

APPENDIX F(iii)

SITES SUBMITTED IN RESPONSE TO THE 2022 EAST DEVON CALL FOR SITES

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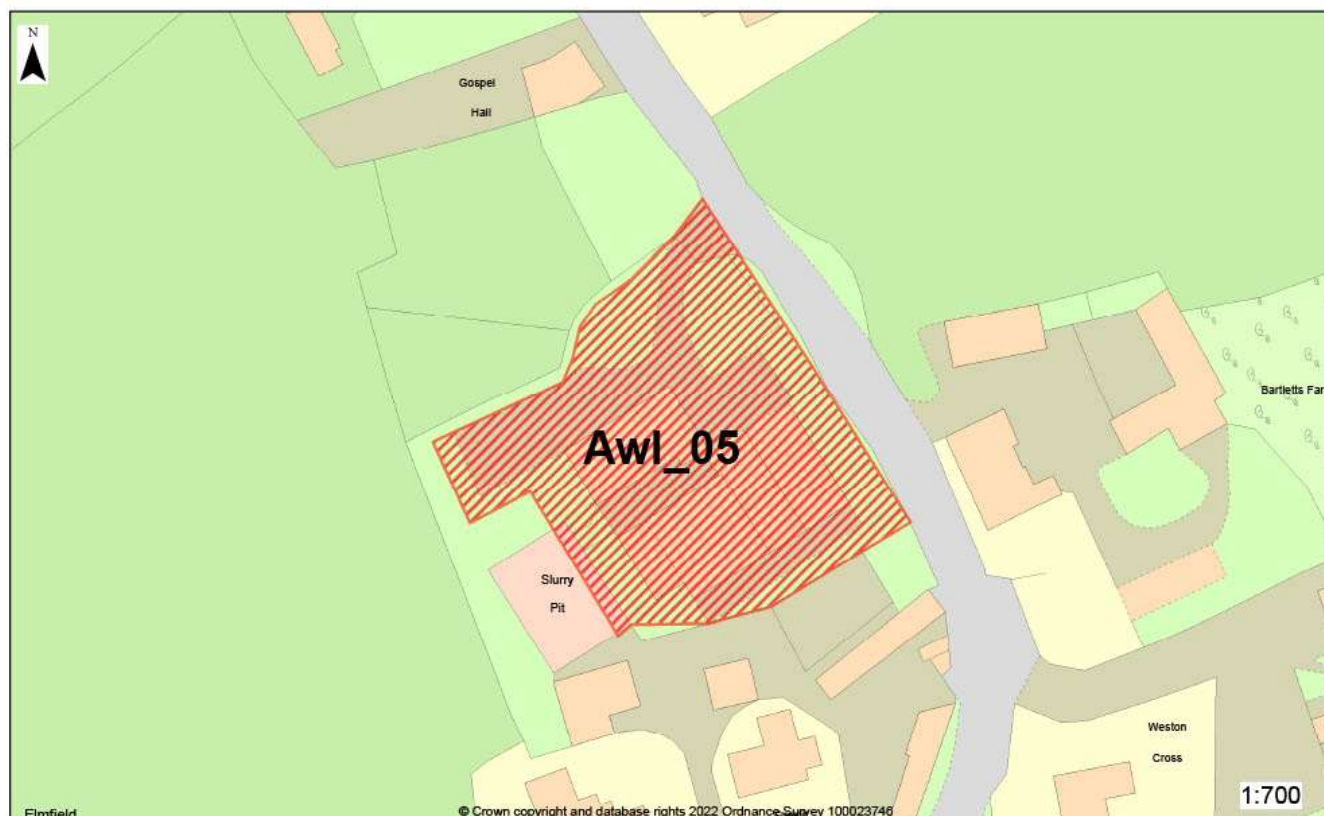
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Awliscombe

Reference

Awl_05



Call For Sites 2022

Site address	Crosshill Farm, Weston, Honiton, Ex14 3PF
Outside Cranbrook Plan Area	Yes
Description	Small flat greenfield site containing agricultural barns, located to the north of Weston Cross at the periphery of Weston. The site has existing access to road frontage, and is located on the west side of the road from Weston to Awliscombe. To the south of the site are the curtilages of existing dwellings, and permitted new build garage/forge. Existing trees on western and eastern/roadside boundaries.
Total site size (ha)	0.24
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale (5+ dwellings)- site currently has planning approval for change of use of agricultural buildings to 5 x dwellings under prior approval - application 21/1887/PDQ. (NOTE: It is reasonable to infer that the HELAA submission is for C3 dwellings).

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	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?	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 0.2375 Ha has passed the Stage A Suitability Assessment for housing but not for employment due to the site size being below the size threshold for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Not in close proximity to designated heritage assets. Grade 1 building 1600m away, Grade 2 listed building 100m away
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	Outside AONB. Devon Character Area - Clyst Lowland Farmlands. LCT Ref : 3B. Lower rolling farmed and settled valley slopes
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Not in Flood Zone 3. Grade 3 agricultural land in strategic assessment.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	2021 Awliscombe comments: In close proximity to the primary school which has some capacity to support development. Transport costs for secondary would apply. Additional secondary capacity required
DCC Highways comments	Site accessibility: Existing outline consent for up to 5 dwellings. Site accessibility: Note: Proximity would likely see a high reliance on independent travel where footfall would be on the public carriageway. Apparent scope to improve existing visibility splays. No significant issues
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of contaminated land, consideration of the risk of pollution/contamination being caused by the demolition of structures from the development site. Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase

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

Potential capacity	
Planning application	21/1887/PDQ
Planning Status	PRIOR APPROVAL GRANTED for change of use of agricultural buildings to 5 x dwellings. Approved 1 September 2021
Previous HELAA site ref no(s)	

Site overlap description	WHOLE - 21/1887/PDQ PRIOR APPROVAL GRANTED for change of use of agricultural buildings to 5 x dwellings but is not included in the 2021/22 Housing Monitoring Update. COUNT Awl_05 as 5 dws for the trajectory.		
Total site size	0.24		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.24		
Gross to net area conversion factor applied %	100		
Net developable area (ha)	0.24		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 5	Mid 5	Max 7
2. Site promoter – yield (upper)	5		
3. Lower of 1. (Mid) yield and 2. yield	5		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	5		
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)	0.00		
SITE POTENTIAL	Of the 0.2375 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 0.2375 ha. HOUSING : Site submitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 5 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 5 dwellings. The site passes Stages A and B Suitability Assessment and Achievability for housing. 2021 approval for 5 dwellings (Class Q) not yet included in HMU counts so for this HELAA trajectory, count Awl_05 (ie not double counting). The net site capacity is 5 dwellings. EMPLOYMENT : The site is not submitted as available for employment, and does not pass Stages A and B Suitability Assessment for employment as the site is below the size threshold. Therefore the site capacity for employment is NIL ha.		

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

Employment Trajectory	Hectares
2020-22 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

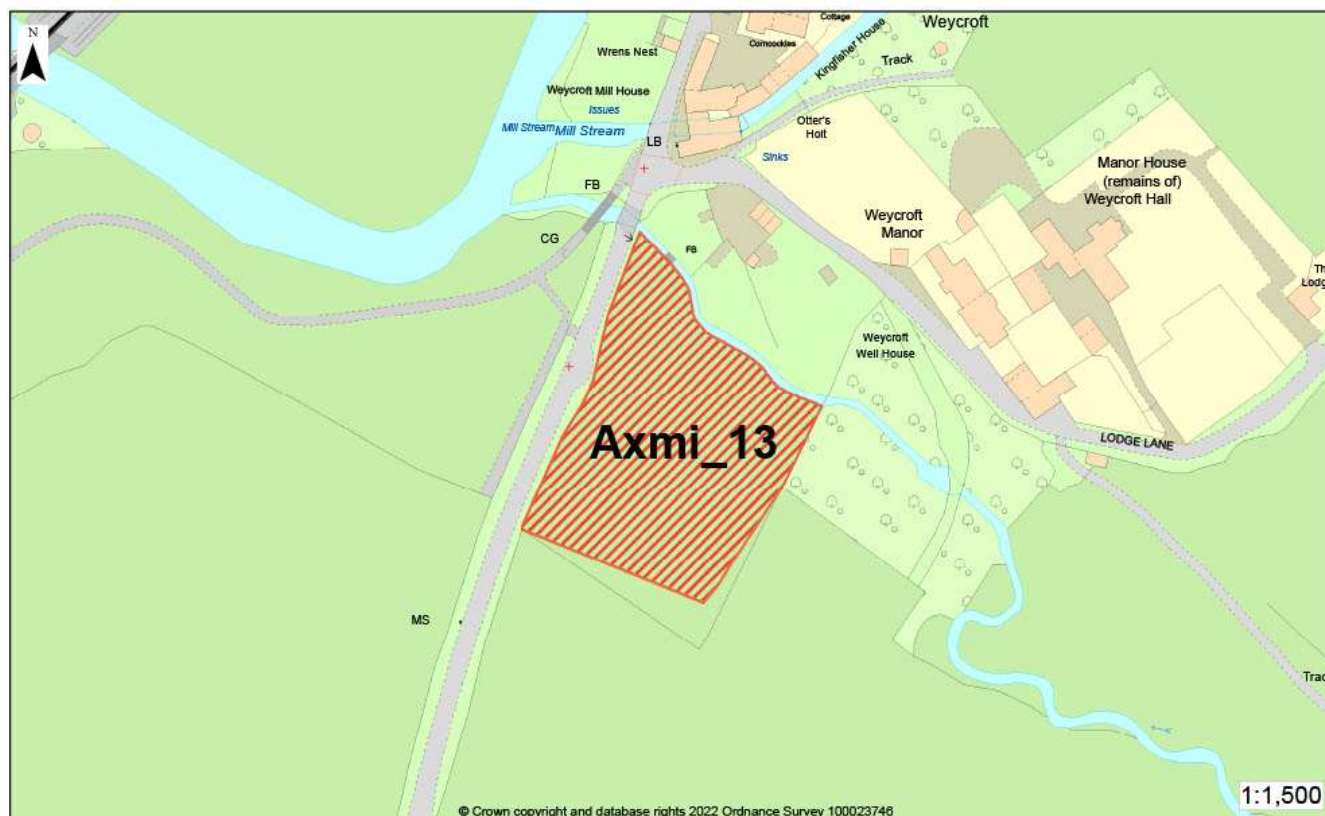
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Axminster

Reference

Axmi_13



Call For Sites 2022

Site address	Land East Side of Chard Road, South of Weycroft Brook Near Weycroft, Axminster, EX13 5HL
Outside Cranbrook Plan Area	Yes
Description	Relatively flat, roughly rectangular field with a slight gradient to the existing farm boundary. Land to the south slopes down into a valley towards Axminster. Agricultural land to the west. Site abuts agricultural land to south and east which separates Axminster and the hamlet of Weycroft. Site lies outside the mixed use allocation (Axminster eastern extension) in the East Devon LP. Axmi_13 is in close proximity to Weycroft. To the north/north east is a small car parking area and two small groups of existing buildings, including dwellings. Site lies east of Chard Road, A358 with road frontage and direct access from the A358. Some mature trees on the Chard Road Boundary, plus willow trees on the northern boundary with Weycroft Brook which flows into the River Axe.
Total site size (ha)	0.59
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Industrial / warehouse, Mixed Use

Availability assessment

Call for site : site type

NEW

Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.2 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). 0.15ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.39
GDA Discounted at Stage A – Housing (ha)	0.20
GDA Passes Stage A – Employment (ha)	0.39
GDA Discounted at Stage A – Employment (ha)	0.20
Stage A Assessment conclusion	An area of approximately 0.3872 Ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Close proximity to River Axe SAC and SSSI, and location of Weycroft Brook on the site's northern boundary could affect development potential. Within River Axe nutrient management zone which could affect development potential.

For Housing - 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 impact on significance of heritage assets. Grade 1 Listed Building (Weycroft Hall) within 90m; Grade 2* Buildings within 50m (Weycroft Manor, the adjoining Well House, and Grade 2 Building within 30m. The Weycroft complex is a medieval manor sitting on an elevated, promontory where the Roman road (Fosse Way) crosses the river Axe. Site Axmi_13 is part of the setting of Weycroft. The setting is fundamental to the significance of Weycroft's heritage assets, and it allows the strategic nature of Weycroft as an historic, independent settlement to be understood. Due to the importance that the setting makes to the significance of Weycroft Manor in terms of its historic visual connection to its surrounding landscape, the impact of development would erode the independent nature of the settlement and significantly impact on strategic views from Weycroft Manor (those views were designed and orientated to take advantage of its strategic position) and on the rural settlement currently provided to this important cluster of heritage assets. . Need to maintain the historic strategic view to the Fosse Way and along the valley
For Housing - Will the site have an unacceptable impact on heritage?	Yes
For Employment - Will the site have an unacceptable impact on heritage?	Yes
Landscape commentary	Outside AONB, but within 480m of the Blackdown Hills AONB to the NW, and approx. 3,500m to the East Devon AONB to the SE, beyond the built up area of Axminster. Devon Character Area - Axe Valley.
For Housing - Will the 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 third of site is in Flood Zone 3, which will affect development potential. Small area in NW corner of site at high risk of surface water flooding, with area of medium and low risk of surface water flooding in the rest of the northern part of the site. Grade 4 agricultural land in strategic assessment. LCT ref : 3B. Lower rolling farmed and settled valley slope.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	2021 Axminster comments: Significant land proposed when combined. There is a proposal to extend the capacity of the 2 Axminster primary schools to provide capacity for development already allocated within the local plan. Depending on the level of additional development proposed in Axminster there could be the need for an additional primary capacity and it would be difficult to extend the existing schools further. Axe Valley has secondary capacity to support some additional development. Potential issues for sites outside of the immediate town in respect of home to school transport for primary, statutory walking distance less than 2 miles 'SAFE' walking. Medium sized development could be unsustainable as too little to generate need for new primary but too much to accommodate locally
DCC Highways comments	Site accessibility: significant issues: No existing Ped/cycle infrastructure or scope to tie into. Access would be off a primary classified road.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	No Comments

Achievability assessment

EDDC Economic Development comments	This site appears to be achievable, including for total employment use. A small site with an unknown quantity of employment space proposed. Proximity to existing employment at Millway is encouraging, with good access to the town's labour market and nearby public transport provision. No access issues identified with direct access to the A358 being of benefit. Superfast broadband available which should be adequate. Seemingly appropriate for B2 and E use classes to complement local demand. Due to the sites size and its proximity to the Millway Rise industrial estate, this site may be more appropriate for solely employment purposes rather than mixed use.
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	NONE
Total site size	0.59
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.59
Gross development area – Passes Stage B Housing	0.00
Gross to net area conversion factor applied %	80
Net developable area (ha)	0.00

Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.59		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.5872 ha site, 0.2 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 0.3872 ha. HOUSING : Site submitted in 2022 as available for housing. Site has not passed Stage B Suitability Assessment for housing due to unacceptable environmental impact (on heritage assets) so the net site capacity is NIL dwellings. EMPLOYMENT : The site is not submitted as available for employment and does not pass Stage B Suitability Assessment for employment due to unacceptable environmental impact (on heritage assets). Therefore the site capacity for employment is NIL ha.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary

