density.)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	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
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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. 0.02 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.02ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	10.31
GDA Discounted at Stage A – Housing (ha)	0.02
GDA Passes Stage A – Employment (ha)	10.31
GDA Discounted at Stage A – Employment (ha)	0.02
Stage A Assessment conclusion	An area of approximately 10.31 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	The site lies in the Pebblebed Heaths 10km buffer but no other biodiversity constraints to development 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 listed buildings close to the site 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 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 small part of the site contains a floodplain and this would place some constraints on potential for development. 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	74 ha development proposed in the Whimble primary catchment area. Number of large sites are remote from the village. Whimble Primary could support some development but not on scale of 74ha. Additional secondary provision required. School transport costs would apply for secondary and primary for sites remote from Whimble village. Would need to be seen alongside strategies for Exeter and west end as a whole. Special provision required
DCC Highways comments	The site is remote from facilities with poor ped/cycle links and along narrow lanes. Not suitable for residential development.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable due to road network issues. Smaller development potentially achievable, but site isolated from services/facilities
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 Whim_16 overlaps 66% of 2017 site Whim 04. Count all of Whim_16, and 34% of Whim_04. Whim_04 and Whim_16 are in different ownerships. Appears that the 66% overlap of Whim_04 is in Whim_16 ownership.

Total site size	10.33		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.02		
Gross development area – Passes Stage B Housing	10.31		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	6.19		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 124	Mid 155	Max 186
2. Site promoter – yield (upper)	300		
3. Lower of 1. (Mid) yield and 2. yield	155		
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)	10.31		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL			
<p>Of the 10.33 ha site, approximately 0.02 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 10.31 ha.</p> <p>Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 155 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 155 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.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.</p>			
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			

Also, future evidence, where available, may 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

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

Employment - Suitable Available Achievable summary

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

Employment Trajectory

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

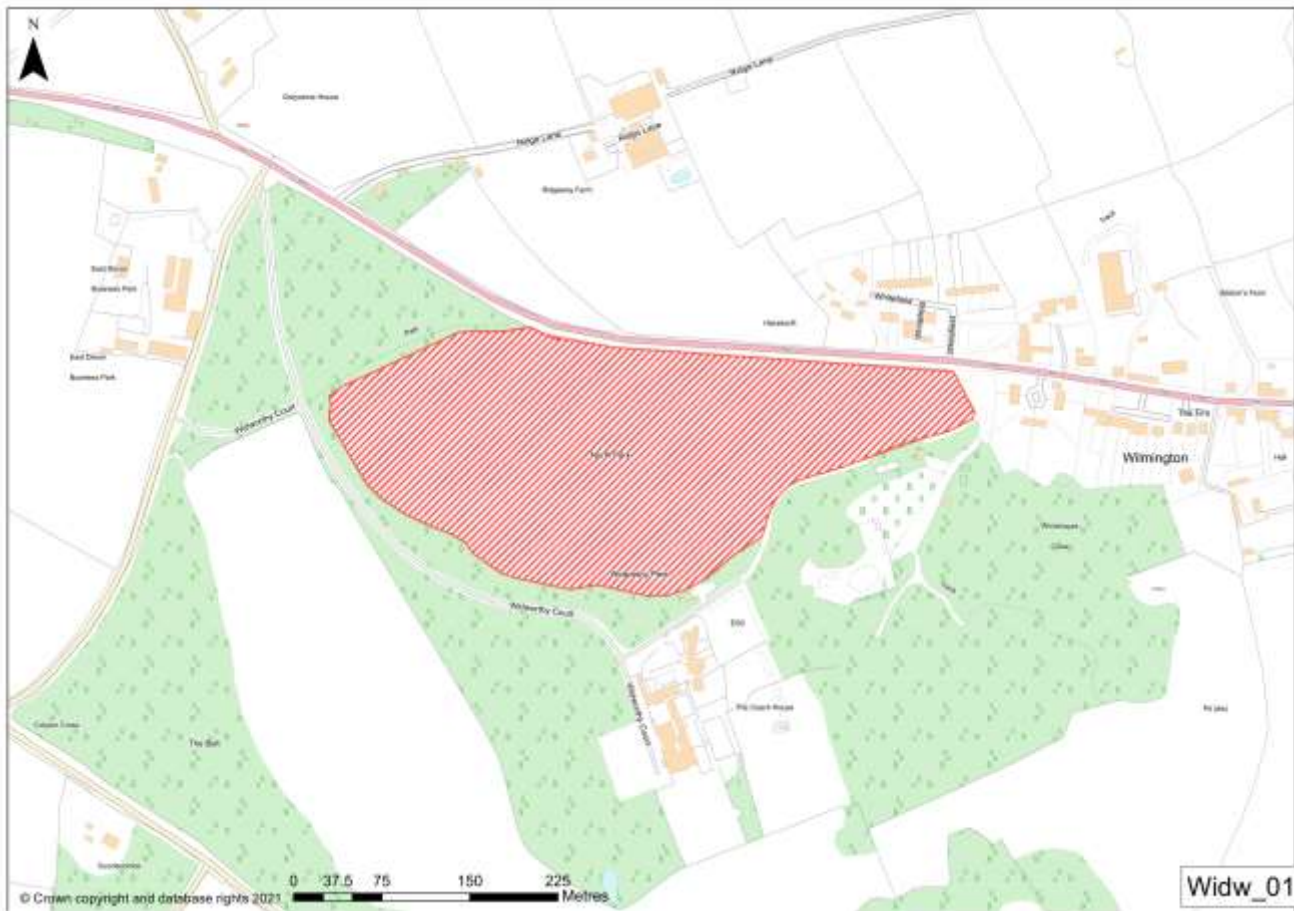
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Widworthy

