

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	Woodbury	Reference	Wood_01
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Site address	Field 4583, Exmouth Road, Exton, EX3 0PZ
Outside Cranbrook Plan Area	Yes
Description	Gently sloping agricultural field, located in Exton. The A376 (Exmouth Road) runs along its western boundary, a field to the south, and large residential plots elsewhere around.
Total site size (ha)	0.58
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent (20 - 25 homes if houses and/or 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)	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)	0.58
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	Within Exe Estuary and Pebblebed Heaths mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II* listed Exton Farm 87m to south, and views of site are likely albeit reduced by hedgerow along southern boundary of site.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance. Limited views into site due to tall mature hedgerow along western boundary and surrounding residential development. Field adjoins south of site, but hedgerow, distance, and farm buildings limit views into site.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. Low surface water flood risk along A376 on western boundary.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Lady Swards primary has some capacity to support development - but need to assess in conjunction with proposed sites nearby and in west end. Secondary capacity required. Transport costs would apply for both primary and secondary.
DCC Highways comments	No objection subject to adequate visibility.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment

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

Potential capacity

Planning application	
Planning Status	
Previous HELAA site ref no(s)	HELAA: yj15yux or WOOD_01
Site overlap description	2021 site Wood_01 and 2017 site (ObjectID 74002) are effectively identical. Count all 2021 site. Count 2017 site as NIL.
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)	25		
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.</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 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

Woodbury

Reference

Wood_02



Site address	Land at Ebford Lane, Ebford (SS98879476), EX3 0QU
Outside Cranbrook Plan Area	Yes
Description	Undulating portion of a larger agricultural field, located on the eastern edge of Ebford.
Total site size (ha)	1.16
Submitter development type	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	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)	1.16
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.16
GDA Discounted at Stage A – Employment (ha)	0.00
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	Within Exe Estuary and Pebblebed Heaths mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Distance, existing buildings to east, and topography mean no views from designated heritage assets into site.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance. Open, short distance views into site from adjoining Ebford Lane to north. Long distance views also available, particularly open from the east. Rural character, with limited presence of existing built form.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No

Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. Flood zone 3 affects north west edge of site, as does low risk of surface water flood risk.		
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No		
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No		
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.		
Site passes Stage B suitability assessment – suitable for Housing	Yes		
Site passes Stage B suitability assessment – suitable for Employment	Yes		
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.			
DCC Education comments	Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.		
DCC Highways comments	No objection to small scale development with adequate visibility at the access.		
DCC Minerals comments			
DCC Waste comments			
EDDC Environmental Health comments			

Achievability assessment

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

Potential capacity

Planning application			
Planning Status			
Previous HELAA site ref no(s)	Not known		
Site overlap description	No overlap		
Total site size	1.16		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
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)	25
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)	23
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 1.16 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 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. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 23 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	23
Developable 1/4/2032 to 31/3/2037	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	Woodbury	Reference	Wood_03
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Site address	Land on the Woodbury Road, Woodbury, Devon (SX9987 9294), -
Outside Cranbrook Plan Area	Yes
Description	Portion of a larger agricultural field, adjacent to cluster of three dwellings in isolated location on B3179 (Woodbury Road) between Woodbury and Clyst St George. Level topography.
Total site size (ha)	0.49
Submitter development type	Submission - site is suitable for 25 dwellings (number not submitted).

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	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.49
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.49
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.49 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heaths mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Long distance to designated heritage assets mean no views of site from such assets are available.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance. Mature hedgerow and tall trees along southern boundary limit views from B3179 (Woodbury Road). Undulating surrounding topography and rural area mean there are generally limited views of the site. Isolated location mean that development would affect predominant rural character of the area.
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. No flooding issues identified.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	Inappropriate remote location for residential development with poor ped/cycle links.
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	0.49
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.49
Gross to net area conversion factor applied %	0.80
Net developable area (ha)	0.39

Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 8	Mid 10	Max 12
2. Site promoter – yield (upper)	25		
3. Lower of 1. (Mid) yield and 2. yield	10		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	10		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.49		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	<p>Of the 0.49 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.49 ha.</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. 10 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 10 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 10 dwellings.</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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Woodbury

Reference

Wood_04



Site address	Land off Globe Hill, Woodbury,
Outside Cranbrook Plan Area	Yes
Description	Rectangular agricultural field located behind a group of dwellings on the western edge of Woodbury. Relatively steep slope to the south running across middle of site (gradient of 1:10 to 1:3)
Total site size (ha)	2.93
Submitter development type	Homes for sale ,Affordable homes ,Custom and self-build homes (potential capacity for up to 90 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
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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)	2.93
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.93
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.93 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heaths mitigation zone. TPO covers land across the road to east.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	The Conservation Area runs along the eastern edge of the site, with a small portion of the site within this designation. Grade II listed Old Court House adjacent to north east edge of site. Potential impact on setting of these two assets.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance. Limited short distance views of site from the road. Although near to western edge of Woodbury, there is only sparse development around the site (fields to north, west and south) so potential for impact upon rural character.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 2 agricultural land in strategic assessment. Low risk of surface water flooding along eastern boundary of site.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines. High pressure gas pipeline and related easement lies beneath half the site. Discount 1.4 hectares, to reduce gross development area, to 1.53 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	Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required.
DCC Highways comments	A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. This site will need to be considered in that context, but as per the submitter comments, would appear to need adjoining land to achieve access.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	WOOD_04		
Site overlap description	2021 site Wood_04 and 2017 site (ObjectID 107627) are effectively identical. Count all 2021 site. Count 2017 site as NIL.		
Total site size	2.93		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	1.40		
Gross development area – Passes Stage B Housing	1.53		
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)	23		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	2.93		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	<p>Of the 2.93 ha site, approximately 1.4 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.53 ha. 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, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 23 dwellings.</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.
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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)
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	23
Developable 1/4/2032 to 31/3/2037	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

Woodbury

Reference

Wood_05



Site address	Land at Venmore Farm, Woodbury, EX5 1LD
Outside Cranbrook Plan Area	Yes
Description	Two agricultural fields located to the south west of Woodbury, around 180m beyond the current Built-up Area Boundary. Northern part is level, but site then slopes upwards to the south, relatively steeply (in gradient category of 1:10 to 1:3) in places.
Total site size (ha)	2.66
Submitter development type	2017 submission Dwellings (50-75). 2022 confirmation of availability also proposes 50-75 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)	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 and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heaths mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed building 6m from north east of site which has open views into site. Another Grade II listed building around 155m to west which also has views of site. Therefore likely impact on setting of these assets. Woodbury Conservation Area 185m to north east, but no views of site.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance. Open views into site from road running along northern boundary. Site is seen in a rural context with

	surrounding fields and limited built form with sporadic dwellings to north east.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 1 agricultural land in strategic assessment in small area in south, remainder is Grade 3. High surface water flood risk adjacent to north west, with low risk in south west part of site.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on th scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements that others. Safe walking routes are always required.
DCC Highways comments	A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	Representations submitted 21/11/2014		
Site overlap description	2021 Site Wood_33 (0.5HA) lies wholly within 2017 Site Wood_05. Site Wood_05 availability confirmed in 2022. So count all of Wood_05 and count Wood_33 as NIL.		
Total site size	2.66		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	2.66		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.60		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 32	Mid 40	Max 48
2. Site promoter – yield (upper)	75		
3. Lower of 1. (Mid) yield and 2. yield	40		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	40		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	2.66		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	<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>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. Wood_33 is wholly overlain by Wood_05. Site is available, suitable, Probably achievable for housing. To avoid double counting, count Wood_33 as</p>		

	<p>NIL and count the net capacity of the site excluding overlaps as 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>
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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)
Yes	Yes	Probably achievable if

Housing Trajectory

Number of Dwellings

2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	40
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
No	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	Woodbury	Reference	Wood_06
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Site address	Land to rear of Orchard House, Globe Hill, Woodbury, EX5 1JP
Outside Cranbrook Plan Area	Yes
Description	Agricultural field adjacent to western edge of Woodbury. Existing large detached dwellings adjoin to south and east. Site gently slopes to south.
Total site size (ha)	2.01
Submitter development type	2017 Dwellings (50-70).

Availability assessment

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

Stage A suitability assessment

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

Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	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)	2.00
GDA Discounted at Stage A – Housing (ha)	0.01
GDA Passes Stage A – Employment (ha)	2.00
GDA Discounted at Stage A – Employment (ha)	0.01
Stage A Assessment conclusion	An area of approximately 2 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heaths mitigation zone. TPO covers land across the road to east.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Small portion in east of site is within Woodbury Conservation Area, which also runs along boundary to north east and south east of site. Grade II listed cottages 52m to south east - there are large trees that help screen the site from this heritage asset, but views likely particularly in the winter months.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance. Views into site available from B3179 to east. Although existing dwellings adjoin to east and south

	east, these are low density with large plots. Fields adjoin to north, west, and south, so the site has a generally rural context.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 2 agricultural land in strategic assessment. Flood Zone 3 covers south east part of site so yield reduced accordingly. High surface water flood risk also covers this south east part.
For Housing - Will the site have an unacceptable impact on flooding/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 western half of site. Discount 1.01 Ha to reduce gross development area to 1 hectares.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on th scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements that others. Safe walking routes are always required.
DCC Highways comments	A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. Notwithstanding the submitters comments, the site is landlocked in isolation.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment

EDDC Economic Development comments	
Panel's conclusions	Probably achievable subject to assessment of impact on A376 and A3052 corridor

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	W326 2012 SHLAA & WB14 BUAB Consultation-see notes		
Site overlap description	Wood_08 is within Wood_06. Latest developer intention is to develop Wood_08. Count all of Wood_08 and count Wood_06 as NIL.		
Total site size	2.01		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.01		
Gross development area – Passes Stage B Housing	2.00		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.20		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 24	Mid 30	Max 36
2. Site promoter – yield (upper)	70		
3. Lower of 1. (Mid) yield and 2. yield	30		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.01		
Gross development area – Passes Stage B Employment (Ha)	2.00		
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 2.01 ha site, approximately 1.01 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1ha.</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.</p> <p>Wood_08 is part of Wood_06. Wood_08 has now superseded</p>		

	Wood_06. To avoid double counting, count all of Wood_08; and count the net capacity of the site Wood_06 excluding overlaps NIL dwellings Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.
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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)
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

Woodbury

Reference

Wood_07



Site address

Land off Globe Hill
Woodbury
Nr. Exeter
Devon
, EX5 1JZ

Outside Cranbrook Plan Area

Yes

Description

Square shaped, undulating agricultural field but a general southerly slope, near to north western edge of Woodbury. Clearly visible from B3179 just before entering the village from north west.

Total site size (ha)

1.02

Submitter development type

Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes (up to 20 dwellings given the density of development in the immediate local area.)

Availability assessment

Call for site : site type

Original (ie 2017 site submission not resubmitted)

Existing (ie 2017 site resubmitted in 2021)

New (ie 2021 submission)

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

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)	1.02
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.02
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.02 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	Within Exe Estuary and Pebblebed Heaths mitigation zone. TPO covers land across the road to east.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed Old Court House 8m to south, with views available from this asset to the site. Woodbury Conservation Area adjoins to south east and across the road to east, views of site widely available from this conservation area.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	No impact on AONB due to distance. Reasonably prominent location on northern entrance to Woodbury along B3179, with open short distance views to site. Long distance views from countryside to the south. There is little presence of built form when viewing the site, the context for views is the surrounding agricultural fields.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 2 agricultural land in strategic assessment. Low risk of surface water along adjacent B3179 (Woodbury Road).
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines. High pressure gas pipeline and related easement lies beneath the whole site. Discount 0.5 hectares from the gross development area, so net developable area is 0.52 Ha for employment and 0.31 Ha for housing.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on th scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements that others. Safe walking routes are always required.
DCC Highways comments	A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. See also previous 2010 comments.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	2021 site Wood_07 and 2017 site (ObjectID 85609) are effectively identical. Count all 2021 site. Count 2017 site as NIL.		
Total site size	1.02		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.02		
Gross to net area conversion factor applied %	0.30		
Net developable area (ha)	0.31		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 6	Mid 8	Max 9
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	8		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	8		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.02		
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	Of the 1.02 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.02 ha.		

	<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>
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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)
Yes	Yes	Probably achievable if

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

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	Yes	Use unassessed

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Woodbury

Reference

Wood_08



Site address	Land to the rear of Orchard House, Globe Hill, Woodbury, EX5 1JP
Outside Cranbrook Plan Area	Yes
Description	Part of agricultural field adjacent to western edge of Woodbury. Existing detached dwellings on relatively large plots adjoin to south and east. Site gently slopes to south. Forms eastern half of site Wood_06.
Total site size (ha)	0.66
Submitter development type	Homes for sale ,Affordable homes ,Homes for older people (Site area is 0.5ha with a capacity of approximately 9 dwellings.)

Availability assessment

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

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
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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)	0.66
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.66
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.66 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heaths mitigation zone. TPO covers land across the road to east.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Small portion in east of site is within Woodbury Conservation Area, which also runs along boundary to north east and south east of site. Grade II listed cottages 54m to south east - there are large trees that help screen the site from this heritage asset, but views likely particularly in the winter months.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance. Views into site available from B3179 to east. Although existing dwellings adjoin to north and south east, these are low density with large plots. Fields adjoin to north west, west, and south, so the site has a generally rural context.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 2 agricultural land in strategic assessment. Flood Zone 3 covers small area in south west of site so yield reduced accordingly. High surface water flood risk runs along southern boundary.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on th scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required.
DCC Highways comments	A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. Th epreviously consented access for a single dwelling would be inadequate for a larger scale developement and would require adequate width and visibilty .
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	W326 'Back of Gillbrook' (larger area)		
Site overlap description	Wood_08 is within Wood_06. Latest developer intention is to develop Wood_08. Count all of Wood_08 and count Wood_06 as NIL.		
Total site size	0.66		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.66		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.53		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 11	Mid 13	Max 16
2. Site promoter – yield (upper)	9		
3. Lower of 1. (Mid) yield and 2. yield	9		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	9		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.66		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	<p>Of the 0.66 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.66 ha.</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 9 dwellings.</p> <p>Wood_08 is part of Wood_06, but developer intends to develop Wood_08. Site is available, suitable, Probably achievable for housing. To avoid double counting, count Wood_06 as NIL; and count the net</p>		

	capacity of the site Wood _08 excluding overlaps as approximately 9 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.
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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)
Yes	Yes	Probably achievable if

Housing Trajectory

Number of Dwellings

2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	9
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

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

Employment Trajectory

Hectares

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Woodbury	Reference	Wood_09
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Site address	Land Off Globe Hill, Woodbury, EX5 1LL
Outside Cranbrook Plan Area	Yes
Description	Park land' type of site made up of a field and several large trees, adjoined by existing dwellings and current Woodbury Built-up Area Boundary to east and south. Slopes to the south (gradient 1:20 to 1:10) with area of flat land in southern part of site.
Total site size (ha)	1.93
Submitter development type	Homes for sale ,Affordable homes ,Homes for older people (recently submitted a preapp based on 18 detached dwellings, which includes 3 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	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)	1.85
GDA Discounted at Stage A – Housing (ha)	0.08
GDA Passes Stage A – Employment (ha)	1.85
GDA Discounted at Stage A – Employment (ha)	0.08
Stage A Assessment conclusion	An area of approximately 1.85 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 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. TPO covers entire site.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Entire site is within conservation area. Several Grade II listed buildings located around the site. Although views into site are obscured by existing wall and vegetation, Grade II listed cottage across road to south west has views into site. Grade I listed church 65m to east overlooks site. Likely impact on these designated heritage assets.

For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance. Public views into site are obscured by existing wall and vegetation, and existing dwellings which surround site. Long distance views to site from south (road to Bridge Pitt Farm). Views of site have context of built form being close to the centre of the settlement, but site itself appears from aerial view to be attractive 'park land' with several mature trees on 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 2 agricultural land in strategic assessment. Low risk of surface water flooding runs across southern part of site.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on th scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements that others. Safe walking routes are always required.
DCC Highways comments	A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. See 2010 comments.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	2021 site Wood_09 and 2017 site (ObjectID 107214) are effectively identical. Count all 2021 site. Count 2017 site as NIL.		
Total site size	1.93		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.08		
Gross development area – Passes Stage B Housing	1.85		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	1.48		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 30	Mid 37	Max 44
2. Site promoter – yield (upper)	18		
3. Lower of 1. (Mid) yield and 2. yield	18		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	18		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.85		
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	Of the 1.93 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. 1.85 ha.		