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

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

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

Employment - Suitable Available Achievable summary

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

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

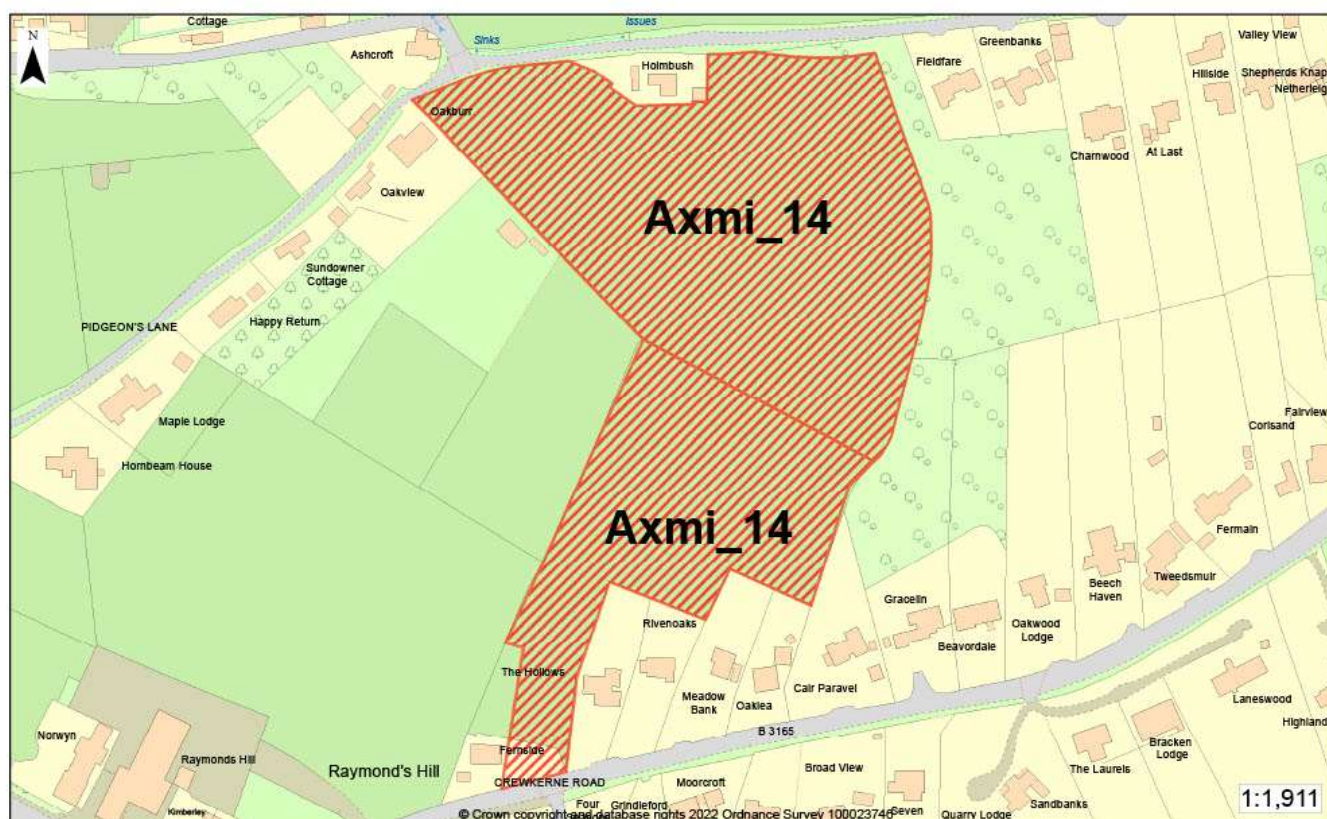
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Axminster

Reference

Axmi_14



Call For Sites 2022

Site address	Holm Bush Cooks Lane, , AXMINSTER, EX13 5SQ
Outside Cranbrook Plan Area	Yes
Description	Two adjoining fields in agricultural use (grass/hay) at Raymonds Hill, in the countryside, outside but close to the East Devon AONB. Moderately steeply sloping site -land rises from the northern boundary up towards the southern boundary. Road frontages to Cooks Lane to the north and Crewkerne Road to the south providing potential access points to the highway. Adjoins road frontage dwellings on Cooks Lane to the west of the cluster of dwellings at Raymonds Hill. Separated by fields from frontage dwellings to the west on Pidgeon's Lane. Hedges and trees on site boundary,
Total site size (ha)	3.21
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people, Residential institution (Number of properties would be dependant on size of plots required)

Availability assessment

Call for site : site type

NEW

Existing – expanded/smaller/combined/change in use

New (ie 2022 submission)

Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	3.21
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	3.21
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 3.2052 Ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within River Axe nutrient management zone, which could affect development potential. TPO on part of northern boundary on Cooks Lane. Not located within any other designated area of biodiversity interest.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues Not in close proximity to designated heritage assets.due to distance from nearest assets (1700m from Trinity Beacon SAM, and 300m from Grade 2 Listed Building.)

For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Outside but within 100m of the East Devon AONB. Situated in the Wootton Hills Landscape Character area - landscape of rounded hills which link to form a gentle, rolling ridge, with wooded fringes on the steeper slopes. LCT ref 2A. Steep wooded scarp slopes. On steep northern flank of Raymonds Hill, overlooking valley northwards towards River Axe and town of Axminster. Steepness of slope reduces potential yield.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	No land in Flood Zones 2 or 3. In Critical Drainage Area but only very small areas at low risk of surface water flooding in NW and west of site. Grade 3 agricultural land in strategic assessment
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	2021 Axminster comments: Significant land proposed when combined. There is a proposal to extend the capacity of the 2 Axminster primary schools to provide capacity for development already allocated within the local plan. Depending on the level of additional development proposed in Axminster there could be the need for an additional primary capacity and it would be difficult to extend the existing schools further. Axe Valley has secondary capacity to support some additional development. Potential issues for sites outside of the immediate town in respect of home to school transport for primary, statutory walking distance less than 2 miles 'SAFE' walking. Medium sized development could be unsustainable as too little to generate need for new primary but too much to accommodate locally
DCC Highways comments	Site accessibility: No existing ped/cycle infrastructure on northern side of the access (B3195), Unclear whether appropriate visibility can be achieved for m presumed access. Limited
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring

	arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing subject to satisfactory access visibility.
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	NONE		
Total site size	3.21		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	3.21		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	1.92		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 38	Mid 48	Max 58
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	48		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	48		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	3.21		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 3.2052 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 3.2052 ha.		

	HOUSING : Site submitted in 2022 as available for 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. In the absence of a specified site promoter's yield, the site would have the potential for 48 dwellings. The site passes Stages A and Stage B Suitability Assessment and Achievability for housing, and there are no overlaps so the net site capacity is 48 dwellings. EMPLOYMENT : The site is not submitted as available for employment although it pass Stages A and B Suitability Assessment for employment. Therefore the site capacity for employment is NIL Ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may 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	

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
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

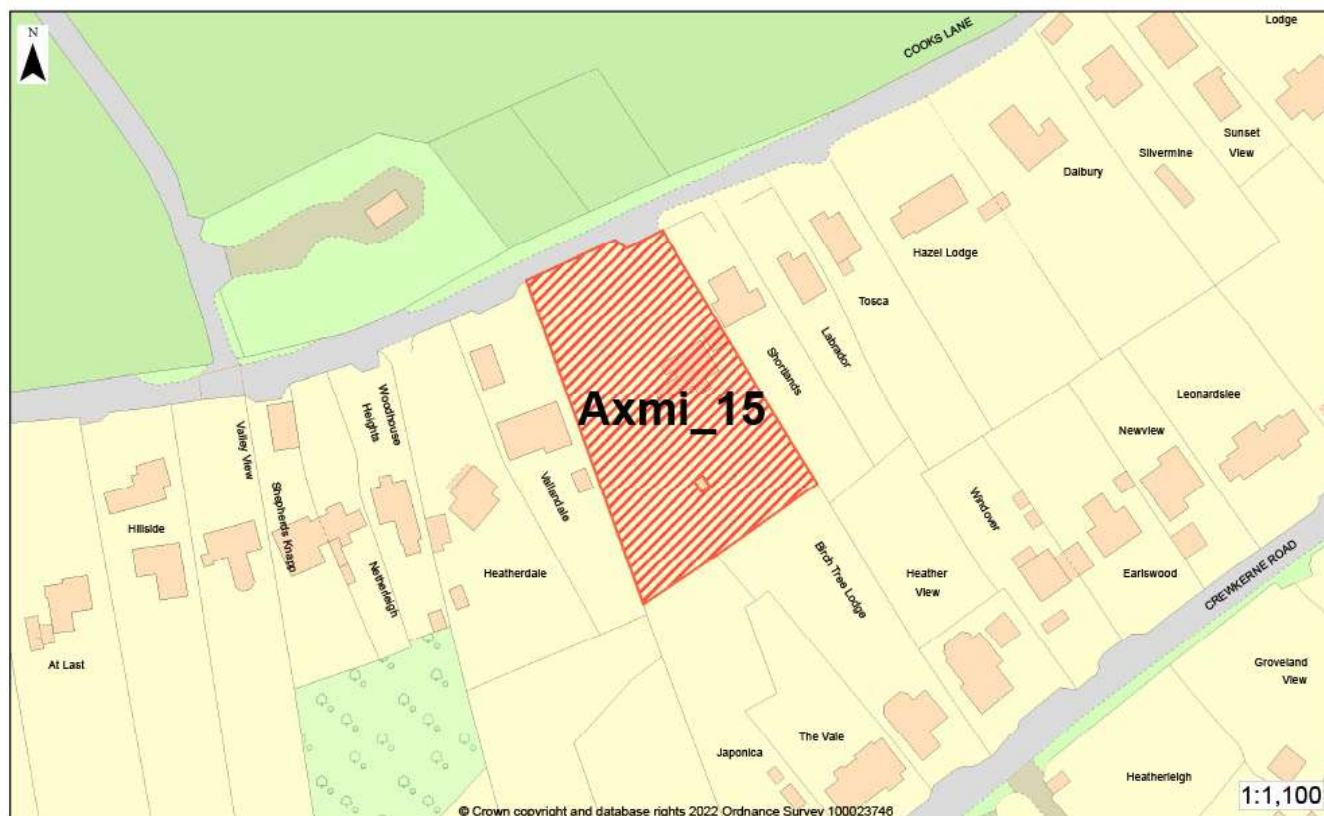
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Axminster

Reference

Axmi_15



Call For Sites 2022

Site address	Tolcarne Cooks Lane, , AXMINSTER, EX13 5SQ
Outside Cranbrook Plan Area	Yes
Description	Site contains one bungalow (Tolcarne) and garden land. The land slopes gently to the NW. It has road frontage, being located on the southern side of Cooks Lane (a C class road) in Raymonds Hill, with potential access to that road . The site adjoins residential properties to the south and west. To the north of Cooks Lane is a farm shop. The submission proposes infill development of 1-2 dwellings.
Total site size (ha)	0.32
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes one possibly two homes. 0.3 -0.4 acres

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	No
Does the site meet the minimum size threshold for employment?	YES
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does 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)	0.32
GDA Passes Stage A – Employment (ha)	0.32
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	This site has not passed the Stage A Suitability Assessment for housing (as submitter proposes only 1- 2 dwellings which is below the dwelling numbers threshold) but an area of approx. 0.3162 Ha has passed Stage A Suitability Assessment for employment.
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 River Axe nutrient management zone, which could affect development potential. Not located within any designated area of biodiversity interest.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues Not in close proximity to designated heritage assets due to distance from nearest assets (2200m from Trinity Beacon SAM, and 500m from Grade 2 Listed Building.)
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	Outside but within 400m of the East Devon AONB. Situated in the Wootton Hills Landscape Character area - landscape of rounded hills which link to form a gentle, rolling ridge, with wooded fringes on the steeper slopes. LCT ref 2A. Steep wooded scarp slopes.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	No land in Flood Zones 2 or 3. In Critical Drainage Area but no identified areas at risk of surface water flooding. Grade 3 agricultural land in strategic assessment
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	2021 Axminster comments: Significant land proposed when combined. There is a proposal to extend the capacity of the 2 Axminster primary schools to provide capacity for development already allocated within the local plan. Depending on the level of additional development proposed in Axminster there could be the need for an additional primary capacity and it would be difficult to extend the existing schools further. Axe Valley has secondary capacity to support some additional development. Potential issues for sites outside of the immediate town in respect of home to school transport for primary, statutory walking distance less than 2 miles 'SAFE' walking. Medium sized development could be unsustainable as too little to generate need for new primary but too much to accommodate locally
DCC Highways comments	Site accessibility: No significant issues for small scale development. No existing ped/cycle infrastructure however. Likely to require high reliance on private travel
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

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	NONE		
Total site size	0.32		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.32		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	100		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	2		
3. Lower of 1. (Mid) yield and 2. yield	2		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.32		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.3162 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 0.3162 ha. HOUSING : Site submitted in 2022 as available for housing - for one to two dwellings. At 2 dwellings the scale of site is below the site size threshold so the site does not pass Stages A and B Suitability Assesment for housing, and therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site is not submitted as available for employment although it passes Stages A and B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.		
GENERAL COMMENT FOR ALL SITES			

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

Employment Trajectory	Hectares
2020-22 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

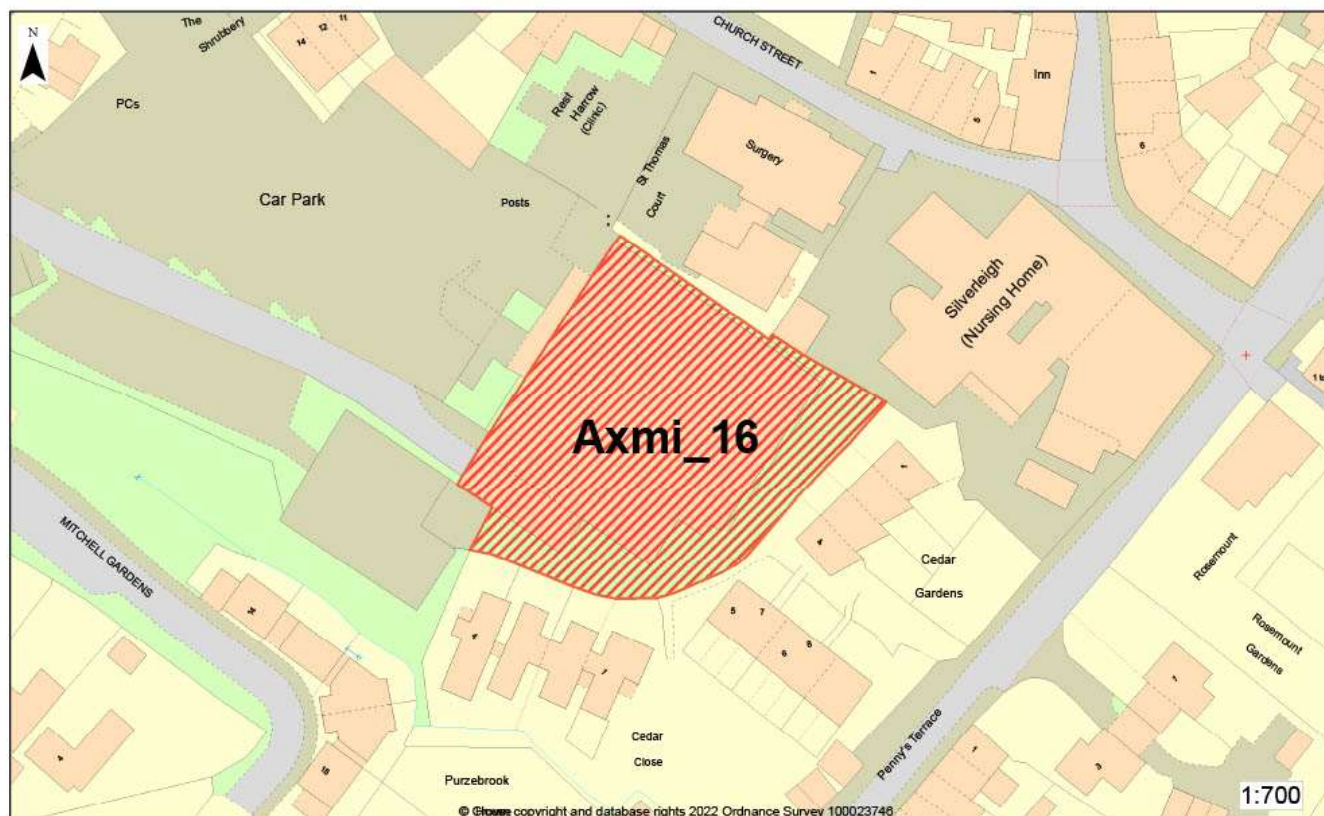
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Axminster