Reference

Widw_01



Site address	Land at Widworthy Park, Wilmington, Honiton, Unknown
Outside Cranbrook Plan Area	Yes
Description	Large, level oval field in agricultural use with several very large TPO'd trees within it. Very visually prominent from the road
Total site size (ha)	7.78
Submitter development type	2017 submission -Dwellings (Say Fifteen). 2022 confirmatin of availability also indicated 15 dwellings (Homes for sale, Affordable homes, Custom and self-build homes, Homes for 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)	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
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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?	NO - Wilmington Quarry SSSI
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.99
GDA Discounted at Stage A – Housing (ha)	4.79
GDA Passes Stage A – Employment (ha)	2.99
GDA Discounted at Stage A – Employment (ha)	4.79
Stage A Assessment conclusion	An area of approximately 2.99 ha has passed the Stage A Suitability Assessment for housing and employment. 4.79 Ha excluded which are in Wilmington quarry SSSI
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A 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 portion of the site is covered by a site of special scientific interest and the entirety 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	Site is 70m north of the nearest grade II listed building which would need to be considered.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	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 flooding concerns that would impact on scope for development. 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	Within Offwell primary catchment area - the school could support some development. Additional secondary capacity required. Transport costs would apply for secondary. Safe walking route required for primary, concerned this could be achieved. Considered unsustainable for education provision.
DCC Highways comments	The site is remote from facilities with very limited opportunities for walking and cycling. However it is accessed from the A35 Trunk Road on which Highways England should be consulted.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment

EDDC Economic Development comments	
Panel's conclusions	Probably unachievable due to unfeasible access on to the A35
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	7.78
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	4.79
Gross development area – Passes Stage B Housing	2.99
Gross to net area conversion factor applied %	0.60
Net developable area (ha)	1.79

Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 36	Mid 45	Max 54
2. Site promoter – yield (upper)	15		
3. Lower of 1. (Mid) yield and 2. yield	15		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	4.79		
Gross development area – Passes Stage B Employment (Ha)	2.99		
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	<p>Of the 7.78 ha site, approximately 4.79 ha of land is discounted due to being in Wilmington Quarry SSSI . Thus the gross site area is approx. 2.99 ha.</p> <p>Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 45 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 15 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.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

Housing - Available Suitable Achievable summary

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Widworthy

Reference

Widw_02



Site address	Wilmington Quarry,
Outside Cranbrook Plan Area	Yes
Description	
Total site size (ha)	1.78
Submitter development type	Homes for sale ,Affordable homes ,Industrial / warehouse (9+)

Availability assessment

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

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	No
Does the site meet the minimum size threshold for employment?	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?	No- Wilmington Quarry SSSI
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Discounted at Stage A – Housing (ha)	1.80
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	1.80
Stage A Assessment conclusion	This site has not passed the Stage A Suitability Assessment for housing or for employment due to adverse impact on SSSI
Does site pass Stage A Assessment - Housing	No
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

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

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

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	All of 2021 Site Widw_02 lies within 2017 Site (ObjectID 107628). Widw_02 is about 30% of the 2017 site. The remaining 70% of 2017 Site (ObjectID 107628) was not resubmitted.		
Total site size	1.78		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	1.80		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %			
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid 0	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count)	0		

AND site overlaps, non-availability for use, Probably Unachievable are removed)	
EMPLOYMENT CAPACITY	
Land discounted Stage A and Stage B – Employment (Ha)	1.78
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 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	0

Employment - Suitable Available Achievable summary

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Widworthy

Reference

Widw_03



Site address	Gibbons farm, Wilmington, ex14 9jr
Outside Cranbrook Plan Area	Yes
Description	TPOd trees
Total site size (ha)	3.44
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes (Number of dwellings not specified).

Availability assessment

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

Stage A suitability assessment

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

Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	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)	3.44
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	3.44
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 3.44 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 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	A small number of trees on the western side of the site are covered by tree prevesration orders.
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 30m west of the nearest grade II listed building which would need to be considered.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	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 flooding concerns that would impact on scope for development. It may contain some grade 3 agricultural land. Within water source protection zone.

For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Within Offwell primary catchment area - the school could support some development. Additional secondary capacity required. Transport costs would apply for secondary. Safe walking route required for primary, concerned this could be achieved. Considered unsustainable for education provision.
DCC Highways comments	See HE comments
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment

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

Potential capacity

Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	PARTIAL Widw_04 is similar to Widw_03, but excludes the curtilage of the White Hart Inn (refurbished/rebuilt after fire in 2021 and now reopened) in the SW part of Widw_03. Count Widw_03 as NIL; Count all of Widw_04.
Total site size	3.44
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	3.44
Gross to net area conversion factor applied %	0.60
Net developable area (ha)	2.06
Density assumption applied (dwellings per Ha)	Min 20 Mid 14 Max 30

1. Calculated yield (HELAA Methodology)	Min 41	Mid 28	Max 62
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	28		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	3.44		
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	<p>Of the 3.44 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. 3.44 ha.</p> <p>Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 28 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 28 dwellings. Overlap between Widw_03 and the 2022 submission Widw_04. To avoid double counting, Count all of Widw_04, and Count the net capacity of the site Widw_03 excluding overlaps as NIL dwellings.</p> <p>Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares</p>		
GENERAL COMMENT FOR ALL SITES			
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>			

Housing - Available Suitable Achievable summary

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0

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

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

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