	<p>Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 37 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 18 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 18 dwellings.</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>
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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)
Yes	Yes	Probably achievable if

Housing Trajectory

Number of Dwellings

2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	18
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
No	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

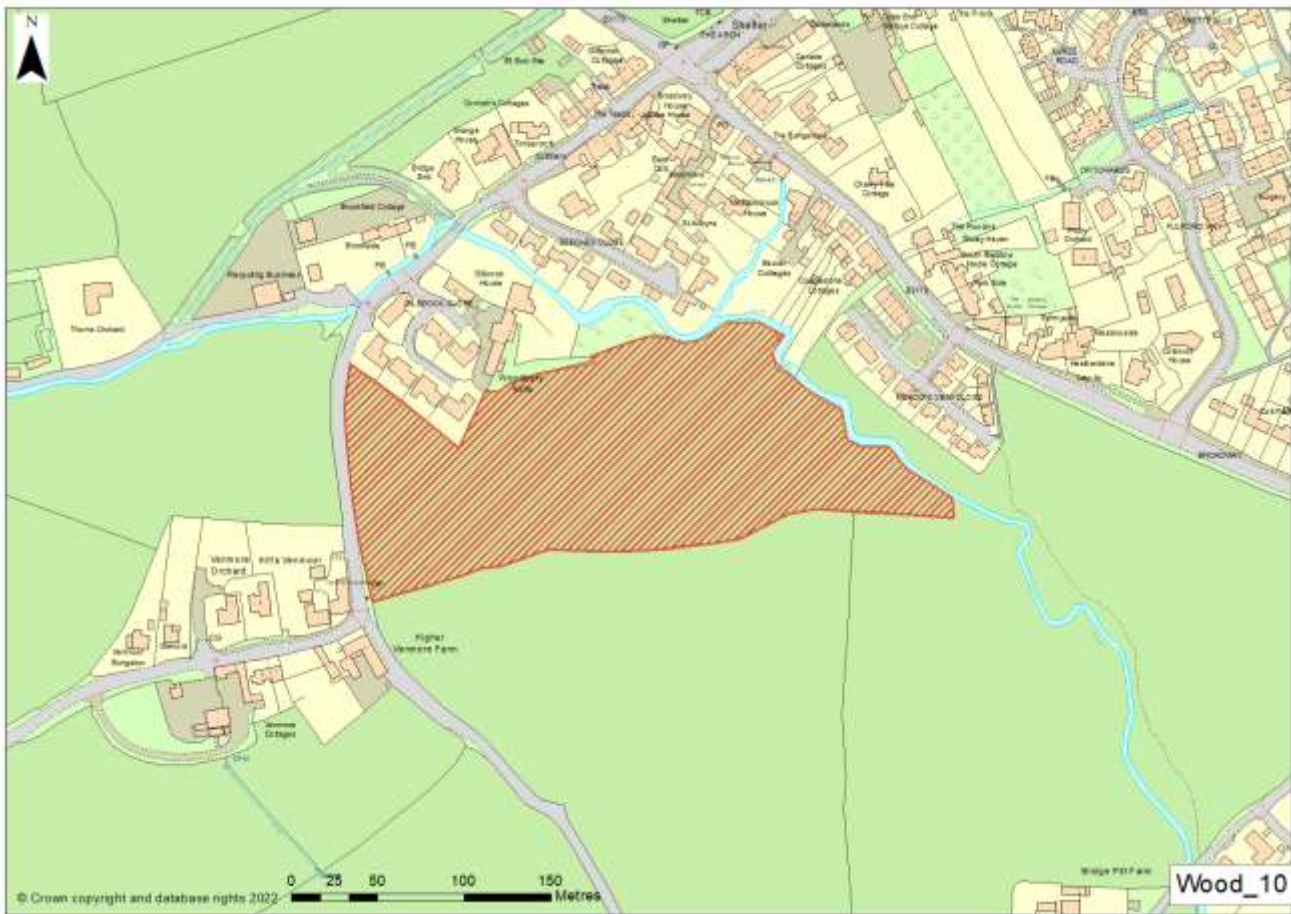
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Woodbury

Reference

Wood_10



Site address	Land at Gilbrook, Woodbury,
Outside Cranbrook Plan Area	Yes
Description	Relatively level agricultural field, adjoining the south western edge of Woodbury Built-up Area Boundary. Southern boundary adjoins site Wood_12
Total site size (ha)	3.14
Submitter development type	Homes for sale ,Affordable homes ,Custom and self-build homes (maximum capacity of up to 90 dwellings.) 2022 presentation to Strategic Planning Committee indicated 60 dwellings.

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.33 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). 0.33ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.81
GDA Discounted at Stage A – Housing (ha)	0.33
GDA Passes Stage A – Employment (ha)	2.81
GDA Discounted at Stage A – Employment (ha)	0.33
Stage A Assessment conclusion	An area of approximately 2.81 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heaths mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed Gilbrook House overlooks site 8m to north. Conservation area adjoins site to north. Likely impact on setting 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	No impact on AONB due to distance. Open, short distance views into site from road running along western edge of site and to south. The presence of existing dwellings to north and west of site provides some built form as a context for these views, but adjacent field to south and several large trees provide rural character.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. Flood Zone 3 cover north east of site, so yield has been reduced accordingly. The same area also has high surface water flood risk.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on th scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements that others. Safe walking routes are always required.
DCC Highways comments	A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. A continuous footway to connect to the adjoining site would be required along with extension of the 30mph limit.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	WOOD_10		
Site overlap description	2021 site Wood_10 and 2017 site (ObjectID 103210) are effectively identical. Count all 2021 site. Count 2017 site as NIL.		
Total site size	3.14		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.33		
Gross development area – Passes Stage B Housing	2.81		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.69		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 34	Mid 42	Max 51
2. Site promoter – yield (upper)	60		
3. Lower of 1. (Mid) yield and 2. yield	42		
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)	42		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.33		
Gross development area – Passes Stage B Employment (Ha)	2.81		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 3.14 ha site, approximately 0.33 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. 2.81 ha.		

	<p>Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 42 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 42 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 42 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>
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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)
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	42
Developable 1/4/2032 to 31/3/2037	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

Woodbury

Reference

Wood_11



Site address	Land at the Rear of Escot Cottages, Broadway, Woodbury, Nr Exeter, Devon, EX5 1NS
Outside Cranbrook Plan Area	Yes
Description	Level site located near the centre of Woodbury. Set behind several cottages on the B3179, including parts of rear gardens and land with tree cover. River/stream adjoins western and southern boundary.
Total site size (ha)	0.19
Submitter development type	Dwellings (5)

Availability assessment

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

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
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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. 0.03 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.03ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.16
GDA Discounted at Stage A – Housing (ha)	0.03
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 0.16 ha has passed the Stage A Suitability Assessment for housing but not for employment, as the site size is below the size threshold for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed 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	Entire site is within conservation area. Potential views of site from Grade II listed Gilbrook House, 120m to west, but these are obscured by intervening buildings and vegetation.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	No impact on AONB due to distance. Limited views into site as it is set behind existing cottages that front B3179. Located near to the centre of Woodbury, with existing built form to west, north, and east, but open fields to south. Numerous large trees currently on site provide landscape character.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. Flood zone 3 along western and southern edge, so yield reduced accordingly. Also high surface water flood risk in these areas.
For Housing - Will the site have an unacceptable impact on flooding/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	Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on th scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements that others. Safe walking routes are always required.
DCC Highways comments	Completely unsuitable access in isolation. Could be considered in conjunction with Wood_10.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	N/A

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	0.19		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.03		
Gross development area – Passes Stage B Housing	0.16		
Gross to net area conversion factor applied %	1.00		
Net developable area (ha)	0.16		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 3	Mid 4	Max 5
2. Site promoter – yield (upper)	5		
3. Lower of 1. (Mid) yield and 2. yield	4		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	4		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.19		
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, approximately 0.03 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.16 ha. Housing Site available for housing, and Passed Stages A and B for Suitability and Achievability. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 4 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 4 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 4 dwellings.</p>		

Employment: Site is not submitted as available for employment and is below the site size threshold for employment and therefore for the trajectory the net capacity of the site is NIL hectares.

GENERAL COMMENT FOR ALL SITES

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

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
Yes 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	4
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

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

Employment Trajectory

Hectares

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

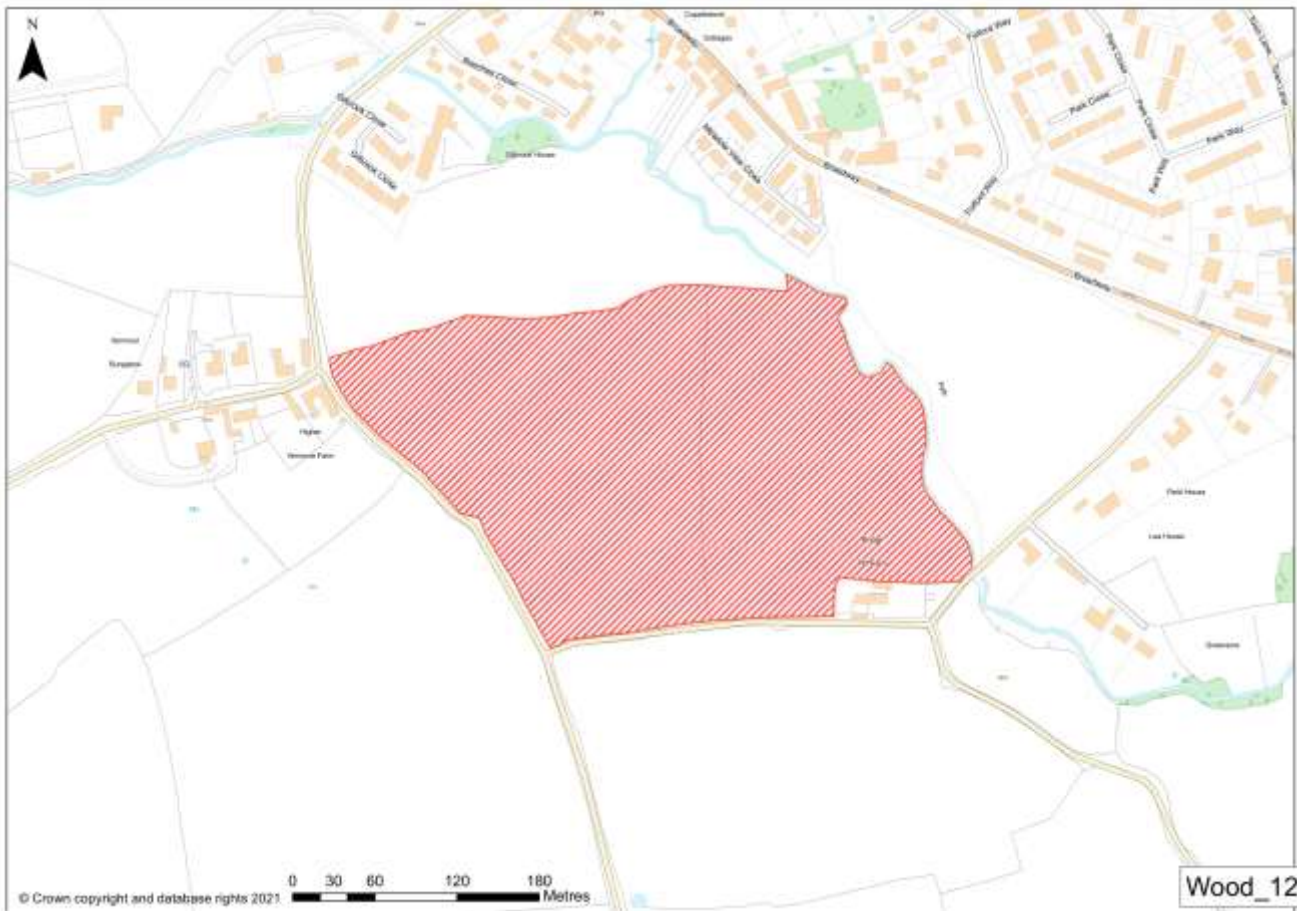
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Woodbury

Reference

Wood_12



Site address	Land to the East of Higher Venmore Farm, Woodbury, EX5 1LD
Outside Cranbrook Plan Area	Yes
Description	Two agricultural fields located on rising land to the south west of Woodbury. Eastern part is steepest (gradient 1:10 to 1:3). Site is surrounded by other fields, although north east tip is close to edge of Woodbury Built-up Area Boundary. Northern boundary adjoins site Wood_10.
Total site size (ha)	8.13
Submitter development type	Homes for sale ,Affordable homes (To be investigated - potential to deliver up to 200 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. 0.29 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.29ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	7.84
GDA Discounted at Stage A – Housing (ha)	0.29
GDA Passes Stage A – Employment (ha)	7.84
GDA Discounted at Stage A – Employment (ha)	0.29
Stage A Assessment conclusion	An area of approximately 7.84 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 Exe Estuary and Pebblebed Heaths mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed building 8m to north west has open views into the site. Views also likely from Grade II listed Gilbrook House 100m to north, and from Conservation Area 75m away. Therefore, likely impact upon setting of these designated heritage assets.
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance. Prominent location on rising land means long distance views of site are available, including from B3179 to east, and also long distance views from B3179 to the north of Woodbury. The site is surrounded by fields with limited context of built form, so such views show the site as being in a rural area.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. Flood Zone 3 covers east of site, so yield has been reduced accordingly. The same area also has high surface water flood risk.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on th scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required.
DCC Highways comments	A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. Would need to be developed with, or after, Wood_10 to enable footway connection.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	N/A

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable but only in combination with site to the north (Wood_10) to provide suitable pedestrian access into the village
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	GESp submission reference jx14129		
Site overlap description	2021 site Wood_12 and 2017 site (ObjectID 102810) are effectively identical. Count all 2021 site. Count 2017 site as NIL.		
Total site size	8.13		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.29		
Gross development area – Passes Stage B Housing	7.84		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	4.70		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 94	Mid 118	Max 141
2. Site promoter – yield (upper)	200		
3. Lower of 1. (Mid) yield and 2. yield	118		
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)	118		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.29		
Gross development area – Passes Stage B Employment (Ha)	7.84		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 8.13 ha site, approximately 0.29 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 7.84 ha.		