Reference

Axmi_16



Call For Sites 2022

Site address	The Co-operative Food, West Street, Axminster, EX13 5PA
Outside Cranbrook Plan Area	Yes
Description	Previously developed land within the urban area of Axminster town, outside but abutting Axminster town centre. Relatively flat site, containing Coop food store building in Axminster town centre. Road access from West Street. To the north west is existing car parking, with housing to west and south, and nursing home to the east.
Total site size (ha)	0.20
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people (Potentially up to 20 flats and 21 parking spaces or 10 houses with 11 parking spaces)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	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?	No
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.20
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.20
Stage A Assessment conclusion	An area of approximately 0.2007 ha has passed the Stage A Suitability Assessment for housing but not for employment due to the site size being 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 River Axe nutrient management zone. Site is within 250m of River Axe SAC and SSSI which could affect development potential. Not located within any other designated area of biodiversity interest.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Outside but abutting the Axminster Conservation Area. Within 100m of Grade 2* Building, and 27m of Grade 2 Building which may affect development potential.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	No significant issues. Site is within the urban area of Axminster town. Lies outside the AONB, but within 930m of the East Devon AONB to the west, beyond the built up area of Axminster.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Not in Flood Zones 2 or 3, but southern boundary is approx 10m from Flood Zone 3. Area of High risk of surface water flooding on the SW corner of the site, and areas of medium and low risk surface water flooding on the western, northern and eastern edges of the site. Management of risk of surface water flooding may affect development potential.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	2021 Axminster comments: Significant land proposed when combined. There is a proposal to extend the capacity of the 2 Axminster primary schools to provide capacity for development already allocated within the local plan. Depending on the level of additional development proposed in Axminster there could be the need for an additional primary capacity and it would be difficult to extend the existing schools further. Axe Valley has secondary capacity to support some additional development. Potential issues for sites outside of the immediate town in respect of home to school transport for primary, statutory walking distance less than 2 miles 'SAFE' walking. Medium sized development could be unsustainable as too little to generate need for new primary but too much to accommodate locally
DCC Highways comments	Site accessibility: Existing private access into a brownfield site that also serves private car parks and already subject to regular levels of vehicle movement. Surrounding pedestrian infrastructure, close to local amenities.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of contaminated land, consideration of the risk of pollution/contamination being caused by the demolition of structures from the development site. Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration of noise from the local transport network. Consideration for noise impact from any new development.

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

Potential capacity			
Planning application	86/P2069		
Planning Status	Planning approval for 1251 sqm supermarket, 10 March 1987 IMPLEMENTED. No planning approvals for housing at this time.		
Previous HELAA site ref no(s)			
Site overlap description	NONE No planning approvals for housing at this time. Planning approval for 1,251sqm supermarket, 10 March 1987 was implemented & currently operated /in use by the Coop.		
Total site size	0.20		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.20		
Gross to net area conversion factor applied %	100		
Net developable area (ha)	0.20		
Density assumption applied (dwellings per Ha)	Min 51	Mid 75	Max 100
1. Calculated yield (HELAA Methodology)	Min 10	Mid 15	Max 20
2. Site promoter – yield (upper)	20		
3. Lower of 1. (Mid) yield and 2. yield	15		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	15		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.20		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.2007 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 0.2007 ha.		

	HOUSING : Site submitted in 2022 as available for 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. There are no overlaps. The site passes Stages A and B Suitability Assessment and Achievability for housing, and therefore for the trajectory the net site capacity is 15 dwellings. EMPLOYMENT : The site is not submitted as available for employment, and does not pass Stages A and B Suitability Assessment for employment as the site is below the size threshold. Therefore the site capacity for employment is NIL ha.

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

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

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
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

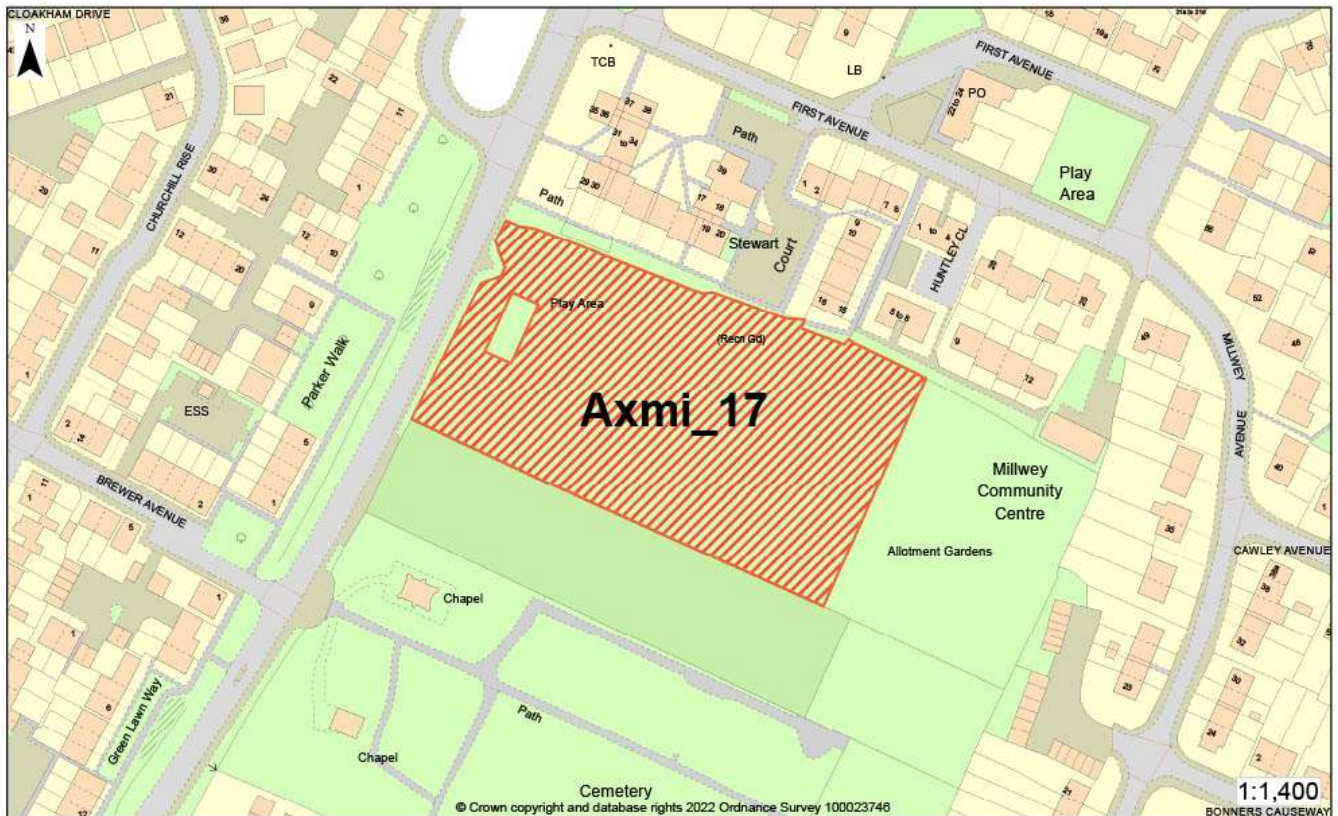
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Axminster

Reference

Axmi_17



Call For Sites 2022

Site address	Land at Millway Chard Road, , Axminster, EX13 5NL
Outside Cranbrook Plan Area	Yes
Description	Greenfield site currently in use as Public Open space -grass play area (formerly the Millway Rise Football ground). This is a gently sloping site within the built up urban area of Axminster. Located east of Chard Road, with road frontage providing potential access. Existing housing for older people is located to the north of the site, and housing to the west (west of the A358). To the south is an area of open space/ cemetery, and to the east are allotment gardens and Millway community centre. Hedge on N, E and W boundaries, with matures trees on the western edge of the site.
Total site size (ha)	0.95
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes - Approx 30 dws

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.95
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.95
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.9504 Ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within River Axe nutrient management zone. Site is within 550m of River Axe SAC and SSSI which could affect development potential. Not located within any other designated area of biodiversity interest.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues identified as site is 180m of Grade 2 building and 730m of Axminster 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 significant issues. Site is within the urban area of Axminster town, and is approximately 720m from Blackdown Hills AONB (north of the

	site) and 2100m and 2800m from the East Devon AONB to the west and south east of the site.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Not in flood zones 2 or 3. Narrow ribbon of low and medium risk of surface water flooding bisecting the western part of the site. May require risk management measures that may affect development potential.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	2021 Axminster comments: Significant land proposed when combined. There is a proposal to extend the capacity of the 2 Axminster primary schools to provide capacity for development already allocated within the local plan. Depending on the level of additional development proposed in Axminster there could be the need for an additional primary capacity and it would be difficult to extend the existing schools further. Axe Valley has secondary capacity to support some additional development. Potential issues for sites outside of the immediate town in respect of home to school transport for primary, statutory walking distance less than 2 miles 'SAFE' walking. Medium sized development could be unsustainable as too little to generate need for new primary but too much to accommodate locally
DCC Highways comments	Site accessibility: Ped infrastructure existing. Existing access in close proximity to pedestrian crossing and opposite a bus stop. Likely to require mitigation.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration of noise from the local transport network. Consideration for noise impact from any new development.

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

	Note that a written comment indicated that the site does not have potential for housing.
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	NONE		
Total site size	0.95		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.95		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	0.76		
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)	30		
3. Lower of 1. (Mid) yield and 2. yield	19		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	19		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.95		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.9504 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 0.9504 ha. HOUSING : Site submitted in 2022 as available for 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. There are no overlaps. The site passes Stages A and B Suitability Assessment and Achievability for		

	housing, and therefore for the trajectory the net site capacity is 19 dwellings. EMPLOYMENT : The site is not submitted as available for employment although it passes Stages A and B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may 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

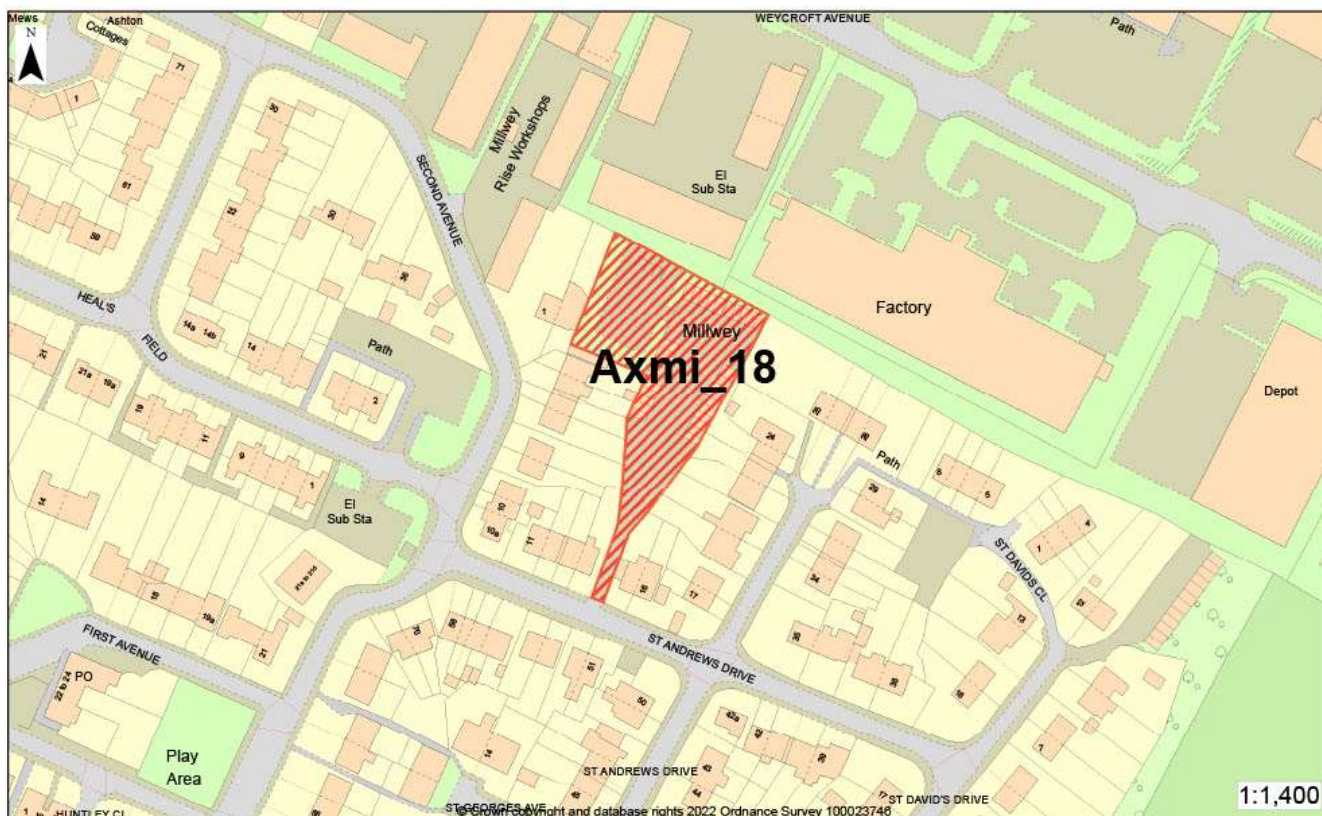
Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	19
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Axminster	Reference	Axmi_18



Call For Sites 2022

Site address	Millway Garages, St Andrews Drive, Axminster, EX13 5EZ
Outside Cranbrook Plan Area	Yes
Description	Previously developed land within the built up urban area of Axminster. Gentle slope rising from NW to SE. Block of Council-owned garages (Millway Rise) on land to the east of houses on Second Avenue and houses to the west of the cul-de-sac off St Andrews drive. Council owns 1 & 2 St Andrews Drive which submitter indicates could be demolished if needed, to allow access to be achieved between 2 houses off St Andrews Drive, via a narrow lane northwards that opens out into a courtyard with the garages in blocks on the west north and east boundaries. Trees on northern boundary, and large buildings in industrial use are situated to the north of the site.
Total site size (ha)	0.25
Submitter's proposed use	Small residential site
Submitter development type	Affordable homes; Industrial/Warehouse

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.25
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.25
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.2538 Ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within River Axe nutrient management zone. Site is within 470m of River Axe SAC and SSSI which could affect development potential. Not located within any other designated area of biodiversity interest.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Nearest Listed Building (grades 1, 2* and 2) are at the medieval manorial complex at Weycroft which is located approximately 500m to the north of site Axmi_18 but the large industrial buildings to the north of Axmi_18 preclude this site impacting on the significance of those 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 significant issues. Site is within the urban area of Axminster town, and is wholly surrounded by built development.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Not in flood zones 2 or 3 . Small area in centre of site at 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 zones 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	2021 Axminster comments: Significant land proposed when combined. There is a proposal to extend the capacity of the 2 Axminster primary schools to provide capacity for development already allocated within the local plan. Depending on the level of additional development proposed in Axminster there could be the need for an additional primary capacity and it would be difficult to extend the existing schools further. Axe Valley has secondary capacity to support some additional development. Potential issues for sites outside of the immediate town in respect of home to school transport for primary, statutory walking distance less than 2 miles 'SAFE' walking. Medium sized development could be unsustainable as too little to generate need for new primary but too much to accommodate locally
DCC Highways comments	Site Accessibility: Difficult to ascertain access via desktop analysis, visibility and access may have its constraints existing surrounding infrastructure.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for contaminated land. Consideration of noise impact from any new and existing development.

Achievability assessment

EDDC Economic Development comments	A very small site within an existing residential area, with a boundary (but no access to) the Millway industrial estate. As a result, it is questionable whether this site would be appropriate for industrial use unless it is connected to the rest of the industrial estate.

Panel's conclusions	Probably achievable for housing subject to appropriate, possibly simultaneous entrance/exit of the site (depending on the number of dwellings). Probably unachievable for employment.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Probably unachievable

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	NONE		
Total site size	0.25		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.25		
Gross to net area conversion factor applied %	100		
Net developable area (ha)	0.25		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 5	Mid 6	Max 8
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	6		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	6		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.25		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.2538 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 0.2538 ha. HOUSING : Site submitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 6 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. In the absence of a specified site promoter's yield, the site		

	would have the potential for 6 dwellings. There are no overlaps. The site passes Stages A and B Suitability Assessment and Achievability for housing, and therefore for the trajectory the net site capacity is 6 dwellings. EMPLOYMENT : The site is not submitted as available for employment although it passes Stages A and B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	6
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

Employment Trajectory	Hectares
2020-22 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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Axminster

Reference

Axmi_19



Call For Sites 2022

Site address	Combe Lane Car Park, , Axminster, EX13 5AX
Outside Cranbrook Plan Area	Yes
Description	Previously developed land within the built up urban area of Axminster. Comprising Council owned Coombe Lane car park-long stay with 86 spaces plus former public toilets building (closed). Site lies outside but abutting Axminster town centre. Flat site, currently used as public car park serving the town centre, plus a recycling bank. Fences/walls/hedging on boundaries. Abuts Coombe Lane to the north/Coombe Lane to the west which provide potential access to the site. Road frontage dwellings lie to the west, with housing to the south, mixed uses including rear courtyards/parking/garage blocks to north and Coombe Lane Veterinary Hospital to the east.
Total site size (ha)	0.21
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Hotel, Mixed Use (Residential development in town centre location)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	

Site promoter's availability comments	Within the period of 11-15 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?	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 0.2111 Ha has passed the Stage A Suitability Assessment for housing but not for employment due to the site size being 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 River Axe nutrient management zone. Site is within 470m of River Axe SAC and SSSI which could affect development potential. Not located within any other designated area of biodiversity interest.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Outside but abutting the Axminster Conservation Area. Within 140m of Grade 2* Building (but separated by other

	intervening buildings), and 20m of Grade 2 Building on South Street (partly obscured by other intervening buildings on the opposite side of Coombe Lane).
For Housing - 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 significant issues. Site is within the urban area of Axminster town, and is wholly surrounded by built development.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Not in Floodzones 2 or 3. Area of low risk of surface water flooding on Coombe Lane adjoining the site's northern boundary, but not within the site.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	2021 Axminster comments: Significant land proposed when combined. There is a proposal to extend the capacity of the 2 Axminster primary schools to provide capacity for development already allocated within the local plan. Depending on the level of additional development proposed in Axminster there could be the need for an additional primary capacity and it would be difficult to extend the existing schools further. Axe Valley has secondary capacity to support some additional development. Potential issues for sites outside of the immediate town in respect of home to school transport for primary, statutory walking distance less than 2 miles 'SAFE' walking. Medium sized development could be unsustainable as too little to generate need for new primary but too much to accommodate locally
DCC Highways comments	Site accessibility: Existing public car park, likely loss of public parking spaces which may have impacts and on knock on effects within the settlement.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of the risk of pollution/contamination being caused by the demolition of structures from the development site. Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration of noise from the local transport

	network. Consideration for noise impact from any existing development.

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable subject to robust evidence demonstrating there are no potentially significant impacts from likely loss of public parking spaces that cannot be mitigated satisfactorily.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application	86/P0103		
Planning Status	Planning application to extend carpark to 90 spaces approves in March 1986 and implemented.		
Previous HELAA site ref no(s)			
Site overlap description	NONE. No planning approvals for residential or employment development		
Total site size	0.21		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.21		
Gross to net area conversion factor applied %	100		
Net developable area (ha)	0.21		
Density assumption applied (dwellings per Ha)	Min 51	Mid 75	Max 100
1. Calculated yield (HELAA Methodology)	Min 11	Mid 16	Max 21
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	16		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	16		
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)	0.00		
SITE POTENTIAL	Of the 0.2111 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 0.2111 ha. HOUSING : Site submitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 16 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. In the absence of a specified site promoter's yield, the site would have the potential for 16 dwellings. There are no overlaps. The site passes Stages A and B Suitability Assessment and Achievability for housing, and therefore for the trajectory the net site capacity is 16 dwellings. EMPLOYMENT : The site is not submitted as available for employment, and does not pass Stages A and B Suitability Assessment for employment as the site is below the size threshold. Therefore the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may 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

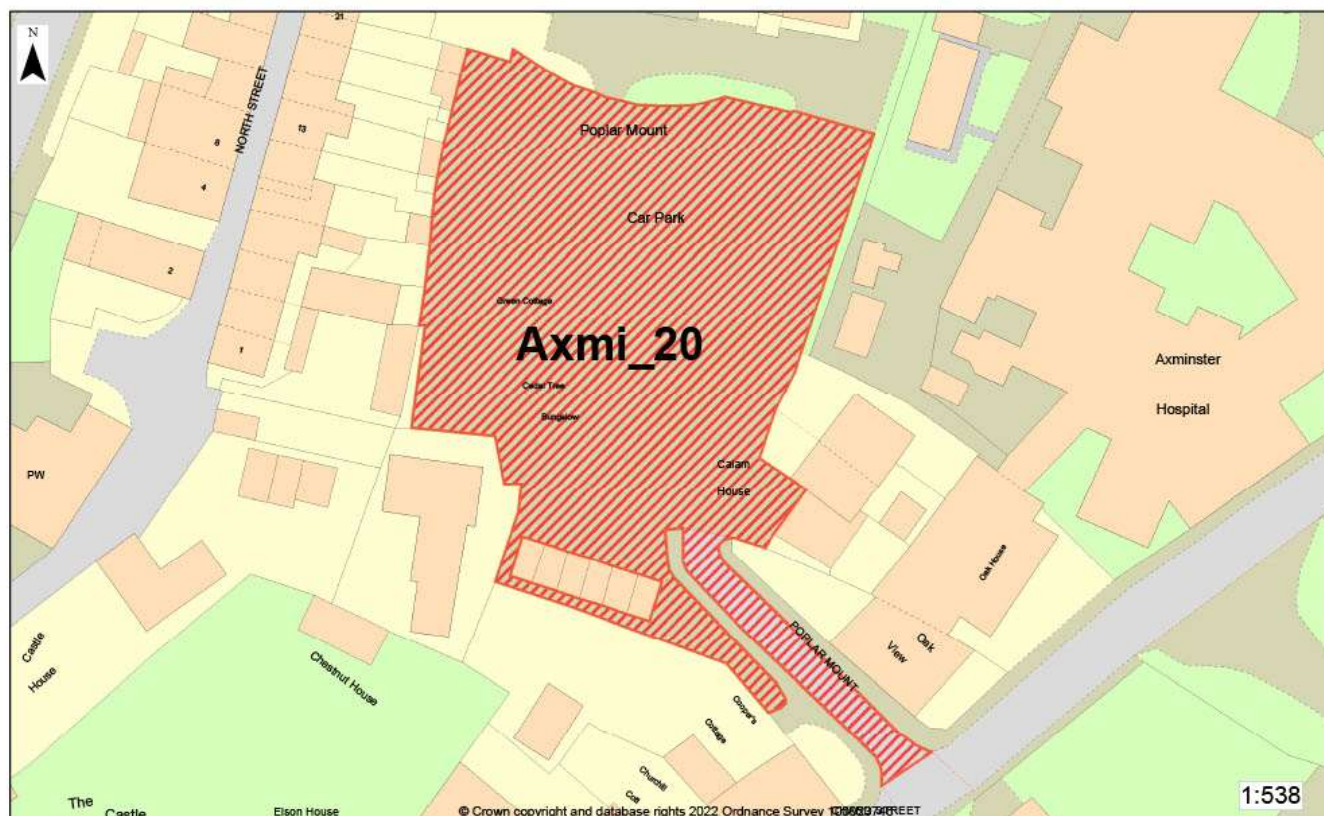
Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	16
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Axminster	Reference	Axmi_20



Call For Sites 2022

Site address	Poplar Mount Car Park, , Axminster, EX13 5DZ
Outside Cranbrook Plan Area	Yes
Description	Previously developed land within the built up urban area of Axminster. Comprising Council owned Poplar Mount car park-long stay with 76 spaces (plus block of 6 garages in southern part of site.) Site lies outside but abutting Axminster town centre. Gently sloping site, rising from west to east. Access via Poplar Mount off Chard Street (A358). Axminster Hospital lies to NE. 3 storey flats to the north, with south facing windows overlooking site. Residential use to west on lower land, and to east and south. Low fences on N and W boundaries, higher fence on the east.
Total site size (ha)	0.25
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Mixed Use (Potential residential or mixed use development on edge of Town Centre)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the period of 11-15 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?	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)	0.25
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.25
Stage A Assessment conclusion	An area of approximately 0.2474 Ha has passed the Stage A Suitability Assessment for housing but not for employment due to the site size being 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 River Axe nutrient management zone. Site is within 190m of River Axe SAC and SSSI which could affect development potential. Not located within any other designated area of biodiversity interest.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Outside but abutting the Axminster Conservation Area. Within 20m of Grade 2* Building but separated by other intervening buildings, and existing access into the site abuts Grade 2 Building (Oak View) on Chard Street.

For Housing - 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 significant issues. Site is within the urban area of Axminster town, and is wholly surrounded by built development. Site currently has views west over the town's roofscapes towards the Blackdown Hills.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Not in Floodzones 2 or 3.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	2021 Axminster comments: Significant land proposed when combined. There is a proposal to extend the capacity of the 2 Axminster primary schools to provide capacity for development already allocated within the local plan. Depending on the level of additional development proposed in Axminster there could be the need for an additional primary capacity and it would be difficult to extend the existing schools further. Axe Valley has secondary capacity to support some additional development. Potential issues for sites outside of the immediate town in respect of home to school transport for primary, statutory walking distance less than 2 miles 'SAFE' walking. Medium sized development could be unsustainable as too little to generate need for new primary but too much to accommodate locally
DCC Highways comments	Site accessibility: Existing public car park, likely loss of public parking spaces which may have impacts and on knock on effects within the settlement.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of the risk of pollution/contamination being caused by the demolition of structures from the development site. Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration of noise from the local transport network. Consideration for noise impact from any existing development.

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing subject to robust evidence demonstrating there are no potentially significant impacts from likely loss of public parking spaces that cannot be mitigated satisfactorily.
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	NONE		
Total site size	0.25		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.25		
Gross to net area conversion factor applied %	100		
Net developable area (ha)	0.25		
Density assumption applied (dwellings per Ha)	Min 51	Mid 75	Max 100
1. Calculated yield (HELAA Methodology)	Min 13	Mid 19	Max 25
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	19		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	19		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.25		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.2474 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 0.2474 ha. HOUSING : Site submitted in 2022 as available for 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. In the absence of a specified site promoter's yield, the site would have the potential for 19 dwellings. There are no overlaps. The site passes Stages A and B Suitability Assessment and Achievability for housing, and therefore for the trajectory the net site capacity is 19 dwellings. EMPLOYMENT : The site is not submitted as available for employment, and does not pass Stages A and B Suitability Assessment for employment as the site is below the size threshold. Therefore the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may 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	19
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