	<p>Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 118 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 118 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 118 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>
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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)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	118
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
No	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	Woodbury	Reference	Wood_13
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Site address	Critchards, Woodbury,
Outside Cranbrook Plan Area	Yes
Description	Small greenfield land within the built up area of Woodbury, adjacent to Critchards,- to the west of Dwellings on Furze Road, off Fulford Way.
Total site size (ha)	0.12
Submitter development type	Dwellings (5x 2/3 bed 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	Not contacted - did not pass stage A suitability
Site available for Housing	Yes 2017
Site available for Employment	No

Stage A suitability assessment

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

Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Discounted at Stage A – Housing (ha)	0.12
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?	
For Employment - Will the site have an unacceptable impact on landscape?	
Flooding/land/resources commentary	
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	

For Employment - Will the site have an unacceptable impact on flooding/land/resources?	
Safety	
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	No
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on th scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements that others. Safe walking routes are always required.
DCC Highways comments	
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	0.12		
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 3	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.12		
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 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)
No	No	Use unassessed

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Woodbury	Reference	Wood_14
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Site address	Land West of Pound Lane, Woodbury,
Outside Cranbrook Plan Area	Yes
Description	Portion of larger agricultural field, partly adjoining the northern edge of Woodbury's Built-up Area Boundary. Cemetery adjoins to west. Northern part of site is level, and then a gentle slope southwards.
Total site size (ha)	0.76
Submitter development type	Dwellings (c.15 across A, B & C)

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	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.76
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.76
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.76 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heaths mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Conservation Area and listed building to south, but intervening dwellings and relatively level topography mean limited intervening views. Also Grade II listed Parsonage House 125m to north east, but existing mature trees limit intervening views.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance. Open short distance views of site from Pound Lane to east and south, but surrounding topography limits long distance views of site. The presence of existing dwellings to east provides some context of built form, but generally fields, mature trees and hedgerow surround the site. Also consider the cemetery adjacent 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 2 agricultural land in strategic assessment. Flood Zone 2 adjacent to south east of site, whilst low surface water flood risk runs along 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	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on th scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required.
DCC Highways comments	Poor ped/cycle links to facilities, although lightly trafficked. Some limited development acceptable. .
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)	W133

Site overlap description	No overlap		
Total site size	0.76		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.76		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.61		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 12	Mid 15	Max 18
2. Site promoter – yield (upper)	15		
3. Lower of 1. (Mid) yield and 2. yield	15		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	15		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
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 0.76 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.76 ha.</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			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Woodbury

Reference

Wood_15



Site address	Land East of Pound Lane, Woodbury,
Outside Cranbrook Plan Area	Yes
Description	Small field east of Pound Lane, adjoining the northern edge of Woodbury village.
Total site size (ha)	0.12
Submitter development type	Dwellings (c.15 across A, B & C)

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	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)	0.12
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?	
For Employment - Will the site have an unacceptable impact on landscape?	
Flooding/land/resources commentary	
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	

For Employment - Will the site have an unacceptable impact on flooding/land/resources?	
Safety	
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	No
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on th scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements that others. Safe walking routes are always required.
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)	W132		
Site overlap description	No overlap		
Total site size	0.12		
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 3	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.12		
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. HousingTherefore 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	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

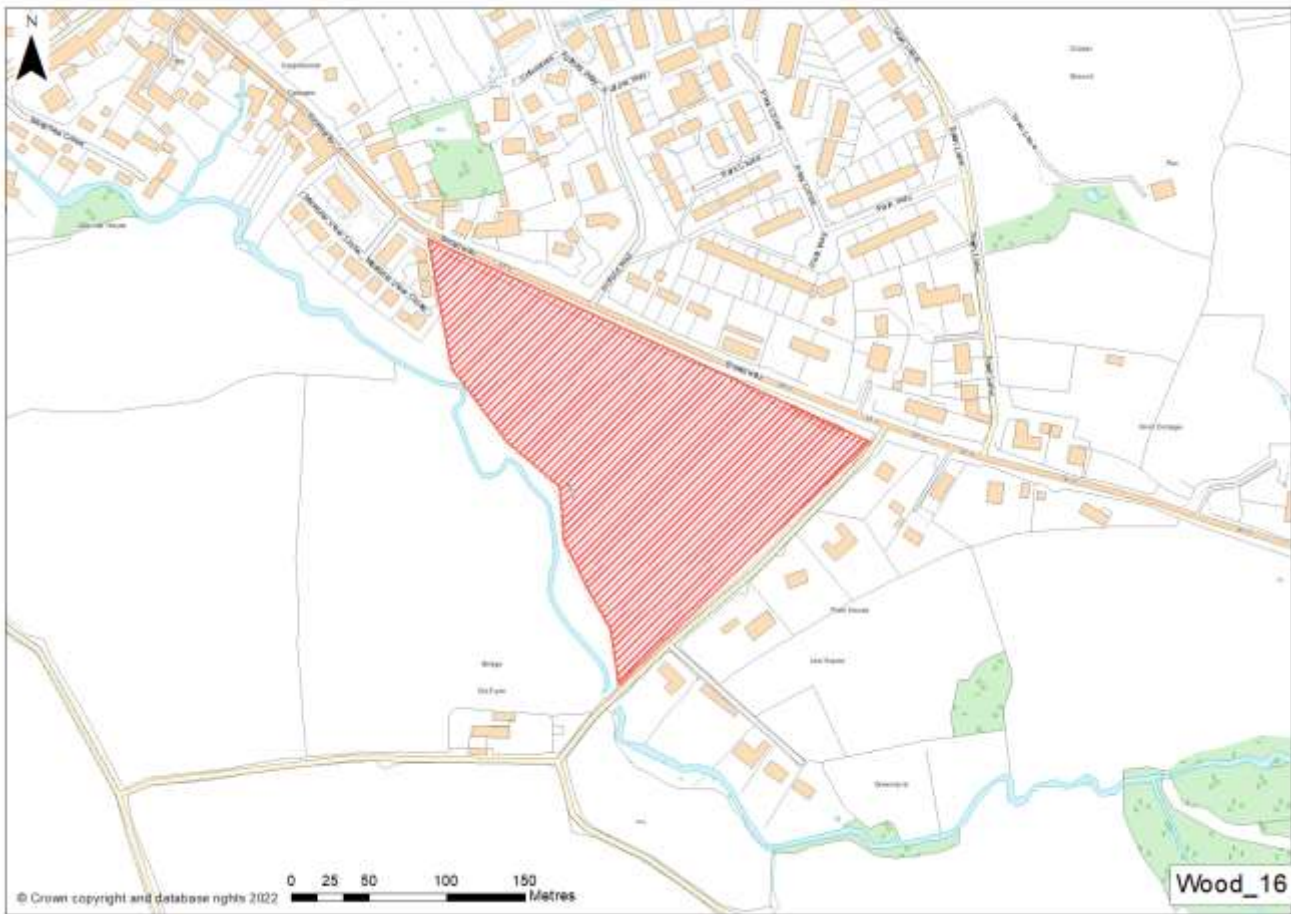
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Woodbury

Reference

Wood_16



Site address	Land of Broadway (Phase 2), Woodbury,
Outside Cranbrook Plan Area	Yes
Description	Agricultural field adjoining the southern edge of Woodbury, south of B3179 (Woodbury Road) as it enters the village. Eastern part is level, whilst remaining area gently slopes westwards towards the stream along the southern boundary.
Total site size (ha)	3.28
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (Approximately 45 to 65 units – Concept Layout plan). 2022 presentation to Strategic Planning Committee indicated 90 dwellings.

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	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)	3.18
GDA Discounted at Stage A – Housing (ha)	0.10
GDA Passes Stage A – Employment (ha)	3.18
GDA Discounted at Stage A – Employment (ha)	0.10
Stage A Assessment conclusion	An area of approximately 3.18 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 Exe Estuary and Pebblebed Heaths mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Woodbury Conservation Area adjoins north west edge of the site. Grade II listed building also to north west (16m away). Both assets have views of site, so some impact upon their setting.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	Unlikely to impact on the AONB due to distance. Site is adjoined by existing dwellings to north west, north, and east, so many views are seen in the context of this built form. Open fields to south provide rural character.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 2 agricultural land in strategic assessment. Flood zone 3 runs along south west edge, extending into a small part of the site so yield reduced accordingly. High surface water flood risk also to south west and along lane to east of site.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on th scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements that others. Safe walking routes are always required.
DCC Highways comments	A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	HELAA 2017 NON GESP Reference Number: WOOD_16		
Site overlap description	2021 site Wood_16 and 2017 site (ObjectID 39606) are effectively identical. Count all 2021 site. Count 2017 site as NIL.		
Total site size	3.28		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.10		
Gross development area – Passes Stage B Housing	3.18		
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)	90		
3. Lower of 1. (Mid) yield and 2. yield	48		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	48		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	3.18		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 3.28 ha site, approximately 0.1 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 3.18 ha.		

	<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, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 48 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>
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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)
Yes	Yes	Probably achievable if

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

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Woodbury

Reference

Wood_17



Site address	Land at Cooks Farm, Bonds Lane, Woodbury Salterton, EX5 1PR
Outside Cranbrook Plan Area	Yes
Description	Relatively flat site, forming part of a larger agricultural field. Adjoins the western edge of Woodbury Salterton.
Total site size (ha)	0.99
Submitter development type	2017 submission -Dwellings (25). 2022 confirmation of availability indicated Homes for sale, Mixed Use, Other, but did not indicate the number of dwellings.

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	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)	0.99
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.99
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.99 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heaths mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Closet asset is Grade II listed building 26m to east, but intervening dwelling limits views of the site. Several other Grade II listed buildings in village to north and south east, but intervening dwellings and hedgerow minimise views into the site.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance. 4-5 large detached dwellings adjoin to east, with fields to north, west and south. The existing dwellings to east, high existing hedgerow around site, and relatively level surrounding topography mean wider views of site are limited.
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. A band of Flood Zone 2 runs through northern part of site; same area shown as low surface water flood risk.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on th scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements that others. Safe walking routes are always required.
DCC Highways comments	A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. The site is accessed via Bond's Lane with poor ped/cycle links and substandard visibilty at it's junction with Village Road.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	0.99		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.99		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.79		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 16	Mid 20	Max 24
2. Site promoter – yield (upper)	25		
3. Lower of 1. (Mid) yield and 2. yield	20		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	20		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.99		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	<p>Of the 0.99 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.99 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. 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>		

	Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares
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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)
Yes	Yes	Probably achievable if

Housing Trajectory

Number of Dwellings

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

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
No	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

Woodbury

Reference

Wood_18



Site address	Land at Cooks Farm, Bonds Lane, Woodbury Salterton, EX5 1PR
Outside Cranbrook Plan Area	Yes
Description	A portion of a larger field, located on the western edge of Woodbury Salterton. Gentle (gradient 1:20 to 1:10) slope from west to east across site. Although close to village centre, there is limited existing development around the site.
Total site size (ha)	0.96
Submitter development type	2017 submission -Dwellings (25). 2022 confirmation of availability indicated Homes for sale, Mixed Use, Other, but did not indicate the number of 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 1 - 5, 6 - 10, 11 - 15
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	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)	0.96
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.96
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.96 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heaths mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed dwellings to north and south east (both around 29m away) potentially has views into site, although existing trees and hedgerow obscure views.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance. Few surrounding roads and tall trees and thick hedgerow limit views into site. Despite being close to the centre of the village, there is little built form around the site, so the landscape is predominantly of rural character.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. Flood Zone 2 adjoins south east part of site, and high surface water flood risk present on the road to south east.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on th scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required.
DCC Highways comments	See adjoining site Wood_17, although access from Village Road may be possible with substantial hedge loss.
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	0.96		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.96		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.77		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 15	Mid 19	Max 23
2. Site promoter – yield (upper)	25		
3. Lower of 1. (Mid) yield and 2. yield	19		
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)	19		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.96		
Percentage of site to count – employment	0		
Employment 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 0.96 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. 0.96 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. 19 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 19 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 19 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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	19
Developable 1/4/2032 to 31/3/2037	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

Woodbury

Reference

Wood_19



Site address	Land on the east side of Parsonage Way, Woodbury, EX5 1EQ
Outside Cranbrook Plan Area	Yes
Description	Triangular shaped field with several large trees present on site and along its boundary. Relatively level, adjoins the northern edge of Woodbury.
Total site size (ha)	0.21
Submitter development type	Homes for sale ,Custom and self-build homes (bespoke development of 5 residential houses, either as self-build units or by small scale developer and in-keeping with the character of the rest of Woodbury. Low carbon, high energy efficiency homes)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	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)	0.21
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.21
Stage A Assessment conclusion	An area of approximately 0.21 ha has passed the Stage A Suitability Assessment for housing but not employment as the site size is below the size threshold for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed 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	Grade II listed Parsonage House 44m to west, but intervening large trees and hedgerow obscure views 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	No impact on AONB due to distance, but fields surround to west, north, and east. Few surrounding roads, existing dwellings to south, and trees and thick hedgerow around the site mean that views into site

	are limited. Although not protected by TPO, the on-site trees provide landscape character to 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 2 agricultural land in strategic assessment. A band of low risk surface water flooding runs along the south of the site.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines. High pressure gas pipeline and related easement lies beneath the whole site. Discount 0.21 hectare, reducing gross development area to 0.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	No
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on th scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements that others. Safe walking routes are always required.
DCC Highways comments	Possible access via Parsonage Way although near to bend in 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	2021 site Wood_19 and 2017 site (ObjectID 86006) are effectively identical. Count all 2021 site. Count 2017 site as NIL.		
Total site size	0.21		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.21		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	1.00		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	5		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.21		
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 0.21 ha site, approximately 0.21 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0 ha.</p> <p>Housing Site has not passed Stage B suitability . The net capacity of the site excluding overlaps is NIL dwellings. (note: siteincluded in error on trajectory in Appendix I)</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 achievable

Housing Trajectory**Number of Dwellings**

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

Employment - Suitable Available Achievable summary

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

Employment Trajectory**Hectares**

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

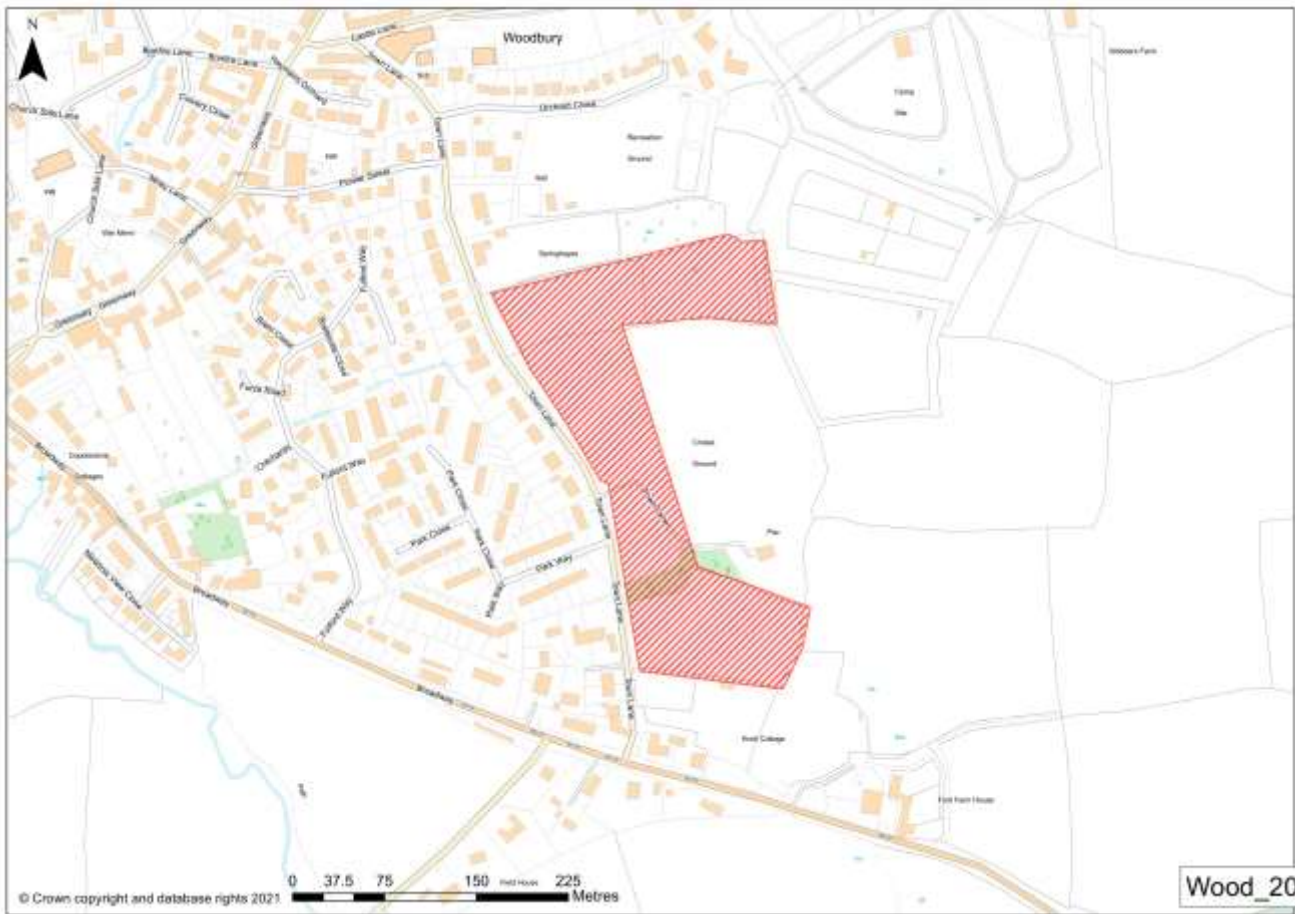
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Woodbury

Reference

Wood_20



Site address	Land at Town Lane, Woodbury,
Outside Cranbrook Plan Area	Yes
Description	Elongated site comprising a field to north and south, joined by a portion of land to west of Woodbury cricket ground. Adjoins the eastern edge of Woodbury. Most of site is relatively level with a gentle west to east slope, but this slope is more pronounced in the southern part (gradient 1:10 to 1:3)
Total site size (ha)	3.66
Submitter development type	Dwellings (79). 2022 presentation to Strategic Planning Committee proposed 80 dws.