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

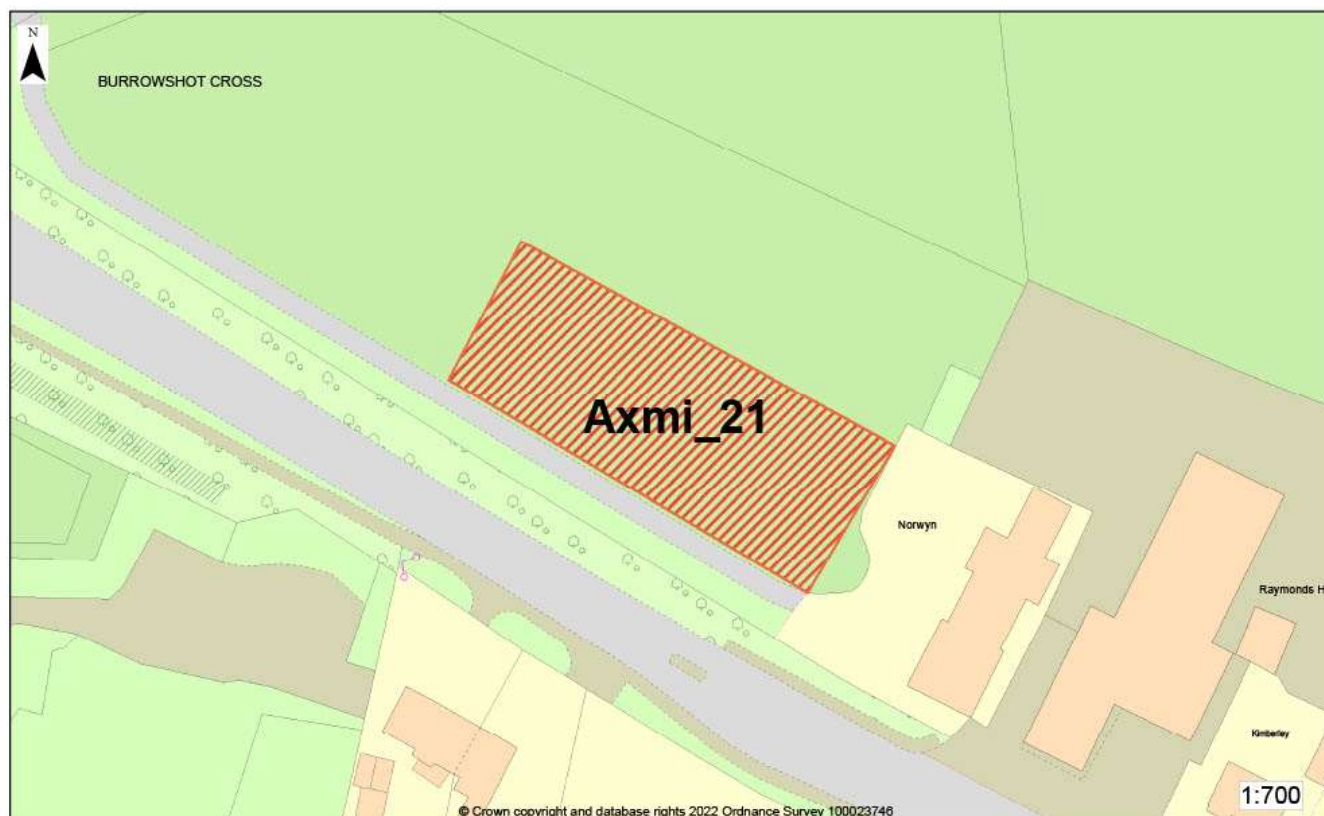
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Axminster

Reference

Axmi_21



Call For Sites 2022

Site address	Norwyn Charmouth Road, , AXMINSTER, EX13 5ST
Outside Cranbrook Plan Area	Yes
Description	Small, rectangular, greenfield site north of the A35 in the countryside, to the west of hamlet at Raymonds Hill. Gentle slope rising from NW to SE. Outside but close to the East Devon AONB. Currently used as domestic garden and driveway providing access to dwelling 'Norwyn'. No access from A35, but proposed site access from Pidgeon's Lane via drive to Norwyn. Site is west of building cluster (Norwyn and Hunters Lodge Garage) north of A35. Small cluster of dwellings south of A35 Agricultural land to west and north. Drive way forms southern and eastern boundary, but no boundary features on N and W boundaries of the site. Mature hedge between existing drive and the A35.
Total site size (ha)	0.16
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Renewable energy, Mixed Use (6-10 homes)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	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?	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)	0.16
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.16
Stage A Assessment conclusion	An area of approximately 0.1564 Ha has passed the Stage A Suitability Assessment for housing but not for employment due to the site size being 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 River Axe nutrient management zone, which could affect development potential. Not located within any other designate area of biodiversity interest.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Not in close proximity to designated heritage assets. due to distance from nearest assests (1550m from Trinity Beacon SAM, and 550m from Grade 2 Listed Building.)

For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Outside but in very close proximity (25m) to the East Devon AONB which lies immediately south of the A35 opposite the site. Situated in the Wootton Hills Landscape Character area - landscape of rounded hills which link to form a gentle, rolling ridge, with wooded fringes on the steeper slopes. LCT 1A Open inland planned plateau.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Not in Flood zones 2 or 3. In Critical Drainage Area but no identified areas at risk of surface water flooding. Grade 3 agricultural land in strategic assessment
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	2021 Axminster comments: Significant land proposed when combined. There is a proposal to extend the capacity of the 2 Axminster primary schools to provide capacity for development already allocated within the local plan. Depending on the level of additional development proposed in Axminster there could be the need for an additional primary capacity and it would be difficult to extend the existing schools further. Axe Valley has secondary capacity to support some additional development. Potential issues for sites outside of the immediate town in respect of home to school transport for primary, statutory walking distance less than 2 miles 'SAFE' walking. Medium sized development could be unsustainable as too little to generate need for new primary but too much to accommodate locally
DCC Highways comments	Site accessibility: Significant concerns. Access would be off the A35, advised National Highways are consulted. Location and additional access on a complex part of the network.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	No Comments

Achievability assessment

EDDC Economic Development comments	
Panel's conclusions	Probably unachievable for housing unless satisfactory access from A35 can be evidenced. Note that a written comment indicated that the site does have potential for housing.
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	NONE. Note: 2005 Delegated officers report asserts that previous westwards extension of garden to 'Norwyn', without planning permission occurred 10 years prior to 2005 (appl 05/0558/COU for c/u to domestic use and drive on land to west of Axmi_21).		
Total site size	0.16		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.16		
Gross to net area conversion factor applied %	100		
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)	10		
3. Lower of 1. (Mid) yield and 2. yield	4		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.16		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.1564 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 0.1564 ha.		

	HOUSING : Site submitted in 2022 as available for housing. The site is above the land area size threshold and the submitter is proposing above the dwelling no. threshold. 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). The submitter has made site available for 6 - 10 dwellings. 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. There are no overlaps. The site passes Stages A and B Suitability Assessment for housing but the HELAA Panel (majority) concluded the sites was probably unachievable unless satisfactory access from A35 can be evidenced. Therefore the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site is not submitted as available for employment, and does not pass Stages A and B Suitability Assessment for employment as the site is below the size threshold. Site not assessed for achievability. Therefore the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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

Employment Trajectory	Hectares
2020-22 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

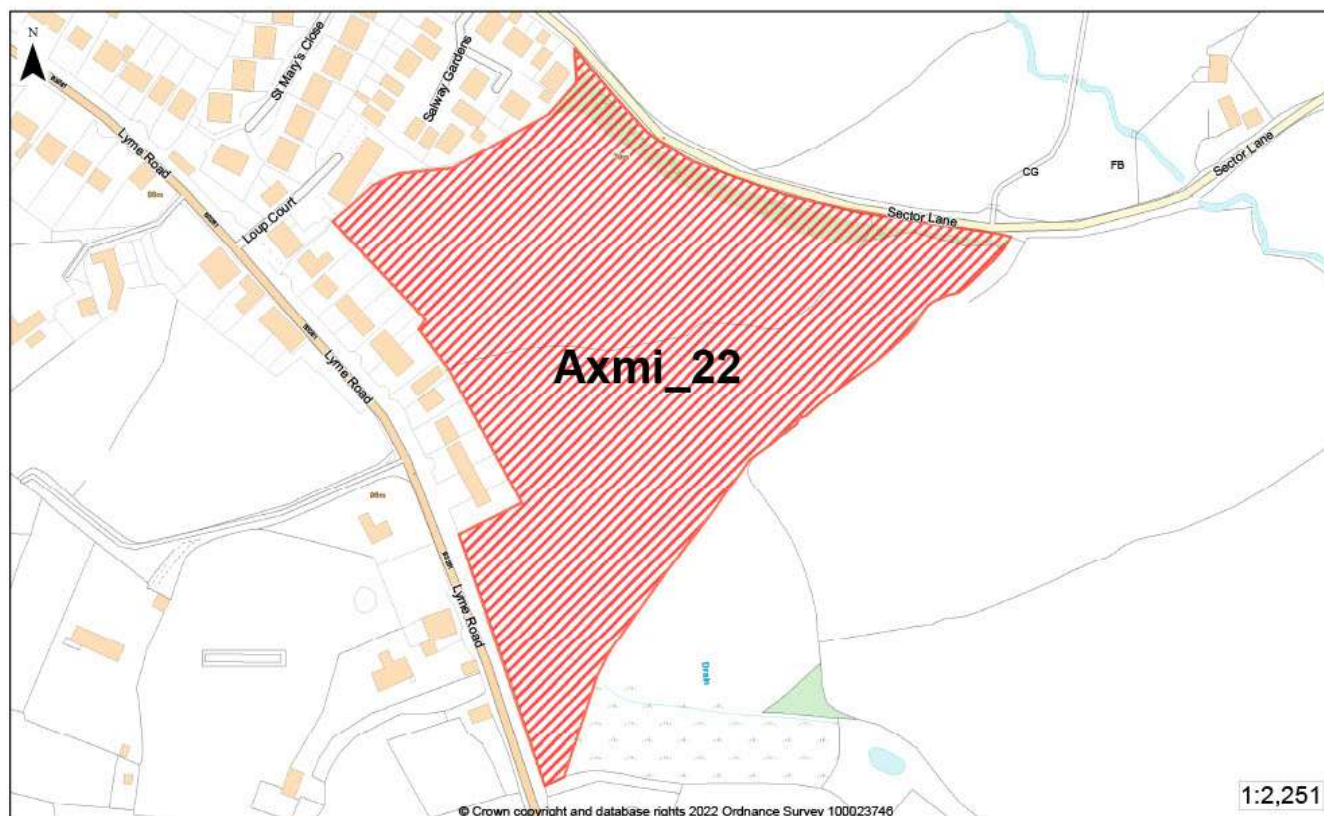
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Axminster

Reference

Axmi_22



Call For Sites 2022

Site address	Land at Lyme Road , Axminster, EX13 5BL
Outside Cranbrook Plan Area	Yes
Description	Greenfield site outside but adjoining the built up area of SE Axminster. Comprising two fields in agricultural use between Sector Lane and the B3261, gently sloping to the south and bounded by hedgerows. Approximately 2.6 ha of the site is currently part of a larger mixed-use Local Plan planned urban extension. Western boundary of site abuts housing development north of Lyme Road and housing in Salway Gardens. Agricultural land lies to the east and south, & north of Sector Lane. Planning application 19/0150/MFL for 104 dwellings & part of N-S relief road is pending consideration
Total site size (ha)	4.43
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes (In excess of 80 homes. Numbers to be confirmed in forthcoming planning application.)

Availability assessment

Call for site : site type	EXISTING - RESUBMISSION
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	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)	4.43
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	4.43
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 4.4297 Ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range 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 1200m of the River Axe SAC/SSSI and a Habitat Regulations Assessment will be essential. A nutrient management plan will be essential to ensure that there is a net reduction in nitrate & phosphate input to the SAC. Development should avoid loss of the central hedgerow, otherwise ecological compensation will be required. The site is within the great crested newt consultation area, but doesn't appear to have any ponds. The development does not include, but is close to Sector Wood, a County Wildlife Site and Ancient Semi-Natural Woodland. Measures to enhance, expand, link and buffer this site should be sought.
For Housing - Will the site have an unacceptable impact on biodiversity?	No

For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Heritage sensitivity: low. Potential impact on Loup House, which is Grade II listed, about 60 to the west but site is separated physically from the heritage asset by intervening row of dwellings fronting Lyme Rd (B3261).
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Landscape sensitivity: medium-high. Site is located within the East Devon AONB 5km buffer zone and has a visual relationship with this protected landscape. Site includes some mature trees. LCT ref 3B. Lower rolling farmed and settled valley slope.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Flooding: The site is entirely within floodzone 1. Any development would need to be accompanied by a Flood Risk Assessment. The site is entirely within the Axminster Mill Brook Critical Drainage Area. On NE Boundary is a narrow ribbon area at low risk of surface water flooding. There is a need for surface water to be managed to a higher standard than normal, to ensure that any new development will contribute to a reduction in flood risk in line with the NPPF. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Quality Directive: Assumption would be that this site would have a mains connection and be served by Axminster (Kilmington) STW. Would require confirmation that capacity exists without detriment to current situation via either the STW or via CSOs on infrastructure. Grade 4 agricultural land in strategic assessment
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	GESP/ED/79 comment: Additional primary capacity can be delivered at existing schools to secure a further 210 places. This is sufficient to accommodate the development currently planned in the town without the need for the school site identified. The safeguarding of this school

	site would allow for further development in the town. In addition to the expansion, a new school of 210 places would allow 600-800 dwellings to be accommodated in the town. The secondary school can be expanded to accommodate development.
DCC Highways comments	GESP/ED/79 comment: This site is on the proposed route of the Axminster North-South Relief Road and should be accessible for vehicles from that route. Any development would be expected to contribute to the cost of the relief road. Sector Lane to the north of the site should be pedestrians and cyclists as a route to the town centre.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing subject to whether land on the site is required to be safeguarded for an Axminster relief road, and if not whether the site would be required to contribute to a relief road. This is subject to further assessment of the need for online safeguarding of a route or for off-site mitigation. Generic issue about the Nutrient Management Plan and mitigation needs to be resolved.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	GH/ED/79		
Site overlap description	Axmi_22 and Site GH/ED/79 are effectively identical. Part of site is Eastern allocation in adopted LP. Submitter confirmed Axmi_22 is available but not GH/ED/81 or GH/ED/82. So count allocation as NIL; Count GH/ED/79 as NIL. Count all Axmi_22 as 75 dw.		
Total site size	4.43		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	4.43		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	2.66		
Density assumption applied (dwellings per Ha)	Min 31	Mid 35	Max 40
1. Calculated yield (HELAA Methodology)	Min 82	Mid 93	Max 106
2. Site promoter – yield (upper)	104		
3. Lower of 1. (Mid) yield and 2. yield	93		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield	75		

(ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	
EMPLOYMENT CAPACITY	
Land discounted Stage A and Stage B – Employment (Ha)	0.00
Gross development area – Passes Stage B Employment (Ha)	4.43
Percentage of site to count – employment	0
Employment land – potential yield (Ha)	0.00
SITE POTENTIAL	Of the 4.4297 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 4.4297 ha. HOUSING : Site resubmitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 93 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 93 dwellings. The site passes Stages A and B Suitability Assessment and Achievability for housing. To avoid double counting with site GH/ED/79, count GH/ED/79 as NIL, avoid double count with GH/ED/80 - count GH/ED/79 as 75 dws and therefore for the trajectory the net site capacity of Axmi_22 is 75 dwellings. EMPLOYMENT : The site is not submitted as available for employment although it passes Stages A and B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	75
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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
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