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.58 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). 0.58ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	3.08
GDA Discounted at Stage A – Housing (ha)	0.58
GDA Passes Stage A – Employment (ha)	3.08
GDA Discounted at Stage A – Employment (ha)	0.58
Stage A Assessment conclusion	An area of approximately 3.08 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heaths mitigation zone. Three TPOs along western boundary.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed building 23m to north west - intervening mature hedge obscures views of the site, but potential impact upon its setting.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	AONB is 418m to east, potential for long distance views from the AONB into the site. Mature hedgerow helps to screen the north and south parts of the site, but the central section (part of the cricket ground) is open to views from the west. Existing dwellings along Town Lane to west provide some built form as context, but generally site has an open, rural character.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. Flood Zone 3 in northern part, so yield has been reduced accordingly. High risk of surface water flooding identified in group of trees in southern part of site.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on th scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements that others. Safe walking routes are always required.
DCC Highways comments	A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. Also needs to be considered in conjunction with adjoining sites.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	W082 (part only of current site)		
Site overlap description	70% of 2017 Site Wood_20 is overlain by 2021 Site Wood_37. Count 30% of Wood_20 ie 1.1 HA		
Total site size	3.66		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.58		
Gross development area – Passes Stage B Housing	3.08		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.85		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 37	Mid 46	Max 56
2. Site promoter – yield (upper)	80		
3. Lower of 1. (Mid) yield and 2. yield	46		
4. Percentage of site to count– housing	30.5		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	14		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.58		
Gross development area – Passes Stage B Employment (Ha)	3.08		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL			
Of the 3.66 ha site, approximately 0.58 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments.			

	<p>Housing Thus the gross site area is approx. 3.08 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 46 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 14 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 14 dwellings.</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>
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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)
Yes 2017	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	14
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Woodbury	Reference	Wood_21
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Site address	Land at Knoll Cottage, Woodbury, EX5 1NJ
Outside Cranbrook Plan Area	Yes
Description	Agricultural field located on the eastern edge of Woodbury, contained by mature hedgerow to north and east and existing dwellings to south and west. Gentle slope from east to west (gradient 1:20 to 1:10). Site is within the built-up area boundary as it has outline permission and Reserved Matter approval for five dwellings. 5 dwellings now built and with Council Tax Bandings.
Total site size (ha)	0.44
Submitter development type	Dwellings (number of dwellings not specified)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.44
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.44
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.44 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heaths mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Knoll Cottage, a Grade II listed house 2m to south, overlooks the site. Impact on the setting of this heritage asset.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	AONB is 419m to east, potential for long distance views from the AONB into the site, although mature hedgerow and trees along north and east helps to screen the site. Existing dwellings to south and east provide a context of built form around the site.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. Low surface water flood risk along Town Lane to east and B3179 to south.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on th scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required.
DCC Highways comments	A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. Also needs to be considered in conjunction with adjoining sites.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity			
Planning application	18/2337/RES		
Planning Status	18/2337/RES Reserved matters application for the construction of 5 no. dwellings. pp 11/6/2019 and built		
Previous HELAA site ref no(s)	w172 (part of)		
Site overlap description	Wholly overlapped by planning permission 18/2337/RES which has been built and counted in 2020/21 completions		
Total site size	0.44		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.44		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.35		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 7	Mid 9	Max 10
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	9		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.44		
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 0.44 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.44 ha.</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 9 dwellings. To avoid double counting with the planning permission/completion , the net capacity of the site excluding overlaps is NIL dwellings.</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.
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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 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

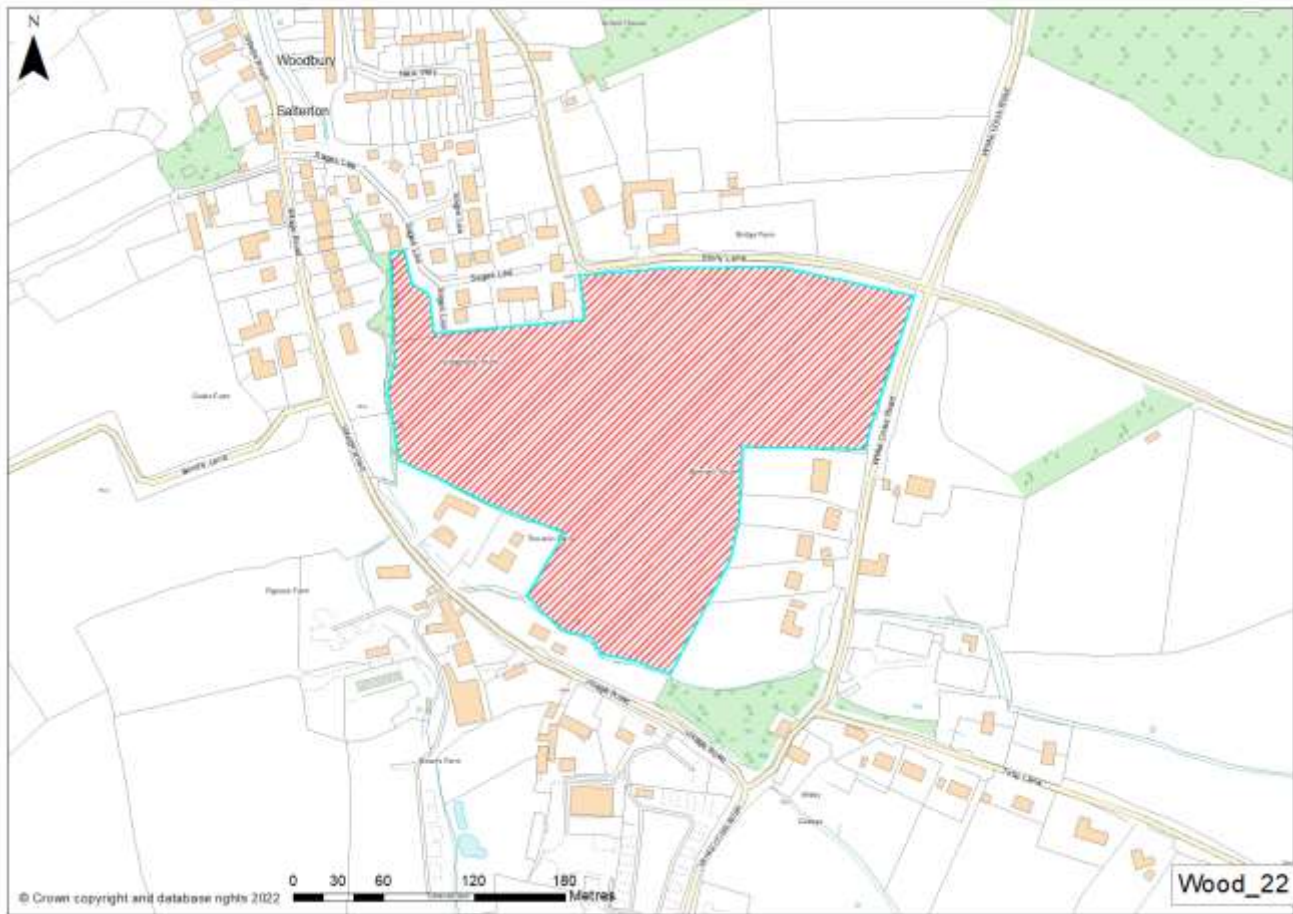
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Woodbury

Reference

Wood_22



Site address	Land at Sages Lea, Woodbury Salterton, EX5 1RA
Outside Cranbrook Plan Area	Yes
Description	Large agricultural field located close to the centre of Woodbury Salterton. Relatively level site, with a gentle gradient that rises west to east.
Total site size (ha)	5.31
Submitter development type	2017 submission proposed Dwellings (60). 2022 confirmation of availability for housing (Homes for sale, Mixed Use, Other) but did not indicate the number of dwellings.

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	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	Approx. 0.28 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.28ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	5.03
GDA Discounted at Stage A – Housing (ha)	0.28
GDA Passes Stage A – Employment (ha)	5.03
GDA Discounted at Stage A – Employment (ha)	0.28
Stage A Assessment conclusion	An area of approximately 5.03 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heaths mitigation zone. Two TPOs located near the centre of the site, a further TPO covering the southern part of the site, and several other TPOs dotted around the edge 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	Several Grade II listed buildings located around the east, south, and west of the site, closest being 26m away. Large, mature trees and intervening buildings obscure most views of the site from these assets, but potential impact upon their setting.
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance. Open views into site along adjoining White Cross Road and Stony Lane. Existing dwellings adjacent to south east, south, west, and north west, albeit in large plots and sporadically located. The open nature of the site (one large field), numerous large mature trees, and surrounding fields to north and east all provide a rural landscape character.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. Flood Zone 3 extends into western and southern parts of site, so yield has been reduced accordingly. Surface water flood risk also identified in these parts.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on th scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements that others. Safe walking routes are always required.
DCC Highways comments	A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. Access from White Cross Road would be the preferred as Stoney Lane is too narrow.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	W151		
Site overlap description	WHOLE . 2022 Submission Site Wood_45 and 2017 site Wood_22 are effectively identical. Wood_22 submitted for 60 dws. Wood_45 for 140 (or lower). So count Wood_22 as NIL and count all of Wood_45.		
Total site size	5.31		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.28		
Gross development area – Passes Stage B Housing	5.03		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	3.02		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 60	Mid 76	Max 91
2. Site promoter – yield (upper)	60		
3. Lower of 1. (Mid) yield and 2. yield	60		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.28		
Gross development area – Passes Stage B Employment (Ha)	5.03		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 5.31 ha site, approximately 0.28 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments.		

	<p>Housing : Thus the gross site area is approx. 5.03 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 76 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. To avoid double counting with Wood_45, the net capacity of the site Wood_22 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>
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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)
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	Woodbury	Reference	Wood_23
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Site address	Ford Farm Woodbury, EX5 1NJ
Outside Cranbrook Plan Area	Yes
Description	Agricultural field adjacent to the eastern edge of Woodbury. Gentle slope (gradient 1:20 to 1:10) down towards the B3179 which runs along its southern boundary.
Total site size (ha)	0.74
Submitter development type	Homes for sale ,Custom and self-build homes (max 5 houses)

Availability assessment	
Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	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)	0.74
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.74
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.74 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heaths mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed Knoll Cottage 36m to west which has views of the site - although these views are obscured by trees and hedgerow, development would likely impact its setting.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Long distance views of the site are likely from the AONB, 330m to east, due to lack of screening on this side of the site. Open views of the site are available from the B3179 to south. With countryside surrounding the site, apart from the farm house to east, it is very much a 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 in strategic assessment. Low risk of surface water flooding along B3179 just beyond southern boundary.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on th scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements that others. Safe walking routes are always required.
DCC Highways comments	This site would need to be developed in conjunction with Wood_20 and 21.
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)	5i14yhw
Site overlap description	2021 site Wood_23 and 2017 site (ObjectID 63608) are effectively identical. Count all 2021 site. Count 2017 site as NIL.
Total site size	0.74

HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.74		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.59		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 12	Mid 15	Max 18
2. Site promoter – yield (upper)	5		
3. Lower of 1. (Mid) yield and 2. yield	5		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	5		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.74		
Percentage of site to count – employment	0		
Employment 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 0.74 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. 0.74 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 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

Woodbury

Reference

Wood_24



Site address	Land North East of Webbers' Meadow, Castle Lane, Woodbury, EX5 1EE
Outside Cranbrook Plan Area	Yes
Description	Agricultural field adjoining the north east of Woodbury. Relatively level on its eastern and western parts, but sloping east to west (Category - gradient 1:20 to 1: 10) across the remaining site.
Total site size (ha)	1.89
Submitter development type	Homes for sale ,Affordable homes ,Custom and self-build homes ,Homes for older people (up to + or - 50 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	0

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	Within Exe Estuary and Pebblebed Heaths mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Nearest designated heritage asset is Grade II listed Cottles Farm 111m to north east. Existing hedgerow, trees, and a dwelling mean that intervening views between this asset and the site are not likely to be available. Grade I listed church is visible from site, 717m to west.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	AONB is 502m to east, and long distance views of the site are likely to be available from the AONB. Also long distance views of Exe Estuary. Limited context of built form is provided by dwellings adjoining the western edge and along north west of the site, and caravan park to south west. The promontory location with regards to the existing village means that the main context is a rural landscape character.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. Low surface water flood risk along Castle Lane adjoining to the south.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on th scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required.
DCC Highways comments	The site is relative remote without the ability to link to the footway along Castle Lane. Castle Lane would require widening and visibility splays would necessitate loss of hedgerow.
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 ref: W95

Site overlap description	All 2021 site Wood_24 lies in 2017 site (ObjectID 52402). Residual W side of Site 2017 outside of Wood_24 is part of approved landscaping scheme for pp 12/2627/MFUL for 34 dws (implemented). Count all 2021 site. Count 2017 site as NIL.		
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			

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

Housing - Available Suitable Achievable summary

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

Housing Trajectory

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

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
0	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

Woodbury

Reference

Wood_25



Site address

Field adjacent to toby cottage, toby lane, EX5 1QB

Outside Cranbrook Plan Area

Yes

Description

Portion of a larger agricultural field in an isolated location around 500m from the eastern edge of Woodbury Salterton. Gentle slope (gradient 1:20 to 1:10) falling from south east to north west of site.

Total site size (ha)

1.07

Submitter development type

Dwellings (approx 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)	1.07
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	Within Exe Estuary and Pebblebed Heaths mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	With the nearest designated heritage asset a Grade II listed building 491m away, heritage impacts are limited.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	AONB is 683m to east, and views of the site are likely to be limited. Views into site available from lanes around the site. Isolated, rural location with only scattered farm buildings in the vicinity make this site part of the 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 in strategic assessment. Flood zone 2 runs along northern boundary, with high surface water flood risk 6m to the north.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on th scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements that others. Safe walking routes are always required.
DCC Highways comments	Inappropriate remote location for residential development with poor ped/cycle links.
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	1.07

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)	10		
3. Lower of 1. (Mid) yield and 2. yield	10		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	10		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.07		
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 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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Woodbury

Reference

Wood_26



Site address	Blackhill Quarry, Woodbury, Exeter, Devon, EX5 1HD
Outside Cranbrook Plan Area	Yes
Description	N/A
Total site size (ha)	1.52
Submitter development type	Employment – Industrial/Warehousing (0)

Availability assessment

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

Stage A suitability assessment

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

Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.50
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.50
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.5 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 less than 4 different local facilities and over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	Although brownfield, site falls within a county wildlife site. Within Exe Estuary and Pebblebed Heaths mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	There are no identified heritage assets close to the site.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is located entirely within AONB.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is largely free of flood risk.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No

For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	No
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on th scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements that others. Safe walking routes are always required.
DCC Highways comments	Inappropriate remote location for residential development with poor ped/cycle links.
DCC Minerals comments	Whole site within MSA and MCA (Aggregates). On Black Hill Quarry however, this is now fully worked out and not in operation. Therefore, the MPA have no objection. N
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment

EDDC Economic Development comments	Good highway access. Valuable employment use already onsite providing highly prized engineering employment to the district. Site is achievable for a range of employment uses and can come forward within 5 years. We would hop the end uses to be of higher employment value than the industrial and warehousing indicated. Some distance from the Exmouth exchange. FTTC and different providers available.
Panel's conclusions	Probably achievable for a flexible mix of B1-type and B2 uses
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably achievable

Potential capacity

Planning application	
Planning Status	
Previous HELAA site ref no(s)	N/A
Site overlap description	No overlap
Total site size	1.52
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.50		
Gross to net area conversion factor applied %			
Net developable area (ha)	1.20		
Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid 30	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)	1.50		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	<p>Of the 1.5 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 1.5 ha.</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. The site has not passed Stage B Suitability Assessment and 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)
No	No	Use unassessed

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

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes 2017	No	Probably achievable

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Woodbury	Reference	Wood_27
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Site address	Marandor, Exmouth Road, Exton, EX30PZ
Outside Cranbrook Plan Area	Yes
Description	Small, level site adjacent to the A376 in Exton. Currently occupied by a detached house in large grounds.
Total site size (ha)	0.33
Submitter development type	Homes for sale ,Custom and self-build homes ,Homes for older people (There is potential for 1 No. dwelling, this would facilitate a 2500-3500 sq. ft. high quality home and have around 0.5 acres of gardens in a central Exton location.)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Discounted at Stage A – Housing (ha)	0.33
GDA Passes Stage A – Employment (ha)	0.33
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.33 ha has passed the Stage A Suitability Assessment for employment. Site area is above the threshold, but the number of dwellings proposed is below the dwellings threshold so site does not pass Stage A for Housing .
Does site pass Stage A Assessment - Housing	No
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heaths mitigation zone. TPO extends into western part of site.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II* listed building 194m to south, but intervening dwellings and vegetation mean that views of site are not possible.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	Set within the village of Exton, and in context of built form. One existing dwelling on site. The presence of a TPO on part of site, along with surrounding built context of detached dwellings in large plots, means that approx 3 dwellings may be acceptable in total.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. Medium surface water flood risk adjoins to south west.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Lady Swards primary has some capacity to support development - but need to assess in conjunction with proposed sites nearby and in west end. Secondary capacity required. Transport costs would apply for both primary and secondary.
DCC Highways comments	The access may require widening.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment

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

Potential capacity

Planning application	
Planning Status	
Previous HELAA site ref no(s)	N/A
Site overlap description	No overlap
Total site size	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 %	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)	1		
3. Lower of 1. (Mid) yield and 2. yield	1		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.33		
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 0.33 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. 0.33 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 8 dwellings (mid-yield). However the site has been submitted as available for one large dwelling. This is below the dwelling threshold and the lower of the mid yield and the site promoter's yield would have the potential for 1 dwellings. Consequently the site does not pass Stages A or B of the suitability assessment for housing. For the trajectory, the site capacity of Wood_27 is NIL dwellings</p> <p>Employment: The site was not submitted for employment, although it passes Stages A B Suitability Assessment. For the trajectory the site capacity 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 achievable if

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

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
	Yes	Use unassessed

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Woodbury

Reference

Wood_28



Site address	Land to the north and east of Exton Farm, Exton,
Outside Cranbrook Plan Area	Yes
Description	Gently sloping agricultural field, on the eastern edge of Exton.
Total site size (ha)	2.17
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (Approximately 15 to 20 units.) 2022 presentation to Strategic Planning Committee indicated 40 dws.