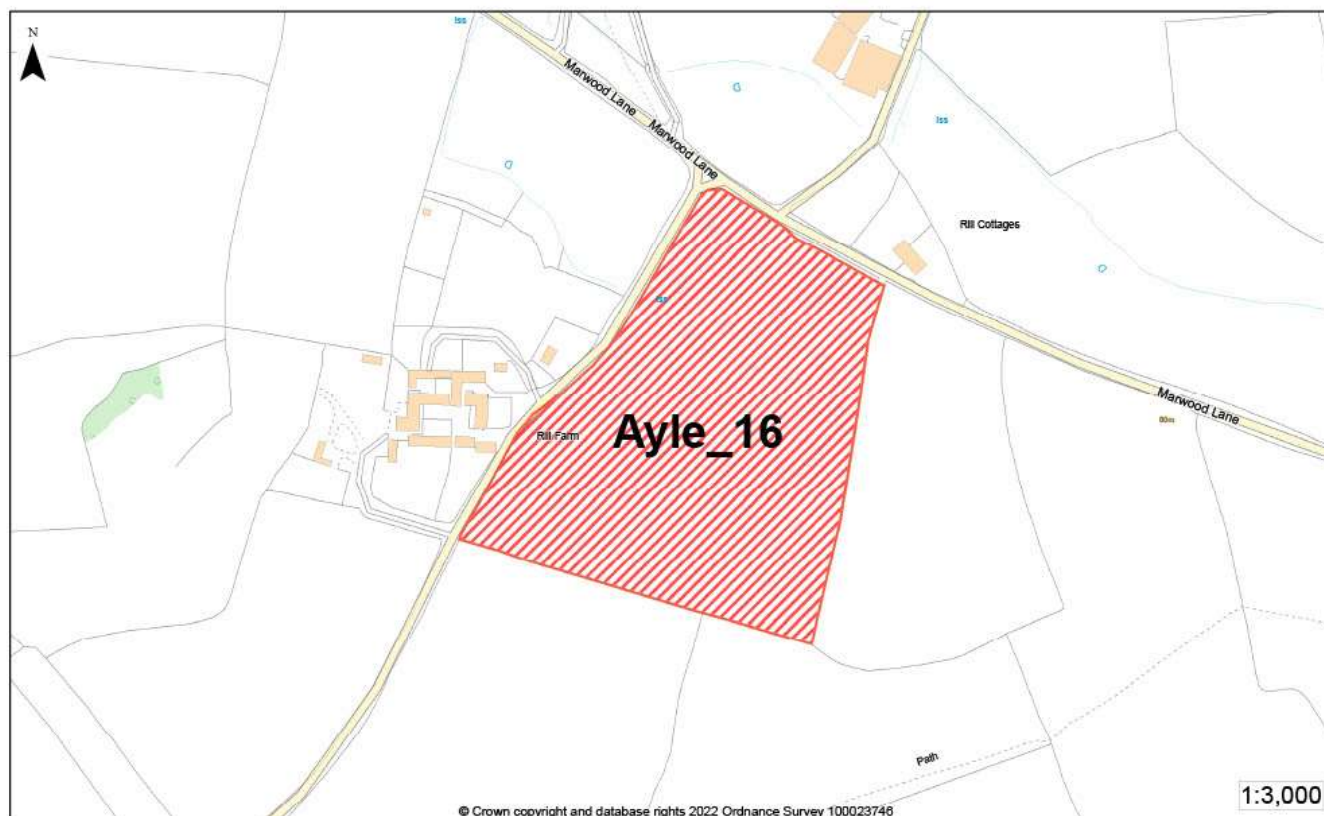
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Aylesbeare

Reference

Ayle_16



Call For Sites 2022

Site address	area3, Land Adjacent and North of Perkins Village, Perkins Village, EX5 2JG
Outside Cranbrook Plan Area	Yes
Description	Isolated greenfield site in the countryside comprising one fields in agricultural use, surrounded by agricultural land, and not adjacent to any settlement in the Settlement Hierarchy. Contains approx 14% of the total area of 3 submitted sites north of Perkins Village (not a settlement with a built up area boundary, and has no facilities). Site slopes gently down from S to N. Hedgerows on site boundary. Roadside frontages with Marwood Lane to the north, and a lane to the west which leads to Perkins Village. Rill Farm buildings and Primrose Cottage lie to the W, and Rill cottages to the NE.
Total site size (ha)	4.61
Submitter's proposed use	Other site/use
Submitter development type	proposal looks to potentially provide land across the three sites that are developable for small scale residential development and employment sites . Each of the three areas have the following approximate square meterage. • Area 1: 138,990m2 • Area 2: 151,710m2 • Area 3: 46,100m2 Provides a total of 336,800m2 of land for residential and employment area. On an assumption this would be split halfway and taking into account internal road networks, communal spaces and that the average residential plot size is approximately 300m2, this provides enough land for potentially 750-850 residential properties.

Availability assessment	
Call for site : site type Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	NEW
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	Yes

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	4.61
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	4.61
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 4.61 Ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities but within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No

For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Not in close proximity to designated heritage assets. 1500 m from Rockbeare Manor HER Registered Park and Garden- Grade II, but separated from it by the A30, and intervening farmland. Approx 550m from Grade 2* building (St Mary Church, Aylesbeare) to the east 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 significant issues. Outside AONB. Devon Character Area - Clyst Lowland Farmlands. LCT CT ref 3E Lowland plains. Low lying, intensively farmed landscape with a uniformity to its undulating topography.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	No Flood zones 2 or 3, Very small patches of land at low risk of surface water flooding, mostly on east boundary. Grade 3 agricultural land in strategic assessment
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	NO
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	2021 Aylesebeare comments: Very limited capacity at West Hill Primary to support additional development - certainly not on the level proposed by these 9 sites around Aylesbeare (29ha). Uncertain where new capacity could be provided - need to be funded by development. School transport costs would apply for primary and secondary. All proposed development impacting on West Hill Primary should be looked at in conjunction with proposed development sites in the vicinity of Ottery St Mary - depending on level could be the need for a new primary school site within Ottery? Kings school has no capacity to support additional development and it would be difficult to extend the school on its current site. Academy has previously clearly indicated it will not expand with significant investment and potentially new school. Educationally unsuitable due to home to school transport implications (Ayle_08, Ayle_09 and Ayle_15 possible exceptions in terms of primary, but would require safe route).

DCC Highways comments	Nearby 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	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for air quality, transport movements, & noise. Consideration of contaminated land, consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment	
EDDC Economic Development comments	This site could potentially be achievable for (partial) employment use, assuming the types of uses complement the limited road access. A rural location with a small quantity of employment space proposed. The site is relatively far from other residential or employment uses, although the employment uses in this site would primarily service the new dwellings. The roads adjoining the site to the north and west would not be appropriate for HGVs, meaning small scale B2 and E uses would be more suitable unless infrastructure is upgraded. Ultrafast broadband is available through Jurassic Fibre, but no superfast connection at an affordable rate as yet. Existing bus route along Marwood Lane from Exeter to Honiton is of benefit.
Panel's conclusions	Probably achievable for housing and mixed employment uses where the mixed employment is small scale and E(g)/B2 uses that do not result in high levels of HGV traffic. Note that a written comment indicated that site does not have potential for housing/employment
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Probably achievable if

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	NONE -same landowner submitted 3 groups of land parcels initially through a single submission but later confirmed that these are 3 separate sites Ayle_16; Ayle _17 & Farr_04 that do not overlap.		
Total site size	4.61		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	4.61		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	2.77		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30

1. Calculated yield (HELAA Methodology)	Min 55	Mid 69	Max 83
2. Site promoter – yield (upper)	119		
3. Lower of 1. (Mid) yield and 2. yield	69		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	69		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	4.61		
Percentage of site to count – employment	50		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL			
Of the 4.61 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 4.61 ha. HOUSING : Site submitted in 2022 as available for 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 69 dwellings. There are no overlaps. The site passes Stages A and B Suitability Assessment and Achievability for housing, and therefore for the trajectory the net site capacity is 69 dwellings. EMPLOYMENT : The site is available in part for employment (50:50 split) and passes Stages A and B Suitability Assessment. Panel assessed site as probably unachievable for employment led development (but possibly mixed employment uses if the employment use is small scale and use class E(g)/B2 as part of housing and employment) Therefore for the trajectory the site capacity for employment is NIL Ha.			
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may 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	69
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

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

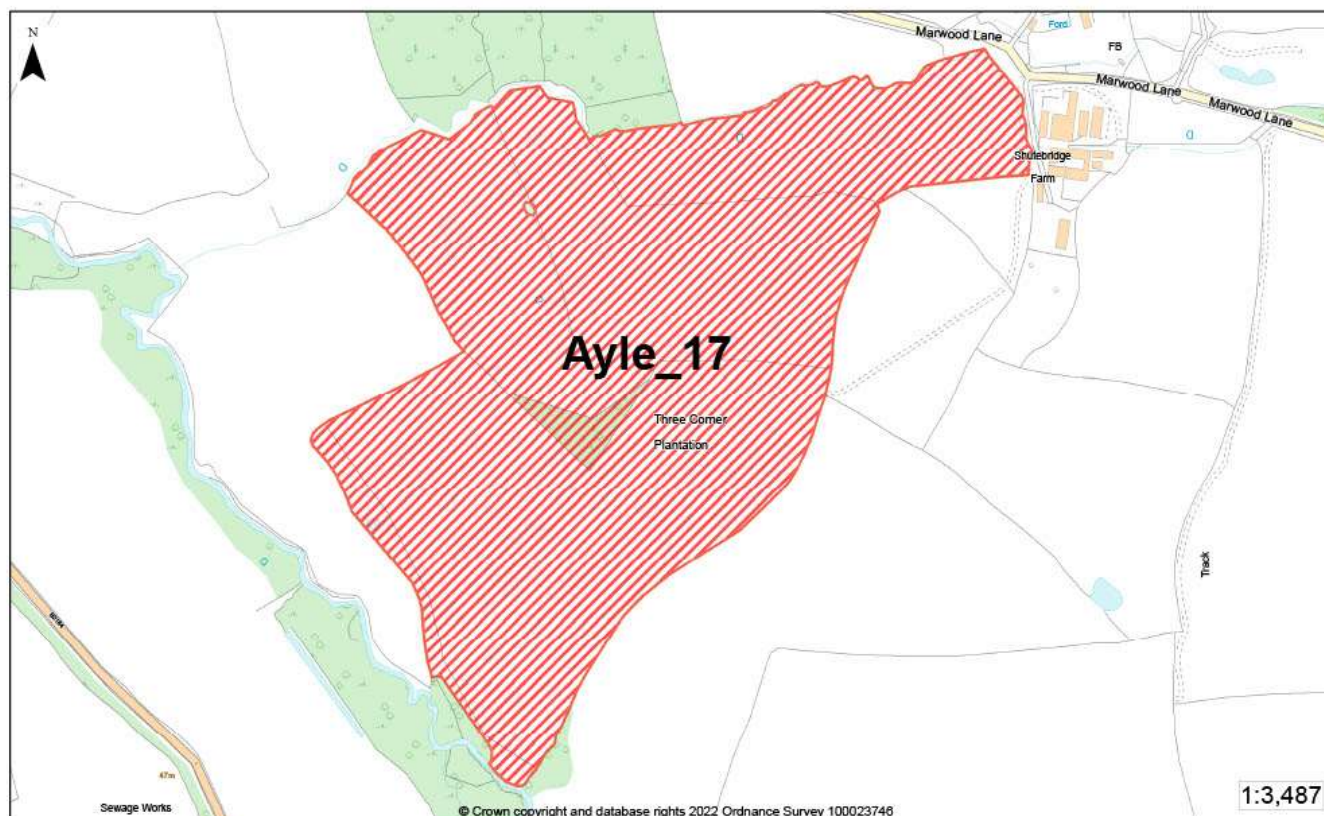
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Aylesbeare

Reference

Ayle_17



Call For Sites 2022

Site address	Area1, Land Adjacent and North of Perkins Village, Perkins Village, EX5 2JG
Outside Cranbrook Plan Area	Yes
Description	Isolated greenfield site in the countryside comprising 3 fields in agricultural use, surrounded by agricultural land, and not adjacent to any settlement in the Settlement Hierarchy. Contains approx 41% of the total area of 3 submitted sites north of Perkins Village (not a settlement with a built up area boundary, and has no facilities). Site slopes gently down from SE to NW, with steeper slope on western boundary. Hedgerows on site boundary, and on internal field boundaries. Three Corner Plantation in centre of site. Farm buildings are adjacent to NE corner of site. HELAA site GH/ED/9 is 65m+ to the west of the site, but does not adjoin Ayle_17. They are separated by the valley with the water course.
Total site size (ha)	13.90
Submitter's proposed use	Other site/use
Submitter development type	proposal looks to potentially provide land across the three sites that are developable for small scale residential development and employment sites . Each of the three areas have the following approximate square meterage. • Area 1: 138,990m2 • Area 2: 151,710m2 • Area 3: 46,100m2 Provides a total of 336,800m2 of land for residential and employment area. On an assumption this would be split halfway and taking into account internal road networks, communal spaces and that the average residential

	plot size is approximately 300m2, this provides enough land for potentially 750-850 residential properties.

Availability assessment	
Call for site : site type Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	NEW
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	Yes

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx 0.14 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). 0.14ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	13.76
GDA Discounted at Stage A – Housing (ha)	0.14
GDA Passes Stage A – Employment (ha)	13.76
GDA Discounted at Stage A – Employment (ha)	0.14
Stage A Assessment conclusion	An area of approximately 13.759 Ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

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

reasonable range of services and facilities?	
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Not in close proximity to designated heritage assets. 800 m from Rockbeare Manor HER Registered Park and Garden-Grade II, but separated from it by the A30, woodland at Great Covert, and intervening farmland. Approx 350m from Grade 2 building located on higher ground to the SW of the site, separated by valley with watercourse to the west of the site.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No significant issues. Outside AONB. Devon Character Area - Clyst Lowland Farmlands. LCT CT ref 3E Lowland plains. Low lying, intensively farmed landscape with a uniformity to its undulating topography.
For Housing - Will the 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 water courses on the northern boundary, and close to but outside the western boundary. Very small area of Flood zone 3 on NW corner and western boundary (estimated 0.1% of site). Concentrated in the NE, about 3% of site contains areas at risk of high, medium or low surface water flooding which could affect development potential. Grade 3a agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	2021 Aylesebeare comments: Very limited capacity at West Hill Primary to support additional development - certainly not on the level proposed by these 9 sites around Aylesbeare (29ha). Uncertain where

	new capacity could be provided - need to be funded by development. School transport costs would apply for primary and secondary. All proposed development impacting on West Hill Primary should be looked at in conjunction with proposed development sites in the vicinity of Ottery St Mary - depending on level could be the need for a new primary school site within Ottery? Kings school has no capacity to support additional development and it would be difficult to extend the school on its current site. Academy has previously clearly indicated it will not expand with significant investment and potentially new school. Educationally unsuitable due to home to school transport implications (Ayle_08, Ayle_09 and Ayle_15 possible exceptions in terms of primary, but would require safe route).
DCC Highways comments	Nearby 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	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for air quality, transport movements, & noise. Consideration of contaminated land, consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment	
EDDC Economic Development comments	This site could potentially be achievable for (partial) employment use, assuming the types of uses complement the limited road access. A rural location with a significant quantity of employment space proposed. The site is relatively far from other residential or employment uses, although the employment uses in this site would primarily service the new dwellings. The roads adjoining the site to the north would not be appropriate for HGVs, meaning small scale B2 and E uses would be more suitable unless infrastructure is upgraded. Ultrafast broadband is available through Jurassic Fibre, but no superfast connection at an affordable rate as yet. Existing bus route along Marwood Lane from Exeter to Honiton is of benefit.
Panel's conclusions	Probably achievable for housing and mixed employment uses where the mixed employment is small scale and E(g)/B2 uses that do not result in high levels of HGV traffic. Note that a written comment indicated that site does not have potential for housing/employment.
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	NONE -same landowner submitted 3 groups of land parcels initially through a single submission but later confirmed that these are 3 separate sites Ayle_16; Ayle _17 & Farr_04 that do not overlap.
Total site size	13.90

HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.14		
Gross development area – Passes Stage B Housing	13.76		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	8.26		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 165	Mid 206	Max 248
2. Site promoter – yield (upper)	349		
3. Lower of 1. (Mid) yield and 2. yield	206		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	206		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.14		
Gross development area – Passes Stage B Employment (Ha)	13.76		
Percentage of site to count – employment	50		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL			
Of the 13.899 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 13.899 ha. HOUSING : Site submitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 206 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 206 dwellings. There are no overlaps. The site GDA passes Stages A and B Suitability Assessment and Achievability for housing, and therefore for the trajectory the net site capacity is 206 dwellings. EMPLOYMENT : The site is available in part for employment (50:50 split) and passes Stages A and B Suitability Assessment. P anel assessed site as probably unachievable for employment led development (but possibly mixed employment uses if the employment use is small scale and use class E(g)/B2 as part of housing and employment).Therefore for the trajectory the site capacity for employment is NIL Ha.			
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			

Also, future evidence, where available, may 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	206
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Aylesbeare

Reference

Ayle_18



Call For Sites 2022

Site address	Land adjoining Great Halls Village Way, , Aylesbeare, EX5 2FD
Outside Cranbrook Plan Area	No
Description	Small brownfield site on the edge of Aylesbeare village, gently sloping up from NW to SE. Contains Great Halls (to be retained) which is a substantial farmhouse, understood to have 6 letting units including those in former barns to the rear, with garden of about 0.28ha extending to Blind Lane. Anticipated that the new housing would be built in the garden area. Potential vehicular access to the site via Blind Lane, or possibly existing access into Great Halls. Semi natural hedgerow and tree planting on north and south boundaries.
Total site size (ha)	0.49
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Custom and self-build homes. 5 dwellings

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.49
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 0.4898 Ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities but not within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. 290 m from Grade 2* building (St Mary Church) and 40m from Grade 2 Listed Building on corner of Village Way/ Blind Lane. Separated by intervening buildings from 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 significant issues. Outside AONB. Devon Character Area - Clyst Lowland Farmlands. LCT CT ref 3B. Lower rolling farmed and settled valley slope. Low lying, intensively farmed landscape with a uniformity to its undulating topography. DCA: Pebblebed Heaths and farmland.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Not in Flood Zone 3, but about 66% of the site is in Flood Zone 2, extending from the roadside frontage eastwards. Submitter's information states that a small part of the site is at " 0.1% AEP" (annual exceedance probability) of flooding but doesn't indicate where in the site. The north east half of the garden area is not in Flood Zones 2 or 3. This could affect development potential. About 40% of the whole site is at low risk of surface water flooding, including the western half of the garden area. Grade 3 agricultural land in strategic assessment
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	2021 Aylesebeare comments: Very limited capacity at West Hill Primary to support additional development - certainly not on the level proposed by these 9 sites around Aylesbeare (29ha). Uncertain where new capacity could be provided - need to be funded by development. School transport costs would apply for primary and secondary. All proposed development impacting on West Hill Primary should be looked at in conjunction with proposed development sites in the vicinity of Ottery St Mary - depending on level could be the need for a new primary school site within Ottery? Kings school has no capacity to support additional development and it would be difficult to extend the school on its current site. Academy has previously clearly indicated it will not expand with significant investment and potentially new school. Educationally unsuitable due to home to school transport implications (Ayle_08, Ayle_09 and Ayle_15 possible exceptions in terms of primary, but would require safe route).
DCC Highways comments	Site accessibility: no significant issues for small scale development. No existing ped/cycle infrastructure however on the wider network. Likely to require high reliance on private travel
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of contaminated land, consideration of the risk of pollution/contamination being caused by the demolition of structures

	from the development site. Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration of noise from the local transport network. Consideration for noise impact from any new development.

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing
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	NONE		
Total site size	0.49		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.21		
Gross development area – Passes Stage B Housing	0.28		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	0.22		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 4	Mid 6	Max 7
2. Site promoter – yield (upper)	5		
3. Lower of 1. (Mid) yield and 2. yield	5		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	5		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.21		
Gross development area – Passes Stage B Employment (Ha)	0.28		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 13.899 ha site, 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 Use Classes C3/Eg/B2/B8		

	planning commitments. Thus the gross site development area for housing and for employment is approx. 0.2798 ha. HOUSING : Site submitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 6 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 5 dwellings. There are no overlaps. The site Gpasses Stages A and B Suitability Assessment and Achievability and therefore for the trajectory the net site capacity is 5 dwellings. EMPLOYMENT : The site is not submitted as available for employment although the GDA passes Stages A and B Suitability Assessment. Therefore the site capacity for employment is NIL ha.

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Beer

Reference

Beer_02



Call For Sites 2022

Site address	Fore Street Car Park, , Beer, EX12 3EF
Outside Cranbrook Plan Area	Yes
Description	Previously developed land within the built up of Beer. Very small, flat site on previously developed land comprising the Council owned Fore Street car park-short stay with 10 spaces. Site lies inside the Beer Vitality and Shopping Area designated by the adopted East Devon Villages Plan DPD. Located on the corner of Fore Street and The Meadows. Adjoins residential property to the north, with two Grade 2 listed cottages opposite on the east side of Fore Street, and tourist accommodation to the south of The Meadows.
Total site size (ha)	0.04
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people (Small residential development 2-3 houses or apartment building)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within a 6-10 year period
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	No
Does the site meet the minimum size threshold for employment?	No
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Discounted at Stage A – Housing (ha)	0.04
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.04
Stage A Assessment conclusion	This site has not passed the Stage A Suitability Assessment for housing or for employment due to the site size 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	
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	
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	2021 Beer comments: Beer primary has limited capacity to support development and on very constrained site, transport implication for secondary.
DCC Highways comments	Site accessibility: Existing public car park, likely loss of public parking spaces which may have impacts and on knock on effects within the settlement.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

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	NONE
Total site size	0.04
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.04
Gross development area – Passes Stage B Housing	0.00
Gross to net area conversion factor applied %	100
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	1		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.04		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.037 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 0.037 ha. HOUSING : Site submitted in 2022 as available for housing. The site is below the site size threshold so does not pass Stages A and B Suitability Assessment and therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site is not submitted as available for employment and is below the size threshold so does not pass Stages A and B Suitability Assessment for employment, therefore the site capacity for employment is NIL ha.		
GENERAL COMMENT FOR ALL SITES	Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.		

Housing - Available Suitable Achievable summary

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

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

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

Employment - Suitable Available Achievable summary

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

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

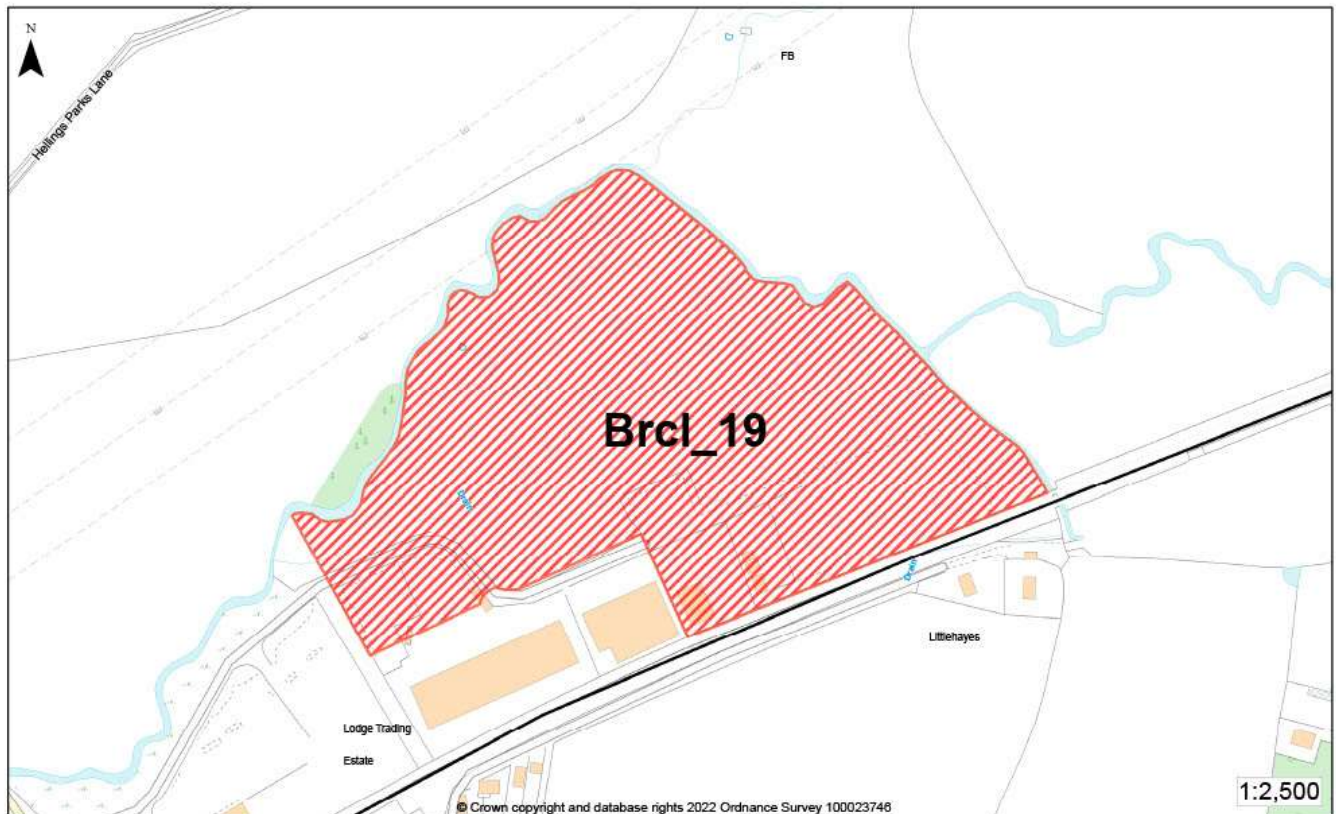
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Broadclyst

Reference

Brcl_19



Call For Sites 2022

Site address	Lodge Trading Estate, , Broadclyst Station, EX5 3BS
Outside Cranbrook Plan Area	Yes
Description	This flat site lies outside the built up area boundary of the new settlement of Cranbrook which is south of the site. Brcl_19 lies to the east of Lodge Trading estate - a collection of Class B units between Broadclyst village and the airport. The Cranny Brook forms the site's northern boundary. To the south is the Exeter-London Waterloo railway line (single track at this time) with only a single platform to the south of the track, serving Cranbrook (but no foot/cycle bridge over railway at present). To the west is the existing buildings on the Trading Estate. Brcl_19 would share the existing site access (a private road serving the Trading Estate) off from Station Road. That road also provides pedestrian and vehicular access to Cranbrook. Previous application 16/0263/MOUT for 44 dwellings dismissed at appeal 13 April 2017.
Total site size (ha)	5.62
Submitter's proposed use	Other site/use
Submitter development type	Homes for sale, Affordable homes, Office, Industrial / warehouse, Mixed Use (The whole site area is roughly 21 acres. For a residential scheme the land that is not covered by any flood zone issues equates to about 10 acres so averaging 13 plots / acre the site could accommodate 130 homes. As an industrial site, 13.5 acres are either out of the flood zone or covered by flood zone 2)

Availability assessment	
Call for site : site type Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	NEW
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx 3.3 Ha of the site is in flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 3.3ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.32
GDA Discounted at Stage A – Housing (ha)	3.30
GDA Passes Stage A – Employment (ha)	2.32
GDA Discounted at Stage A – Employment (ha)	3.30
Stage A Assessment conclusion	An area of approximately 2.32 Ha has passed the Stage A Suitability Assessment for housing and foremployment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.

For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Nearest Listed building (Grade 2) is 800m to the north off Station Road, and not in close proximity.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Not in AONB. Landscape character LCT 3C. Sparsely settled farmed valley floors. Site contains hardstanding, disturbed ground, scrub and semi-improved grassland. Site lies wholly in the Clyst Valley Regional Park (secondary recreational zone, hub and wildlife sanctuary zone (indicative) - shown in the CVRP Masterplan Fig 7).
For Housing - Will the 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 lies adjacent to the Cranny Brook. Approx 3.3 ha of the total site is in Flood Zone 3. This will impact on the gross development area. An additional 0.66 ha is in Flood Zone 2, Flood zones 2 and 3 are on the northern and eastern boundaries. Area of low risk of surface water flooding in the northern part of the site. Grade 3b agricultural land in the north and Grade 3a in 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	Overhead high voltage electricity line with possible easement on a very small part of the northern boundary. No high pressure gas pipeline zones.
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	2021Cranbrook comments (as site adjoins the Cranbrook new settlement) 2 new primary schools required to serve the Cranbrook extension areas. Developer funding required for primary, secondary and special provision.
DCC Highways comments	Site accessibility: Existing Brownfield site, Careful consideration needs to be given with Broadclyst Station, the WEA of Cranbrook, and the associated detail in the emerging Cranbrook Plan
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of contaminated land, consideration of the risk of pollution/contamination being caused by the demolition of structures

	from the development site. Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration of noise from the local transport network. Consideration for noise impact from any new development.