Availability assessment

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

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
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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)	2.17
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.17
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.17 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heaths mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II* listed Exton Farm just 46m to west, but intervening farm buildings mean views of site are not possible. Two Grade II listed dwellings just over 100m to south, both of which have glimpsed views of site, so potential impact upon these assets.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance. Existing, low density dwellings to north and west of site, open fields to east and south. Open views into site from Mill Lane to east, from which the existing village provides some context of built form, but a wider rural landscape in other directions.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. Flood zone 3 and high surface water flood risk adjoins the southern boundary of site.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Lady Swards primary has some capacity to support development - but need to assess in conjunction with proposed sites nearby and in west end. Secondary capacity required. Transport costs would apply for both primary and secondary.
DCC Highways comments	A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. Also, the junction with the A376 is unsuitable for significant development.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment

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

Potential capacity

Planning application	
Planning Status	
Previous HELAA site ref no(s)	N/A
Site overlap description	No overlap
Total site size	2.17
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	2.17		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.30		
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)	2.17		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	<p>Of the 2.17 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 2.17 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 was not submitted for employment, although it passes Stages A B Suitability Assessment. For the trajectory the site capacity 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	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

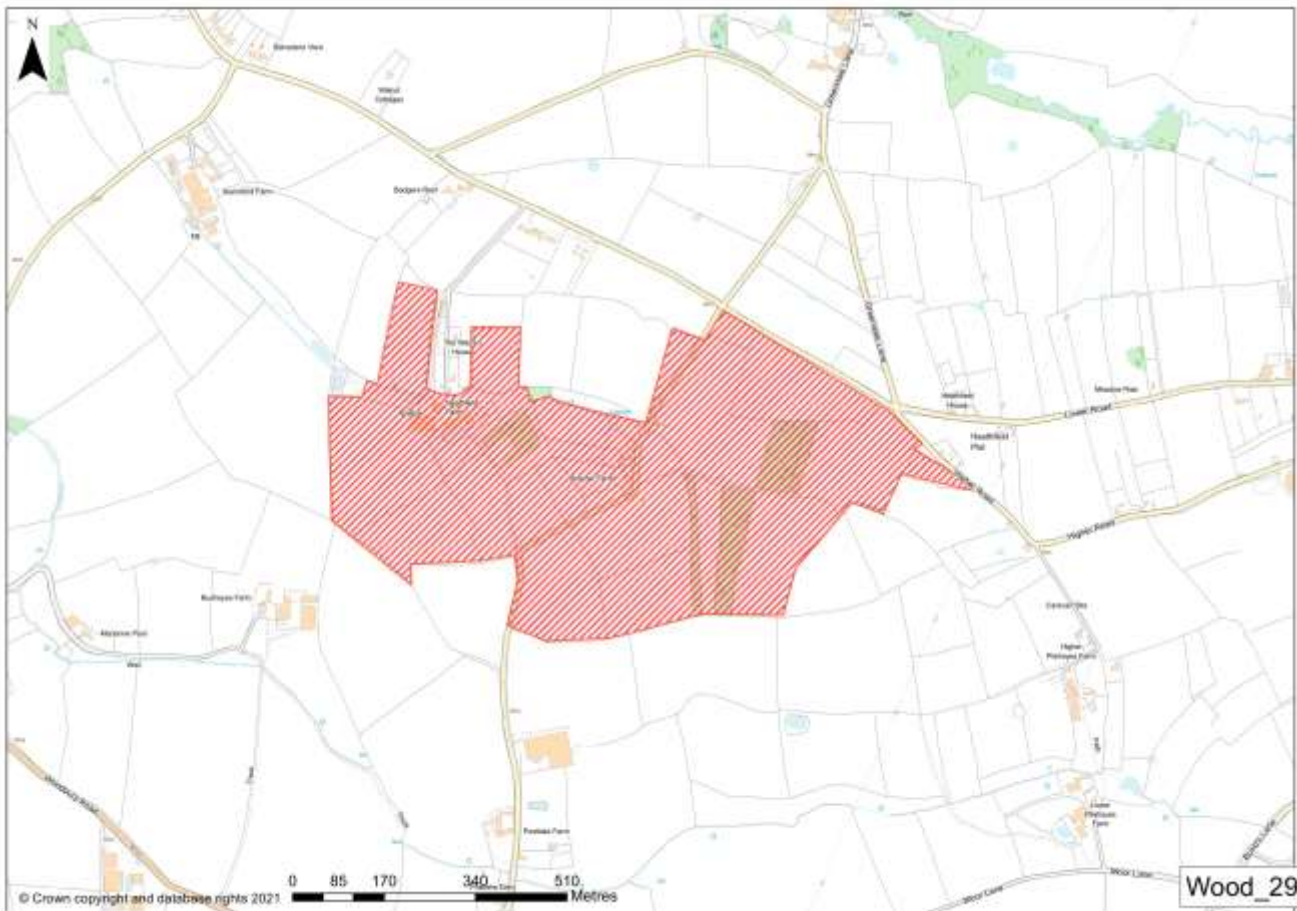
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Woodbury

Reference

Wood_29



Site address	Clyst Valley Garden Village, Land to the south and east of Clyst St Mary and Clyst St George
Outside Cranbrook Plan Area	Yes
Description	Large site comprised of numerous fields, located in countryside between Clyst St George and Woodbury Salterton. Mostly level site, but some undulation in western part. Submitted as part of proposal for 'Clyst Valley Garden Village'. Adjoins sites Clge_30 and Wood_32.
Total site size (ha)	43.24
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 ,Other (Able to form part of the wider Clyst Valley Garden Village)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	43.24
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	43.24
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 43.24 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 Exe Estuary and Pebblebed Heaths mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Nearest designated asset is Grade II building 379m to north, but distance mean impact on this asset is unlikely.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Very large site located within a wider rural area. 2.7km from AONB, but long distance views of site from AONB are likely given its very large

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

Achievability assessment

EDDC Economic Development comments	
Panel's conclusions	Probably unachievable individually. Potentially achievable in combination with adjoining sites.
Site Achievable for Housing	Probably unachievable unless
Site Achievable for Employment	Use unassessed

Potential capacity

Planning application	
Planning Status	
Previous HELAA site ref no(s)	N/A
Site overlap description	No overlap
Total site size	43.24

HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	43.24		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	25.94		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 519	Mid 649	Max 778
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	649		
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)	43.24		
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 43.24 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. 43.24 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 649 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 649 dwellings. Site available and suitable but the HELAA Panel concluded that the site is Probably unachievable individually (potentially achievable in combination with adjoining sites). For the trajectory for this HELAA the count of the net capacity of this individual site excluding overlaps is NIL dwellings.</p> <p>Employment: The site was not submitted for employment - led development although it passes Stages A B Suitability Assessment. For the trajectory in this HELAA the site capacity 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

Housing Trajectory	Number of Dwellings
2020-22 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

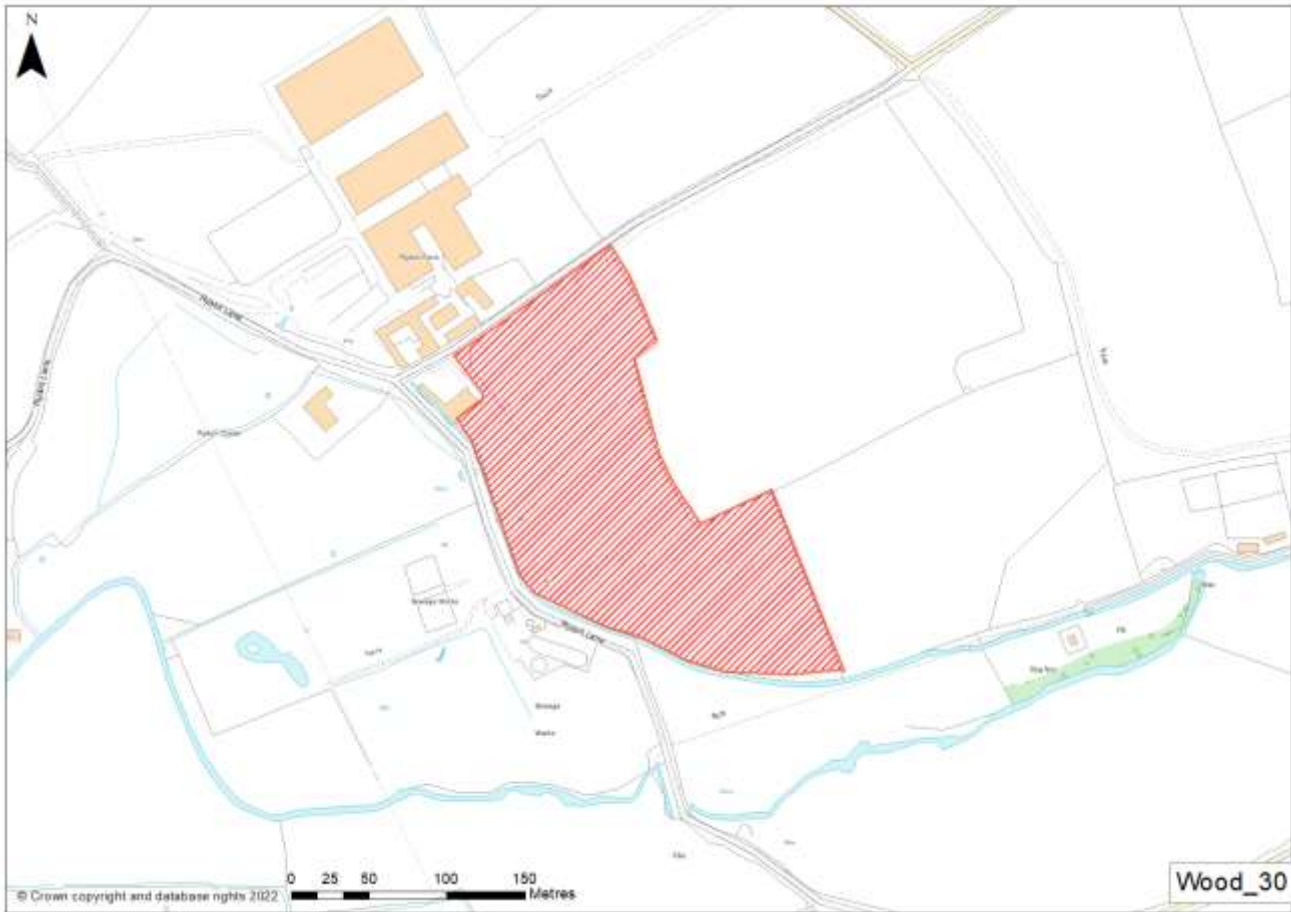
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Woodbury

Reference

Wood_30



Site address	Land at Rydon Farm, Woodbury, EX5 1LB
Outside Cranbrook Plan Area	Yes
Description	Level field, located in the countryside to the west of Woodbury. What appears to be storage buildings are located in western part of site. Large farm buildings located across the road to north.
Total site size (ha)	3.26
Submitter development type	Other (B8 - storage. The suitability of this location for employment use (storage) as part of the diversification of Rydon Farm has been established through recent planning permissions (the most recent permission was granted in June 2020, ref. 20/0353/FUL). Around 150 additional storage containers could be accommodated on the site. Alternative types of employment floorspace could be provided (subject to future investigations).

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	3.30
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	3.30
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 3.3 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heaths mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed Rydon Farm across the road to north has open views into the site, so any development must consider the impact upon its setting.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	The large farm buildings to the north, and on-site presence of storage buildings, provide limited context of built form in what is a rural,

	countryside landscape. General flat surrounding land means many open views into site are available.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. Small slither of land in north part of site is subject to medium surface water flood risk.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines. High pressure gas pipeline and related easement lies beneath the whole site. Discount 3.3 hectares, to reduce gross development area to 0.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on th scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Sites not attached to Woodbury. Safe walking routes are always required.
DCC Highways comments	A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment

EDDC Economic Development comments	Achievable and appears suited to extension of existing B8 use though Rydon Lane seems unsuited to increased volumes of traffic. Only concern in terms of the site coming forward for employment use is the low value of that use. Poor employment density and value to wider district - possibly comparable to existing agricultural use. Fairly poor broadband speeds from Woodbury exchange.
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Panel's conclusions	Probably unachievable due to the position and extent of the HSE High Pressure Gas pipeline and its safeguarding zones
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably unachievable

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	3.26		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	3.30		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid 50	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	3.26		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	<p>Of the 3.3 ha site, 3,3 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 NIL ha.</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 but has not passed Stage B Suitability Assessment and 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)
No	Yes	Use unassessed

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

Employment - Suitable Available Achievable summary

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

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

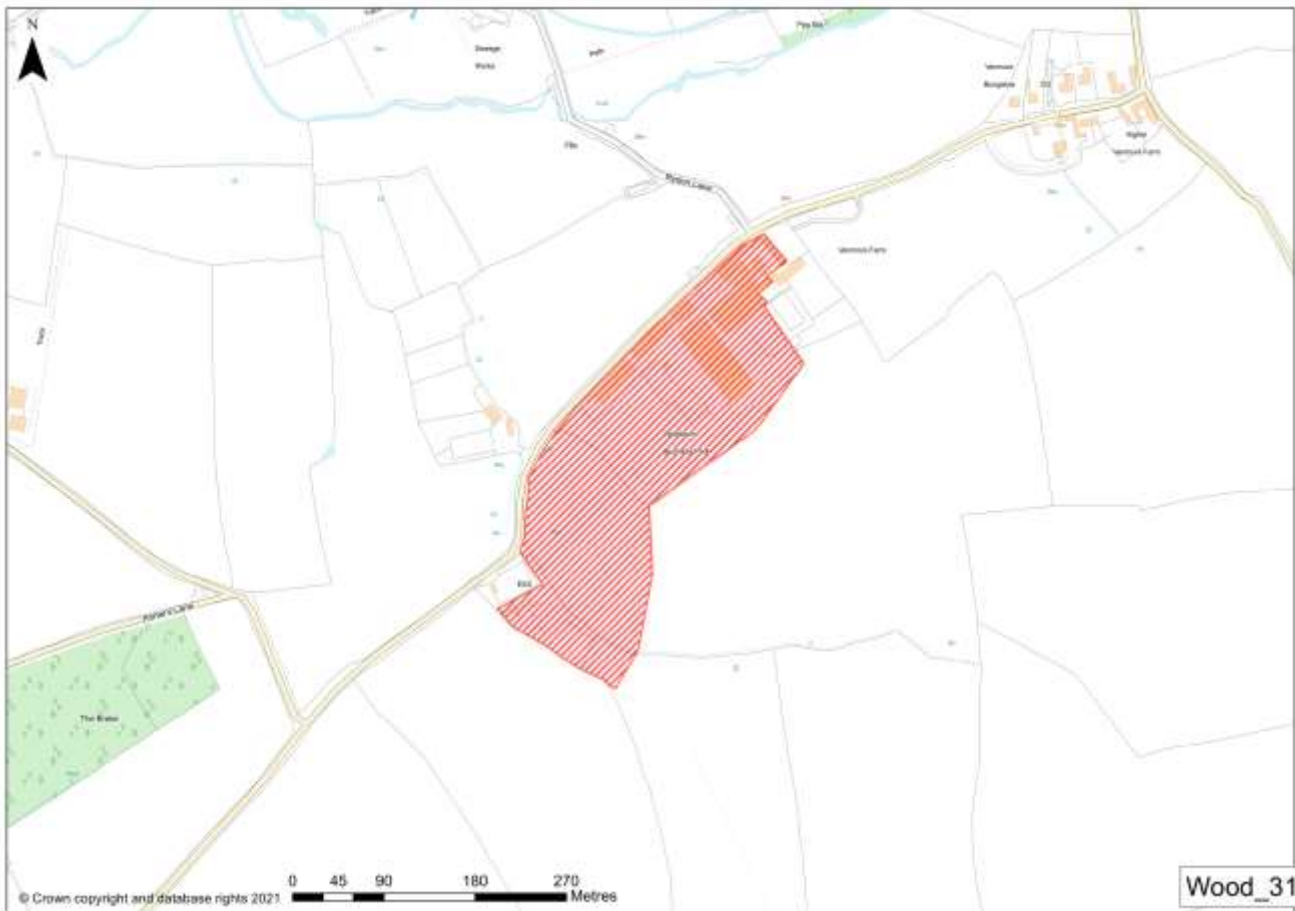
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Woodbury

Reference

Wood_31



Site address	Land Adjoining Woodbury Business Park, Woodbury, EX5 1AY
Outside Cranbrook Plan Area	Yes
Description	Site comprises Woodbury Business Park in eastern part, and part of adjoining field in west. Countryside location, around 500m to the west of Woodbury. The Business Park is flat, whilst area in west slopes relatively steeply (gradient 1:10 to 1:3) in area closest to the road.
Total site size (ha)	5.49
Submitter development type	Office ,Industrial / warehouse (ARA Architects' site plan demonstrates how the existing employment areas (Woodbury Business Park and the Salt Pit employment site) and the expansion area could form one comprehensive employment site. Amount and type of employment floorspace to be investigated.)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	5.50
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	5.50
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 5.5 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heaths mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed Venmore Farm adjacent to north east of site. The existing Business Park screens views of the fields that form the western part of site, so likely limited impact upon its setting.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	1.6km from AONB to east - this distance and topography means views of site not available from AONB. Built form of existing Woodbury Business Park in east of site, but west part is a prominent field set

	within surrounding countryside and wider rural landscape. Open views to site from road along 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	Small section in south west may be Grade 1 agricultural land, the remainder is Grade 3. High surface water flood risk also runs across south west part of site.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines. High pressure gas pipeline and related easement lies beneath the whole site (including the existing Business Park). Discount 5.5 hectares, to reduce gross development area to 0.
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	
DCC Highways comments	A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. In addition the site is remote from other development and facilities with poor ped/cycle links.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	Achievable site from a viability perspective. Good value employment has been delivered in this location through the business park. Office use has helped meet local demand. More recent storage uses offer less employment benefit. Existing road access and services. Poor public transport options. OK broadband provision (40 mbps) from Woodbury exchange via a range of providers.
Panel's conclusions	Probably unachievable due to the position and extent of the HSE High Pressure Gas pipeline and its safeguarding zones across most of the site. The small part of the site that is not within the hazard does not adjoin the road. Without access this residual are could not be developed in isolation.
Site Achievable for Housing	Use unassessed

Site Achievable for Employment	Probably unachievable
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Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	HELAA reference GH/ED/70		
Site overlap description	PARTIAL overlap. 2021 site Wood_31 overlies north western third of site GH/ED/70. But Wood_31 is counted as NIL due to Gas pipeline. So count 3.82 HA of GH/ED/70.		
Total site size	5.49		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	5.50		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid 0	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	5.49		
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 5.5 ha site, 5.5 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 NIL ha.</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 but has not passed Stage B Suitability Assessment and 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)
No	Yes	Use unassessed

Housing Trajectory

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

Employment - Suitable Available Achievable summary

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

Employment Trajectory

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

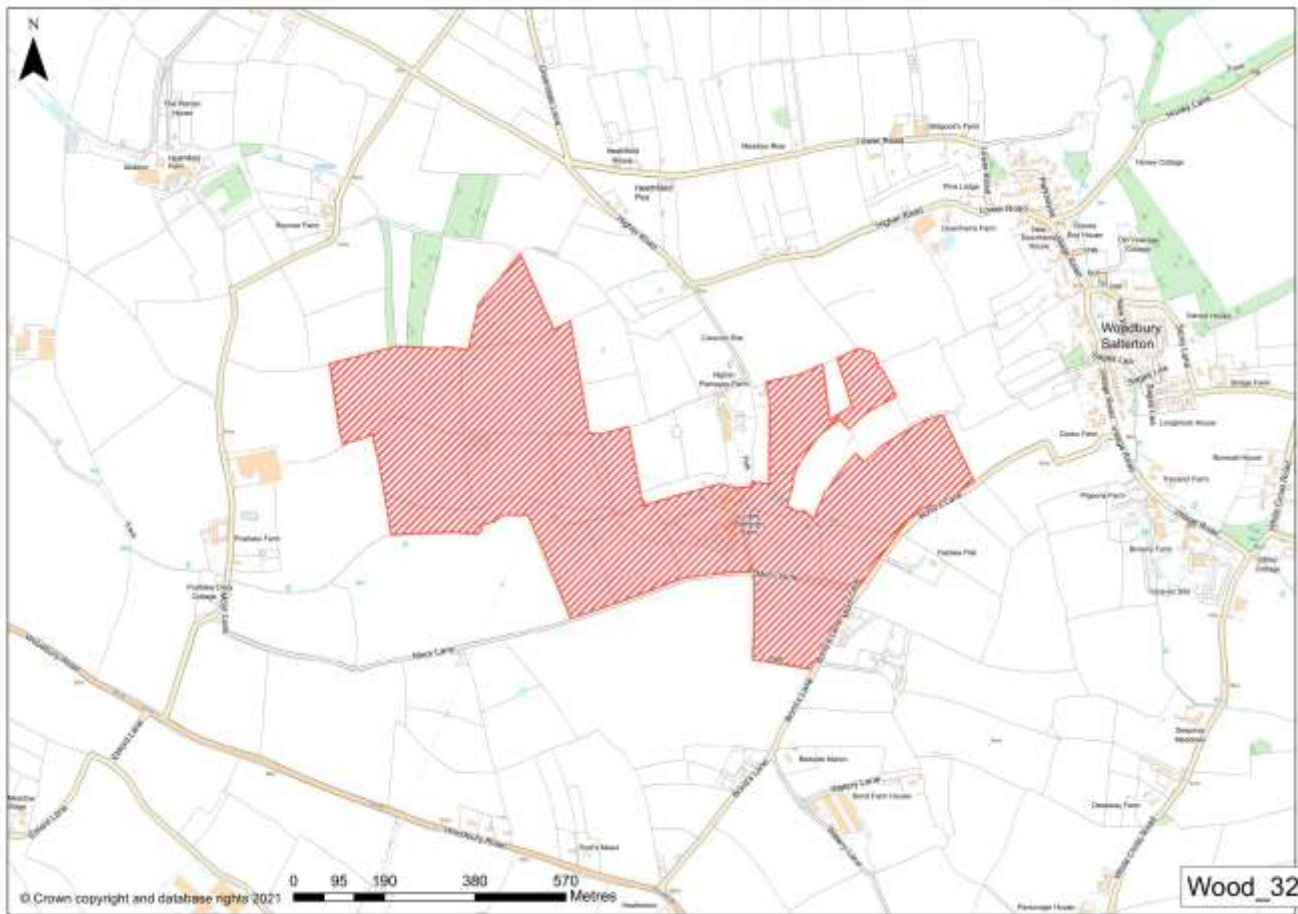
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Woodbury

Reference

Wood_32



Site address	Lower Pilehayes Farm, Woodbury Salterton, Exeter, EX5 1QE
Outside Cranbrook Plan Area	Yes
Description	Large site comprised of numerous fields in countryside to the west of Woodbury Salterton. Relatively flat in the north, but undulating elsewhere. Within site Clge_30 submitted as part of proposal for 'Clyst Valley Garden Village'.
Total site size (ha)	44.42
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people ,Office ,Industrial / warehouse ,Mixed use (The capacity of the various sites to be brought forward is yet to be determined however the GESP Option area put forward a figure of around 4,000 dwellings together with employment uses across the area. Lower Pilehayes Farm extends to 32.03ha (79.15 acres))

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	44.42
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	44.42
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 44.42 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heaths mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Nearest designated assets ar Grade II listed buildings 290m away in Woodbury Salterton - topography and distance means no views of the site are available from these assets.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Large site located within a wider rural area. 1.8km from AONB, but long distance views of site are possible given it covers a large area.

	Apart from occasional farm buildings, there is little presence of built form across the area.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 1 agricultural land in northern tip, and Grade 2 in small section of east. The remaining, large majority of the site is Grade 3. a small slither of high surface water flood risk extends across the middle of the site, east to west.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Education provision needs to be considered alongside Exeter Local Plan Review Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment

EDDC Economic Development comments	
Panel's conclusions	Probably unachievable individually, potentially achievable as part of a wider comprehensive development
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	Clge_30 overlies all of Clge_12 and Wood_32. Count Wood_32 as NIL

Total site size	44.42		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	44.42		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	26.65		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 533	Mid 666	Max 800
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	666		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	44.42		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	<p>Of the 44.42 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 44.42 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. 666 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 666 dwellings. Site is available and suitable but the HELAA Panel concluded that the site is Probably unachievable individually, (potentially achievable as part of a wider comprehensive development). To avoid double counting with Clge_30 , the net capacity of the site excluding overlaps is approximately 0 dwellings.</p> <p>Employment: The site was not submitted for employment - led development although it passes Stages A B Suitability Assessment. For the trajectory in this HELAA the site capacity 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

Housing Trajectory	Number of Dwellings
2020-22 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

Woodbury

Reference

Wood_33



Site address	The Top Yard, Land at Venmore Farm, Woodbury, EX5 1LD
Outside Cranbrook Plan Area	Yes
Description	Level site located to the south west of Woodbury. Existing derelict building in north of site, adjoining the road. Other buildings on site appear to be used for storage. Also hardstanding and small grassed areas on site. Within Wood_05.
Total site size (ha)	0.52
Submitter development type	Homes for sale (up to 9 dwellings. initial feasibility work & indicative sketch layout - shows how 8 dwellings could be accommodated focussing on the previously developed area. Further phases of development could be accommodated on land to S & SW of the site.)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within 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)	0.52
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.52
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.52 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heaths mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Potential for glimpsed views of site from Grade II listed dwelling 39m to east, obscured by intereving vegetation and buildings.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance. Fields surround to south and west, with limited built context provided by existing sporadic dwellings to east and north. Open views into site from road running along northern boundary, but a largely brownfield with existing buildings and storage on site reduces potential 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	Grade 3 agricultural land in strategic assessment. Small slither of land to north along road is subject to medium surface water flood risk.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on th scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required.
DCC Highways comments	Remote from the village with poor ped/cycle access.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	GESP submission reference o4141q0.

Site overlap description	2021 Site Wood_33 (0.5HA) lies wholly within 2017 Site Wood_05. Site Wood_05 availability confirmed in 2022. So count all of Wood_05 and count Wood_33 as NIL.		
Total site size	0.52		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.52		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.42		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 8	Mid 11	Max 13
2. Site promoter – yield (upper)	9		
3. Lower of 1. (Mid) yield and 2. yield	9		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.52		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	<p>Of the 0.52 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.52 ha.</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. 11 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 8 dwellings. 2021 Site Wood_33 (0.5HA) lies wholly within 2017 Site Wood_05 (latter confirmed as available in 2022) To avoid double counting, count all of Wood_05, and count the net capacity of the site Wood_33 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			

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

Housing - Available Suitable Achievable summary

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

Housing Trajectory

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

Employment - Suitable Available Achievable summary

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

Employment Trajectory

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Woodbury	Reference	Wood_34
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Site address	Land to the South of Lower Road, Woodbury Salterton EX5 1AL Easting: 300648, Northing: 089167
Outside Cranbrook Plan Area	Yes
Description	Greenfield site, comprising flat, isolated field in countryside location. Around 400m to the west of Woodbury Salterton. Road frontage on north and south boundaries of the site (Lower Road and Higher Road) but proposed access is on the southern boundary via easement, on to Higher Road, providing access to Woodbury Salterton and road network.
Total site size (ha)	1.32
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent (number of dwellings not specified)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.32
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.32
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.32 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heaths mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Nearest designated asset is 358m to east - no impact due to distance and lack of intervisibility.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance. Views of site available from the lanes that run along north and south. Site is surrounded by fields, with limited/nil presence of built form.
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Entire site is Grade 1 agricultural land in the strategic assessment.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	Yes
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on th scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements that others. Safe walking routes are always required.
DCC Highways comments	remote from the village with poor ped/cycle links.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	N/A
Site overlap description	No overlap
Total site size	1.32
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00

Gross development area – Passes Stage B Housing	1.32		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	1.06		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 21	Mid 27	Max 32
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	27		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	27		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.32		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	<p>Of the 1.32 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.32 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. 27 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 27 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 27 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	27
Developable 1/4/2032 to 31/3/2037	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

Woodbury

Reference

Wood_35



Site address	Former Sewage Treatment Works Woodbury Salterton, EX5 1QZ
Outside Cranbrook Plan Area	Yes
Description	Level site, located on the northern edge of Woodbury Salterton. Comprised of small field, area of former sewage treatment works, and long access road.
Total site size (ha)	0.60
Submitter development type	Homes for sale ,Affordable homes ,Custom and self-build homes ,Office (up to 3 selfbuild homes or small offices or workshops or combination of the above)

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. 0.04 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). 0.04ha 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)	0.60
GDA Passes Stage A – Employment (ha)	0.56
GDA Discounted at Stage A – Employment (ha)	0.04
Stage A Assessment conclusion	Approx 0.56 ha passed Stage A Suitability Assessment for employment. Site is above the site area size for housing but submitted as available for only 3 dwellings which is below the dwelling number threshold so does not pass Stage A Suitability Assessment.
Does site pass Stage A Assessment - Housing	No
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heaths mitigation zone. TPO runs along the northern boundary of site.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed building 20m from western edge of site, but potential built development would likely be in the eastern part of site, so unlikely to impact upon this asset.

For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is enclosed by mature trees and hedgerow, meaning limited views into site from public roads. Rural character from surrounding fields to north and east, with limited context of built form arising from the edge of Woodbury Salterton to south, and Greendale Business Park in medium distance views 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	Western part of site is Grade 1 agricultural land, eastern part if Grade 3. Flood zone 3 and high surface water flood risk along eastern and southern edge, with high surface water flood risk also in northern part of site. Site is located within waste consultation 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	No
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on th scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements that others. Safe walking routes are always required.
DCC Highways comments	The road to Sewage Works is narrow with substandard junction onto Lower Road. Unlikely to be acceptable.
DCC Minerals comments	
DCC Waste comments	Site within WCZ. No WPA objection.
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	0.60		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.56		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	3		
3. Lower of 1. (Mid) yield and 2. yield	3		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.04		
Gross development area – Passes Stage B Employment (Ha)	0.56		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.6 ha site, approximately 0.04 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. 0.56 ha. Housing : Site has not passed Stage A Suitability Assessment because site available only for 3 dwellings which is below the dwelling number		

threshold so for the trajectory the net capacity of the site excluding overlaps is now NIL dwellings.
 Employment: Although Passed Stage A and B Suitability Assessment for employment, the site is not submitted as available for employment and therefore for the trajectory the net capacity of the site is NIL hectares.

GENERAL COMMENT FOR ALL SITES

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

Housing - Available Suitable Achievable summary

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

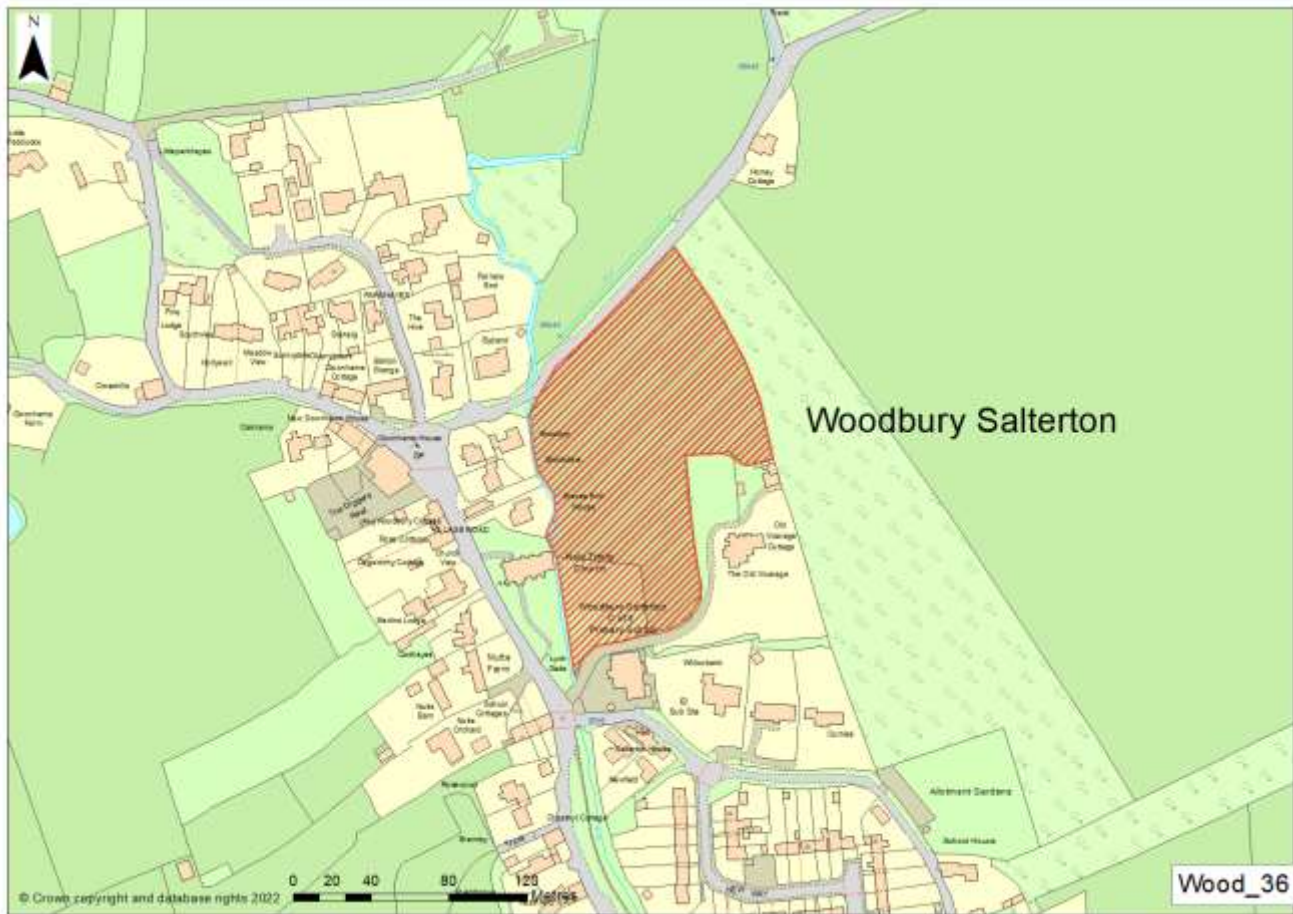
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Woodbury

Reference

Wood_36



Site address	Land at Honey Lane, Woodley Salterton, Devon, EX5 1PP
Outside Cranbrook Plan Area	Yes
Description	Flat site, located adjacent to the north eastern edge of Woodbury Salterton. Currently a field.
Total site size (ha)	1.49
Submitter development type	Homes for sale ,Custom and self-build homes ,Homes for older people (10 -20 Houses of a similar character and density to the surrounding village.)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within the period of 11-15 years
Submission year	2021
2017 Site -2022 confirmation of availability	
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
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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. 0.22 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). 0.22ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.27
GDA Discounted at Stage A – Housing (ha)	0.22
GDA Passes Stage A – Employment (ha)	1.27
GDA Discounted at Stage A – Employment (ha)	0.22
Stage A Assessment conclusion	An area of approximately 1.27 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heaths mitigation zone. TPO for several trees in western edge of site, and for a tree in the southern part of the site. TPO also covers an areas of land that runs along the eastern boundary of site.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Three Grade II listed buildings within 10m of site (church to west, school to south, and Old Vicarage to east) make this a sensitive site in heritage terms.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	Existing development adjoins to west and south provides some built context for the site, albeit in the form of low density housing, church, primary school, and vicarage. Fields to north and east lend a rural character, although there are medium distance views to Greendale Business Park 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 in strategic assessment. Flood zone in western part of site, so yield reduced accordingly. Also high surface water flood risk in this area. Flood zone 3 and high surface water flood risk also along Honey Lane adjoining the north of the site. Northern tip of site falls within waste consultation zone.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on th scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required.
DCC Highways comments	Poor ped links to the village for a site of this scale.
DCC Minerals comments	
DCC Waste comments	Small corner of site extends into the edge of the WCZ. No WPA objection
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
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Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	1.49		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.22		
Gross development area – Passes Stage B Housing	1.27		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	1.02		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 20	Mid 26	Max 31
2. Site promoter – yield (upper)	20		
3. Lower of 1. (Mid) yield and 2. yield	20		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	10		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.22		
Gross development area – Passes Stage B Employment (Ha)	1.27		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	<p>Of the 1.49 ha site, approximately 0.22 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. 1.27 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. 26 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 20 dwellings. Site is available and suitable. However, HELAA Panel concluded that the site is Probably achievable for smaller scale development. Therefore for the</p>		

	<p>trajectory 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>
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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)
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	10
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	Woodbury	Reference	Wood_37
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Site address	Cricket Field off Town Lane, Woodbury,
Outside Cranbrook Plan Area	Yes
Description	Site comprises several fields and cricket ground on the eastern edge of Woodbury. Most of the site is relatively level with a gentle west to east slope. Some overlap with site Wood_20.
Total site size (ha)	5.18
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (Approximately 20-30 units)

Availability assessment

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

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
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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. 0.59 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). 0.59ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	4.59
GDA Discounted at Stage A – Housing (ha)	0.59
GDA Passes Stage A – Employment (ha)	4.59
GDA Discounted at Stage A – Employment (ha)	0.59
Stage A Assessment conclusion	An area of approximately 4.59 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heaths mitigation zone. TPO on western edge of site.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed dwelling 23m to north west of site - there are intervening mature trees and hedgerow, but potential impact upon its setting. Another Grade II listed building 150m to south also has views into 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	AONB is 441m to east, potential for long distance views from the AONB into the site. Mature hedgerow helps to screen the north and south parts of the site, but the central section (part of the cricket ground) has fairly open views from the housing to the west. Existing dwellings along Town Lane to west provide some built form as context. Site is well contained by existing trees and hedgerow from external views, but site itself has an open, rural character.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. Flood zone 3 in northern part of site, so yield reduced accordingly. Also high surface water flood risk along northern edge of site.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on th scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements that others. Safe walking routes are always required.
DCC Highways comments	A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. In detail it should be considered alongside Wood_ 20 and 23.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	HELAA 2017 NON GESP Reference Number: WOOD_20		
Site overlap description	2021 site Wood_37 overlies 70% of 2017 Site Wood_20. 37. About 50% of Site Wood_37 lies outside Wood_20. Count all of Wood_37.		
Total site size	5.18		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.59		
Gross development area – Passes Stage B Housing	4.59		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	2.75		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 55	Mid 69	Max 82
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)	0.59		
Gross development area – Passes Stage B Employment (Ha)	4.59		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 5.18 ha site, approximately 0.59 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. 4.59 ha.		

	<p>Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 69 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>
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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)
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	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

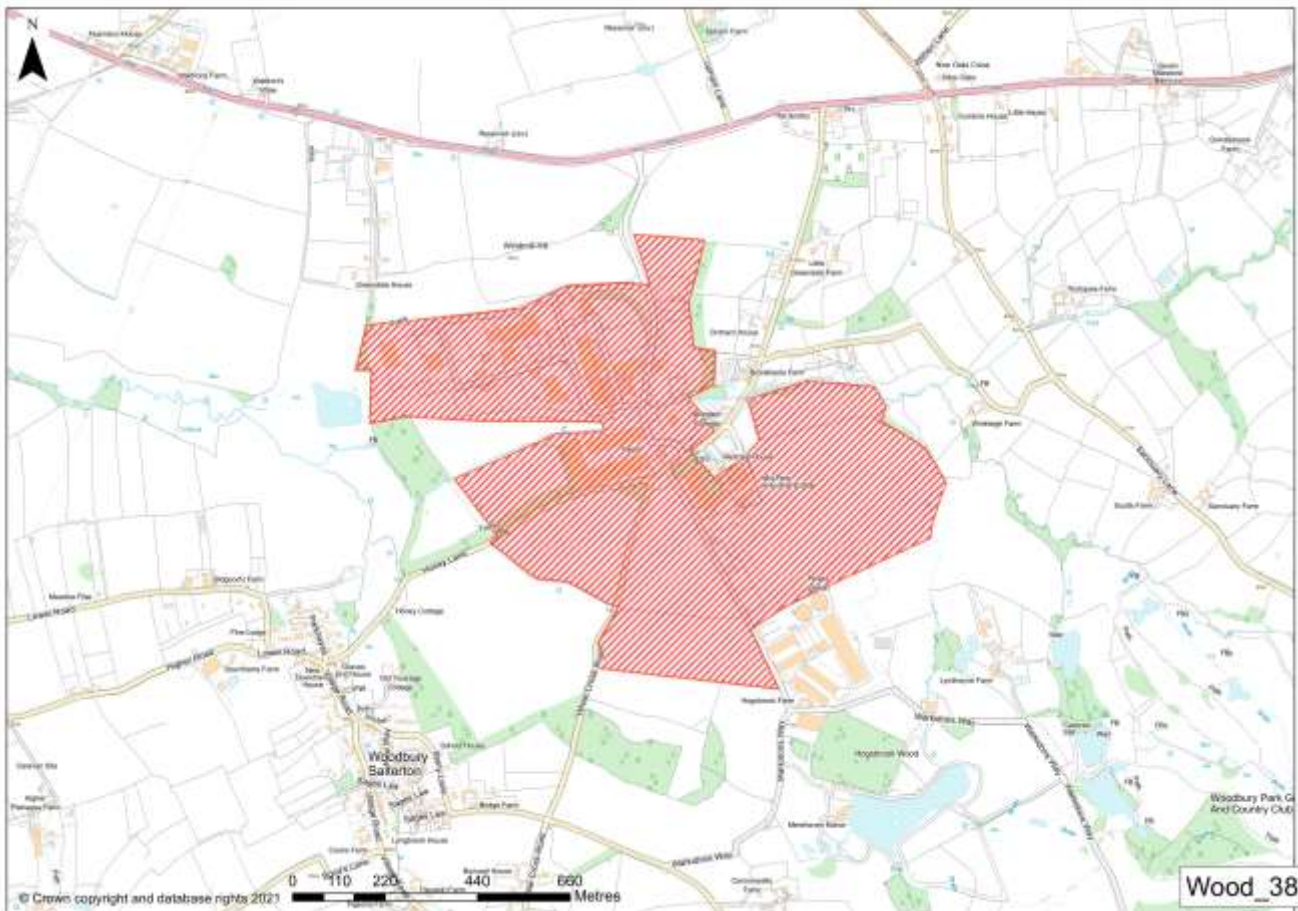
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Woodbury

Reference

Wood_38



Site address

Greendale Business Park, Sidmouth Road, Woodbury Salterton, Exeter, EX51EX

Outside Cranbrook Plan Area

Yes

Description

Comprises existing Greendale Business Park and 4-5 fields surrounding to south. The ground level of the existing business park is flat, but fields gently slope north to south. Site is located around 500m north west of Woodbury Salterton.

Total site size (ha)

72.11

Submitter development type

Office ,Industrial / warehouse ,Retail ,Renewable energy (The proposals for the site are included in the appended Masterplan Document. The six land parcels identified as suitable for development cumulatively total 37.94ha gross and provide up to 21.74ha of net additional employment space. These parcels have been analysed individually to determine the appropriate uses and the net developable footprint within the plot. The details of the separate plots are as follows:

Parcel	Proposed Uses	Plot Area (Ha)	Max Footprint (Ha)
A	B1	1.80	0.74
B	B2/B8	2.08	1.09
E1	B2/B8	5.62	3.88
F1	B2/B8	5.30	3.28
F2	B2/B8	8.59	4.29
H	B2/B8	14.55	8.46
		Total	37.94
			21.74

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 2.2 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 2.2ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	69.90
GDA Discounted at Stage A – Housing (ha)	2.20
GDA Passes Stage A – Employment (ha)	69.90
GDA Discounted at Stage A – Employment (ha)	2.20
Stage A Assessment conclusion	An area of approximately 69.9 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

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

Biodiversity commentary	Within Exe Estuary and Pebblebed Heaths mitigation zone. Several TPOs cover parts of the site. Hogsbrook Farm County Wildlife Site located 131m to south.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed Greendale Barton is located in the centre of the site, on the southern edge of the existing business park. Grade II listed Brooklands Farm is around 30m from edge of site in north west - mature trees obscure views into the site, but potential impact upon this asset.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Limited sense of the site from the A3052 to the north, but views from the access road quickly become apparent showing the extensive existing business park in the foreground and fields beyond. There are open views of the site from lane (Warkidons Way) to the south, which show the built form of the existing business park set lower down the valley, along with Hogsbrook Farm buildings to east, surrounded by rural context of agricultural fields rising to the south. Similar findings for view along White Cross Road and Honey Lane - predominantly rural context, with the presence of existing business park in views 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	Northern tip of site may contain Grade 2 agricultural land, but the remainder is Grade 3. A slither of Flood zone 3 and high surface water flood risk bisects the central part of the site, east to west. Flood risk also present on western and eastern fringes. Most of site, except southern and eastern edge, is within waste consultation zone. Southern part of site is within (outer) water protection zone.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines. High pressure gas pipeline and related easement lies beneath 26.8 Ha of site. Also 24.5 Ha on land with existing employment development. Discount 51.3 Ha to reduce gross development area to 20.8 hectares.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes

Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.

DCC Education comments	Will require additional primary. Secondary (see re Exmouth) and special provision
DCC Highways comments	A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy
DCC Minerals comments	
DCC Waste comments	Site falls within the WCZ for Greendale Barton Industrial Estate but there is no objection as the proposed development type is similar to as existing and therefore is likely to be compatible.
EDDC Environmental Health comments	

Achievability assessment

EDDC Economic Development comments	Achievable site from an economic viability perspective. As elsewhere, storage uses offer less employment benefit. Existing access to A3052. Strong fibre broadband connectivity across the site. Clear capacity of the landowner/developer to deliver employment premises within 5+ years. Primary delivery factor likely to be planning. From an economic development perspective no serious concerns in terms of the site coming forward for employment use.
Panel's conclusions	Probably unachievable on the whole site due to the position and extent of the HSE High Pressure Gas pipeline and its safeguarding zones across the central/ eastern part of the site, plus the small amount of Flood Zone 3 in the west. However, possibly achievable on the reduced area outside the hazard area, including on significant land parcels on the western part of the site
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably unachievable

Potential capacity

Planning application	
Planning Status	
Previous HELAA site ref no(s)	GESP Submission
Site overlap description	Partial Overlap. All of GH/ED/63, GH/ED/65 plus 15 Ha of GH/ED/64 lie in Wood_38. Part of Wood_38 lies outside the 2017 sites. Wood_38 not reassessed. So count Wood_38 as NIL. Count all of all of GH/ED 63, GH/ED/64 and GH/ED/65.
Total site size	72.11
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	51.30
Gross development area – Passes Stage B Housing	20.80
Gross to net area conversion factor applied %	0.60
Net developable area (ha)	0.00

Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid 0	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	51.30		
Gross development area – Passes Stage B Employment (Ha)	20.80		
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 72.1 ha site, 51.3 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 20.8 ha.</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 and 20.8 HA of GDA has passed Stage B Suitability Assessment and therefore for the trajectory. However, to avoid double counting of overlaps with other sites the net capacity of the site Wood_38 is NIL hectares for the employment 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

Employment Trajectory Hectares

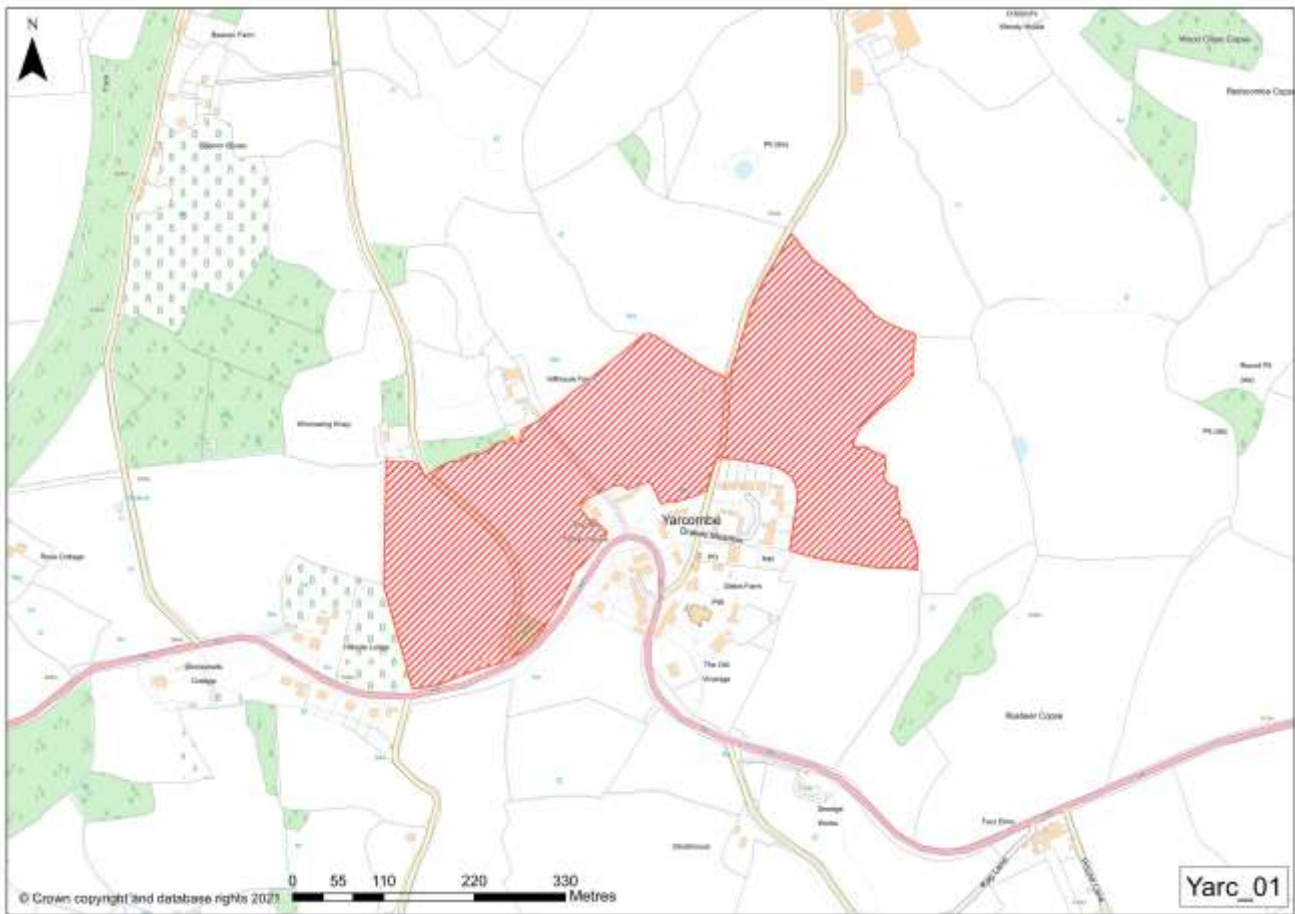
2020-22 Completions	0

Phasing of future housing development

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Yarcombe	Reference	Yarc_01
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Site address	Land north of the A30 and south of Drakes Meadow, Yarcombe, Honiton, Devon, EX14 9AA
Outside Cranbrook Plan Area	Yes
Description	Sloping site, Large agricultural field adjacent to the northern edge of Yarcombe built area and A30.
Total site size (ha)	14.62
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people ,Industrial / warehouse ,Renewable energy ,Mixed use (in excess of five residential dwellings and exceeds 0.15 hectares in size. Similarly, the site is in excess of 0.25 hectares in size and would be capable of providing economic development in excess of 500m ² .)

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)	14.62
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	14.62
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 14.62 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 less than 4 different local facilities and over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	The site falls in the catchment of the River Axe SAC.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade I listed Yarcombe Church and 7 Grade II listed buildings within 120m of site make this a sensitive site in heritage terms
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Located entirely within Blackdowns AONB. Wide, open views into site available from A30, road and AONB.
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	The site fall in Flood zone 2 and high risk of surface water flooding. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	No
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Stockland Primary can support limited number but not 2 ha, pressure at secondary when considered in combination with other sites. Home to school transport would be required. Not sustainable sites educationally given transport implications.
DCC Highways comments	Access available via the unclassified but council-maintained highways north of the A30.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment

EDDC Economic Development comments	
Panel's conclusions	Probably unachievable given steep topography limiting the scale of development, which may make the site unviable to deliver improvements to the road network, although potential that an engineering solution eg creating plateaus, would be achievable for a site of this size.
Site Achievable for Housing	Probably unachievable unless
Site Achievable for Employment	Use unassessed

Potential capacity

Planning application	
Planning Status	
Previous HELAA site ref no(s)	N/A
Site overlap description	No overlap
Total site size	14.62
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	14.62

Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min	Mid	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	14.62		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Passed Stage A Assessment but did not pass Stage B assessment due to the unacceptable impacts identified above. Housing : Site potential therefore NIL Dwellings Employment: Site potential therefore NIL Hectares		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary

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

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

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

Employment - Suitable Available Achievable summary

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

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

Stage A suitability assessment	
Does the site meet the minimum 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)	5.18
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	5.18
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 5.18 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 less than 4 different local facilities and over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	The site falls in the catchment of the River Axe SAC.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed dwelling 116m to west of site, There is substantial existing development in between so no intervening views.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Located entirely within Blackdowns AONB.open views into southern part of site available from A303.
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	The site fall in low risk of surface water flooding
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	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	Stockland Primary can support limited number but not 2 ha, pressure at secondary when considered in combination with other sites. Home to school transport would be required. Not sustainable sites educationally given transport implications.
DCC Highways comments	Inappropriate remote location with poor ped cycle links for a site 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 if
Site Achievable for Employment	Use unassessed

Potential capacity

Planning application	
Planning Status	
Previous HELAA site ref no(s)	N/A
Site overlap description	No overlap
Total site size	5.18
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	5.18
Gross development area – Passes Stage B Housing	
Gross to net area conversion factor applied %	0.60
Net developable area (ha)	0.00

Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min	Mid	Max
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	5.18		
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	Passed Stage A Assessment but did not pass Stage B assessment due to the unacceptable impacts identified above. Housing : Site potential therefore NIL Dwellings Employment: Site potential therefore NIL Hectares		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Yarcombe

Reference

Yarc_03



Site address	Land north of the A303, Marsh, Yarcombe, Devon, EX14 9AJ
Outside Cranbrook Plan Area	Yes
Description	Sloping site adjacent to A303, located the entry of a group of dwellings in Marsh.
Total site size (ha)	0.54
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people ,Industrial / warehouse ,Retail ,Renewable energy ,Mixed use (in excess of five residential dwellings and exceeds 0.15 hectares in size. Similarly, the site is in excess of 0.25 hectares in size and would be capable of providing economic development in excess of 500m ² .)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.54
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.54
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.54 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 less than 4 different local facilities and over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	The site falls in the catchment of the River Axe SAC.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed dwelling 139m to west of site, There is substantial existing development in between so no intervening views.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Located entirely within Blackdowns AONB.open views into site available from A303.
For Housing - Will the 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 risk
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	No
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Stockland Primary can support limited number but not 2 ha, pressure at secondary when considered in combination with other sites. Home to school transport would be required. Not sustainable sites educationally given transport implications.
DCC Highways comments	This site is remote and may not be sustainable; however in access terms from the county highway network it would be acceptable. HA Comment: We would wish to see the associated Transport Statement.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment

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

Potential capacity

Planning application	
Planning Status	
Previous HELAA site ref no(s)	N/A
Site overlap description	No overlap
Total site size	0.54
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.54
Gross development area – Passes Stage B Housing	
Gross to net area conversion factor applied %	0.80
Net developable area (ha)	0.00

Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min	Mid	Max
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.54		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Passed Stage A Assessment but did not pass Stage B assessment due to the unacceptable impacts identified above. Housing : Site potential therefore NIL Dwellings Employment: Site potential therefore NIL Hectares		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Yarcombe	Reference	Yarc_04
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Site address	Land adjacent to road through Marsh Village (Parish of Yarcombe), EX14 9AH
Outside Cranbrook Plan Area	Yes
Description	Sloping site, surrounded by group of dwellings in Marsh, with local road access.
Total site size (ha)	0.38
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes (either two detached dormer bungalows or houses (in keeping with others in village) through to a row of terraced cottages (opposite existing terraced cottages) or even a small starter homes development of up to eight 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)	0.38
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.38
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.38 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities and over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	The site falls in the catchment of the River Axe SAC.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed dwelling 39m to west of site, There is substantial existing development in between so no intervening views.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Located entirely within Blackdowns AONB. Few surrounding roads and tall trees and thick hedgerow limit views into site.
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	The site fall in low risk of surface water flooding
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	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	Stockland Primary can support limited number but not 2 ha, pressure at secondary when considered in combination with other sites. Home to school transport would be required. Not sustainable sites educationally given transport implications.
DCC Highways comments	Remote location with poor ped/cycle links, may be suitable for limited frontage 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 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	0.38
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.38
Gross development area – Passes Stage B Housing	
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)	8		
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)	0.38		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Passed Stage A Assessment but did not pass Stage B assessment due to the unacceptable impacts identified above. Housing : Site potential therefore NIL Dwellings Employment: Site potential therefore NIL Hectares		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Yarcombe

Reference

Yarc_05



Site address	Land and buildings part at Yonder Marsh Farm Marsh Honiton, EX14 9AH
Outside Cranbrook Plan Area	Yes
Description	Sloping site, surrounded by group of dwellings in Marsh, with narrow lane access.
Total site size (ha)	0.24
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (15 - 20 dwellings (small scale starter homes) Low carbon development with live/work units.)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	No
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	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)	0.24
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.24
Stage A Assessment conclusion	An area of approximately 0.24 ha has passed the Stage A Suitability Assessment for housing but not 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 less than 4 different local facilities and over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	The site falls in the catchment of the River Axe SAC.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed dwelling 56m to west of site, There is substantial existing development in between so no intervening views.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Located entirely within Blackdowns AONB.
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	The site fall in low risk of surface water flooding
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	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	Stockland Primary can support limited number but not 2 ha, pressure at secondary when considered in combination with other sites. Home to school transport would be required. Not sustainable sites educationally given transport implications.
DCC Highways comments	Remote location with poor ped/cycle links, may be suitable for limited frontage 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 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	0.24
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.24
Gross development area – Passes Stage B Housing	0.00
Gross to net area conversion factor applied %	1.00
Net developable area (ha)	0.00

Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min	Mid	Max 7
2. Site promoter – yield (upper)	20		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.24		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Passed Stage A Assessment but did not pass Stage B assessment due to the unacceptable impacts identified above. Housing : Site potential therefore NIL Dwellings Employment: Site potential therefore NIL Hectares		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary

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

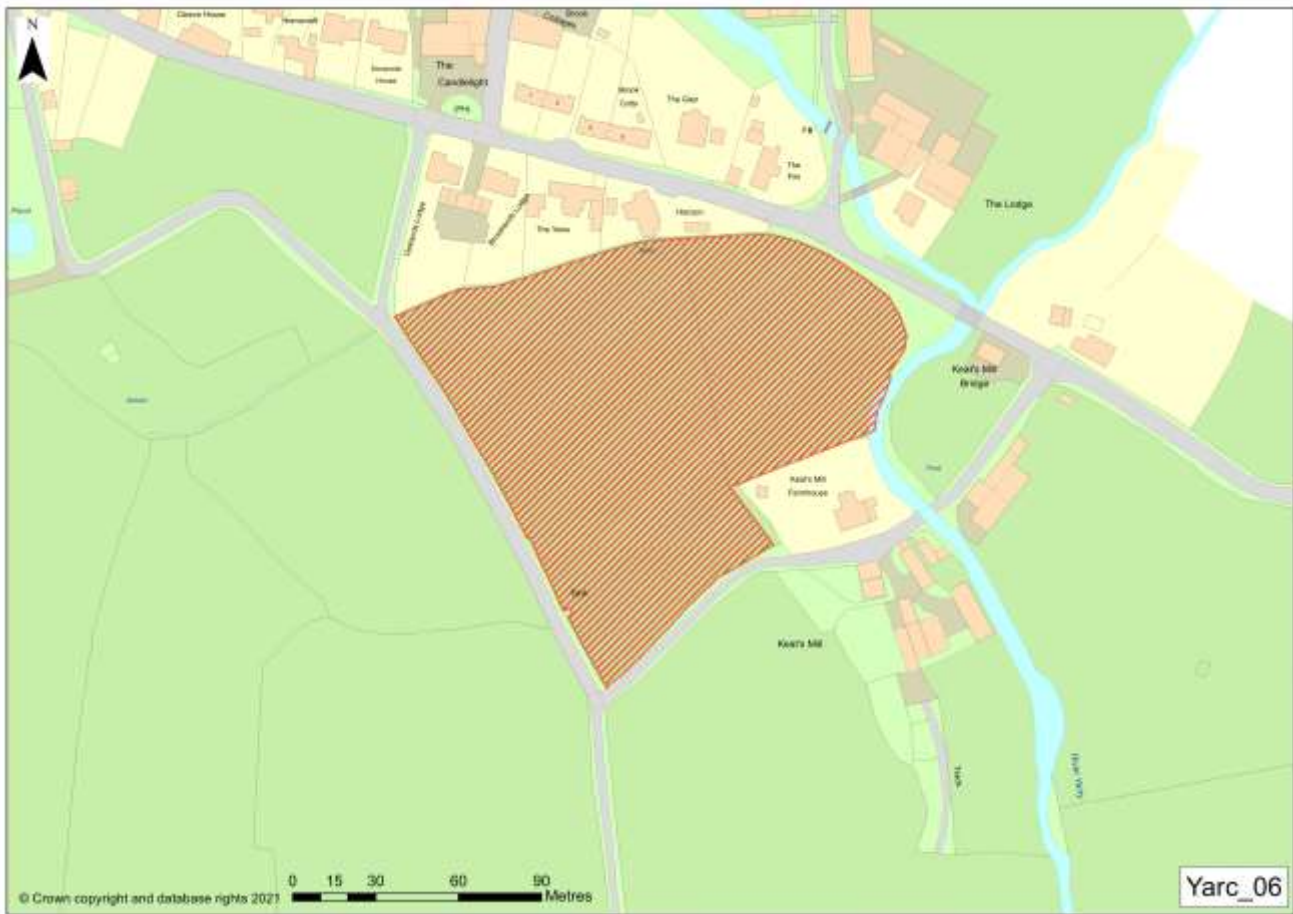
Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Yarcombe	Reference	Yarc_06
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Site address	Land to the north of Keats Mill Lane/south of Bishopswood Road, Bishopswood, Otterford, Somerset, TA20 3RU
Outside Cranbrook Plan Area	Yes
Description	Sloping site, located on the eastern edge of Bishopswood built area. Adjoined by fields to south and west and existing dwellings to north and east
Total site size (ha)	1.66
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people ,Industrial / warehouse ,Renewable energy ,Mixed use (in excess of five residential dwellings and exceeds 0.15 hectares in size. Similarly, the site is in excess of 0.25 hectares in size and would be capable of providing economic development in excess of 500m ² .)

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. 0.08 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)	1.58
GDA Discounted at Stage A – Housing (ha)	0.80
GDA Passes Stage A – Employment (ha)	1.58
GDA Discounted at Stage A – Employment (ha)	0.80
Stage A Assessment conclusion	An area of approximately 1.58 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities and over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	The site falls in the catchment of the River Axe SAC.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed Keats Mill Farm 31m to south east of site
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	Located entirely within Blackdowns AONB. Wide, open views into western part of site available from lane. Tall Trees limit public views from eastern part of site.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	The site fall in Flood zone 2 & 3 and high risk of surface water flooding
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	No
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	On very edge of Devon. Would require school transportation. Potentially better solution for education facing east.
DCC Highways comments	The site appears large given the facilities in Bishopswood. The highway impacts will be felt on Somerset CC roads, who should be consulted.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment

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

Potential capacity

Planning application	
Planning Status	
Previous HELAA site ref no(s)	N/A
Site overlap description	No overlap
Total site size	1.66
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	1.66
Gross development area – Passes Stage B Housing	0.00

Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min	Mid	Max
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	1.66		
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	Passed Stage A Assessment but did not pass Stage B assessment due to the unacceptable impacts identified above. Housing : Site potential therefore NIL Dwellings Employment: Site potential therefore NIL Hectares		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary

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

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

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

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