Achievability assessment	
EDDC Economic Development comments	This site could potentially be achievable for total employment use, assuming the types of uses complement the limited road access. A site adjacent to an existing small industrial estate. Although this site would appear to be suitable for commercial development, it is not clear how a mixed use (including dwellings) would complement the existing uses in the neighbouring sites. No major issues accessing the site seem apparent, although increased traffic along Station Road to access the wider road network may pose a problem. Good proximity to Cranbrook train station, although unclear if a pedestrian link is currently available or being proposed. Closest bus stop is along London Road, with no pavements for pedestrian access along Station Road. Superfast broadband available. B2 and B8 uses appear to be most appropriate.
Panel's conclusions	Probably unachievable for housing, unless there is a lawful right of access, and potential conflict of traffic between the new and existing uses can be avoided, & there are the means to achieve an appropriate pedestrian/footway provision to link to Cranbrook. Probably achievable for employment, subject to having a lawful right of access.
Site Achievable for Housing	Probably unachievable unless
Site Achievable for Employment	Probably achievable if

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	WHOLE - Overlapped by Brcl_27. (2022 site submission). Count Brcl_19 as NIL, Count all of Brcl_27.		
Total site size	5.62		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	3.30		
Gross development area – Passes Stage B Housing	2.32		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	1.39		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 28	Mid 35	Max 42
2. Site promoter – yield (upper)	130		
3. Lower of 1. (Mid) yield and 2. yield	35		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield	0		

(ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	
EMPLOYMENT CAPACITY	
Land discounted Stage A and Stage B – Employment (Ha)	3.30
Gross development area – Passes Stage B Employment (Ha)	2.32
Percentage of site to count – employment	0
Employment land – potential yield (Ha)	0.00
SITE POTENTIAL	Of the 5.62 ha site, 3.3 Ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 2.32 ha. HOUSING : Site submitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 35 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 35 dwellings. The site GDA passes Stages A and B Suitability Assessment for housing but the HELAA Panel concluded the site is Probably unachievable unless there is a lawful right of access, and potential conflict of traffic between the new and existing uses can be avoided, & there are the means to achieve an appropriate pedestrian/footway provision to link to Cranbrook. Also the site is wholly overlapped by Site Brcl_27 and therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site is not submitted as available for employment, although the GDA passes Stages A and B Suitability Assessment. Therefore the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary

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

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

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

Employment - Suitable Available Achievable summary

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

Employment Trajectory	Hectares
2020-22 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

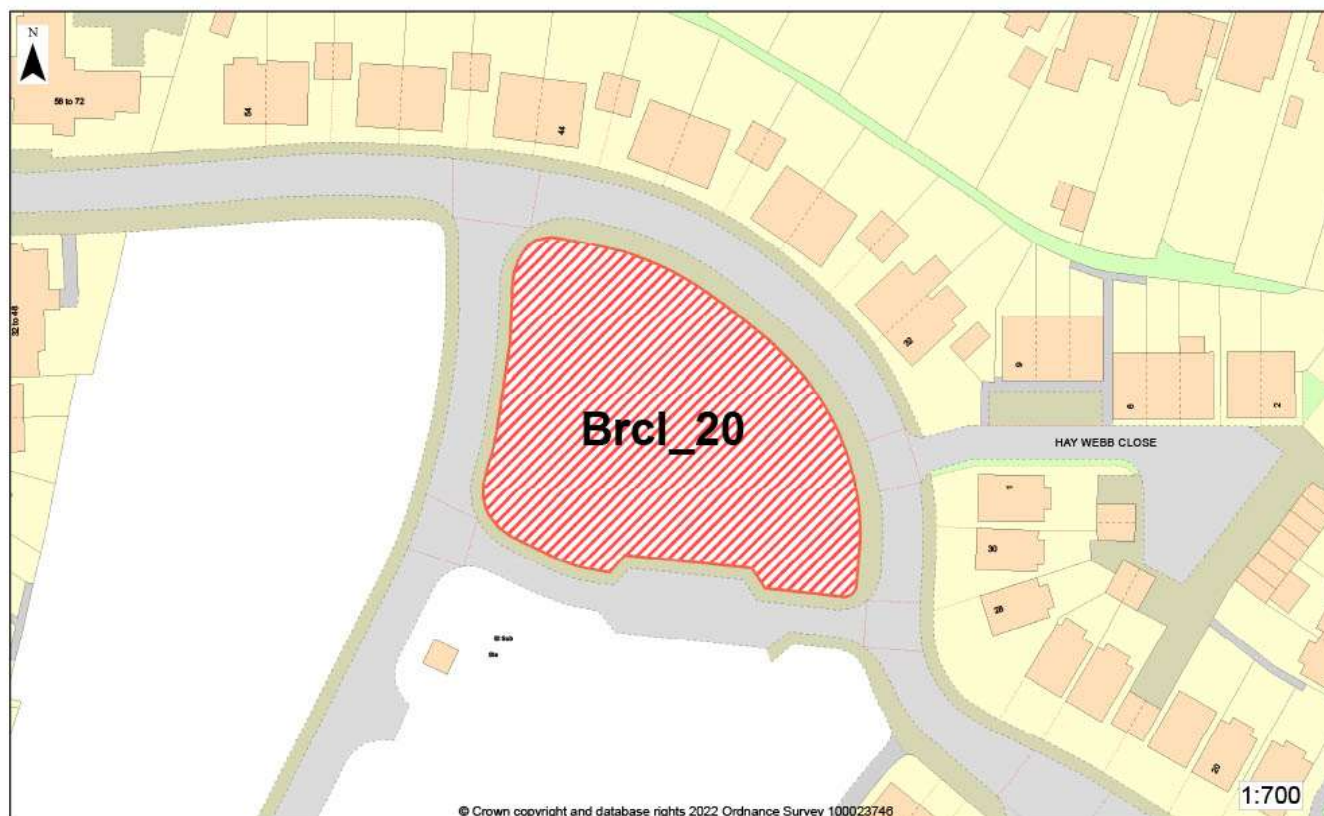
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Broadclyst

Reference

BrcI_20



Call For Sites 2022

Site address	Land off Hawkins Road, Pinhoe, Exeter, EX1 3UX
Outside Cranbrook Plan Area	Yes
Description	Small, relatively flat greenfield site within the Old Park Farm development set to the north east of Pinhoe, at West Clyst in East Devon. Site benefits from planning approval for commercial development (440sqm retail + 914sqm offices - part of 16/3021/MFUL - where the care home to the west was built (under 18/0660/MFUL) & unimplemented approved park and change site lies to the south). To the east are 2 storey terraced and semi-detached houses set to the rear of an intervening cyclepath & dormer bungalows. Pairs of two storey semi-detached houses lie to the north.
Total site size (ha)	0.22
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale (Up to 10 units) - (Ref 16/3021/MOUT Request for Pre-Application Advice)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	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?	No
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.22
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.22
Stage A Assessment conclusion	An area of approximately 0.2164 Ha has passed the Stage A Suitability Assessment for housing but not for employment due to the site size being below the size threshold for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones. Parkland/Ancient Woodland at Poltimore Park located 550m from northern boundary but separated by intervening residential development and agricultural land.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Nearest Listed building (Grade 2* Old Park Farm) is 250m to the west but is not in close proximity as the site is visually

	and physically separated by intervening buildings from the heritage asset.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No significant issue. Not in AONB. Site is surrounded by existing and approved development.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	NO
Flooding/land/resources commentary	Not in Flood Zone 3. Grade 1 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	(Use comment from nearby Brcl_01) In close proximity to West Clyst Community Primary - potentially capacity to support development. Additional secondary provision required.
DCC Highways comments	Site accessibility: no significant issues. However, forms part of consent and obligations set out in consented application 16/3021/MFUL. Cannot compromise the delivery of the Park and change site, as part of the S106 obligations.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase.

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing subject to the development not compromising the delivery of the Park and Change site, as part of the S106 obligations associated with planning approval 16/3021/MFUL.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity

Planning application	WHOLE - Planning Permission		
Planning Status	16/3021/MFUL - approved 06/09/2017		
Previous HELAA site ref no(s)			
Site overlap description	WHOLE -that part of Planning permission 16/3021/MFUL on this site which is for commercial development.		
Total site size	0.22		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.22		
Gross to net area conversion factor applied %	100		
Net developable area (ha)	0.22		
Density assumption applied (dwellings per Ha)	Min 30	Mid 35	Max 40
1. Calculated yield (HELAA Methodology)	Min 7	Mid 8	Max 9
2. Site promoter – yield (upper)	10		
3. Lower of 1. (Mid) yield and 2. yield	8		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	8		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.22		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.2164 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 0.2164. HOUSING : Site submitted in 2022 as available for 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. There are no overlaps. The site passes Stages A and B Suitability Assessment and Achievability for housing, and therefore for the trajectory the net site capacity is 8 dwellings. EMPLOYMENT : The site is not submitted as available for employment and is below the size threshold so does not pass Stages A and B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.		

GENERAL COMMENT FOR ALL SITES

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

Also, future evidence, where available, may 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	

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
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

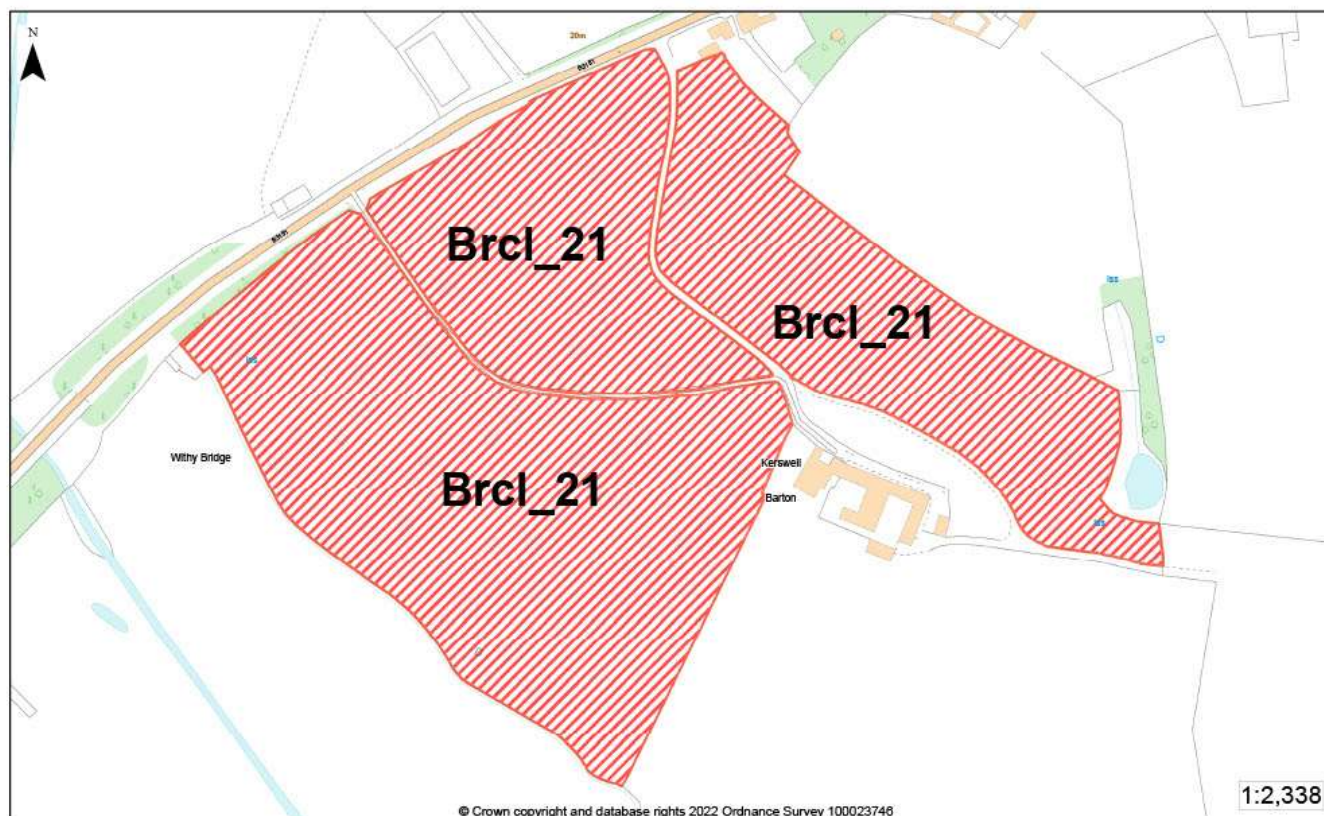
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Broadclyst

Reference

Brcl_21



Call For Sites 2022

Site address	Kerswell Barton, , Broadclyst, EX5 3AF
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising 3 adjoining, irregularly shaped fields in agricultural use. Site slopes up from SW to NE on west and central fields, and upward from SE to NW on eastern field. Site is east of the M5, but not abutting the motorway, and approximately one third of the way between the M5 and the built up area of Broadclyst. Agricultural land surrounds the site. The B3181 road is adjoins the NW boundary, providing road frontage and potential access. Farm buildings at Kerswell Barton, lie close to the SE boundary, with Kerswell cottages to the NE adjoining the B3181.
Total site size (ha)	8.17
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people, Renewable energy (Residential development may be delivered in a small area of the submitted site. Supporting uses, such as open space, play provision and other uses may be delivered elsewhere within the allocation. The allocation may also be suitable for renewable energy generation, particularly energy generation from solar power)

Availability assessment

Call for site : site type

NEW

Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx 0.73 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.73ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	7.44
GDA Discounted at Stage A – Housing (ha)	0.73
GDA Passes Stage A – Employment (ha)	7.44
GDA Discounted at Stage A – Employment (ha)	0.73
Stage A Assessment conclusion	An area of approximately 7.4395 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is within the Exe Estuary & Pebblebed Heath mitigation zones. TPO within and on the south east boundary of the northern field. Site is not located within other any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation

	zones. Parkland/Ancient Woodland at Poltimore Park located 380m from western boundary but separated by the M5 and intervening agricultural land.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Nearest Grade 2 listed buildings are not in close proximity, being 220m to the NE and 450 m to the SW, and separated by agricultural fields.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	NO
Landscape commentary	Not in AONB. Landscape character LCT 3C. Sparsely settled farmed valley floors. Clyst lowland Farmland -CLT ref 5D. Estate wooded farmland/3C. Sparsely settled farmed valley floors Site lies wholly in the Clyst Valley Regional Park (secondary recreational zone, hub and wildlife sanctuary zone (indicative) - shown in the CVRP Masterplan Fig 7 - no specific zone or hub, although active zone (and existing active hub plus proposed visitor destination) on the SW edge of Broadclyst approx 500 m from eastern edge of Brcl_21.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	SW boundary of site lies close to but not abutting the river Clyst. Approx 0.73 ha of Flood Zone 3 in the site along all the SW boundary of the western field which will reduce the gross development area . Further 2.4 ha of flood zone 2 in that field, may impact on development potential. Minor area at high risk of surface water flooding on SW boundary, Approx 4.4 ha is Grade 1 agricultural land in the strategic assessment on the NE half of the site, remainder is Grade 3 (nearly all the Grade 3 is in Flood Zones 2 and 3).
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	(Use comments from nearby Brcl_16 and Brcl_12): Additional capacity required - Site for new primary school allocated at Mosshayne. New school provision would depend on level of development and require

	developer funding. Broadclyst Primary School is very popular and fills up with out of area children. Development within Broadclyst would mean that there would be a push back to other schools. The current primary school could not support the level of development proposed - 36.8 ha, and could not be extended further. Additional secondary provision required.
DCC Highways comments	Site accessibility: Segregated from other settlements, no existing cycle infrastructure. Significant mitigation likely
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of noise and air quality from the local transport network.

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing subject to providing the necessary pedestrian and vehicular mitigation. Probably achievable for housing and mixed employment provided that the employment is small scale E(g)uses only. Note that a written comment indicated that site does not have potential for housing. Probably unachievable for employment due to the challenge of HGVs and business traffic accessing the M5.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Probably unachievable

Potential capacity			
Planning application			
Planning Status	implemented planning permission (12/1285/MFUL) for 11 dwellings gross through the conversion and extension of existing buildings on the site.		
Previous HELAA site ref no(s)			
Site overlap description	NONE		
Total site size	8.17		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.73		
Gross development area – Passes Stage B Housing	7.44		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	4.46		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 89	Mid 112	Max 134
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	112		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield	112		

(ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	
EMPLOYMENT CAPACITY	
Land discounted Stage A and Stage B – Employment (Ha)	0.73
Gross development area – Passes Stage B Employment (Ha)	7.44
Percentage of site to count – employment	0
Employment land – potential yield (Ha)	0.00
SITE POTENTIAL	Of the 8.1695 ha site, 0.73 Ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 7.4395 ha. HOUSING : Site submitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 112 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. In the absence of a specified site promoter's yield, the site would have the potential for 112 dwellings. There are no overlaps. The site GDA passes Stages A and B Suitability Assessment and Achievability for housing, and therefore for the trajectory the net site capacity is 112 dwellings. EMPLOYMENT : The site is not submitted as available for employment, although it passes Stages A and B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may 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

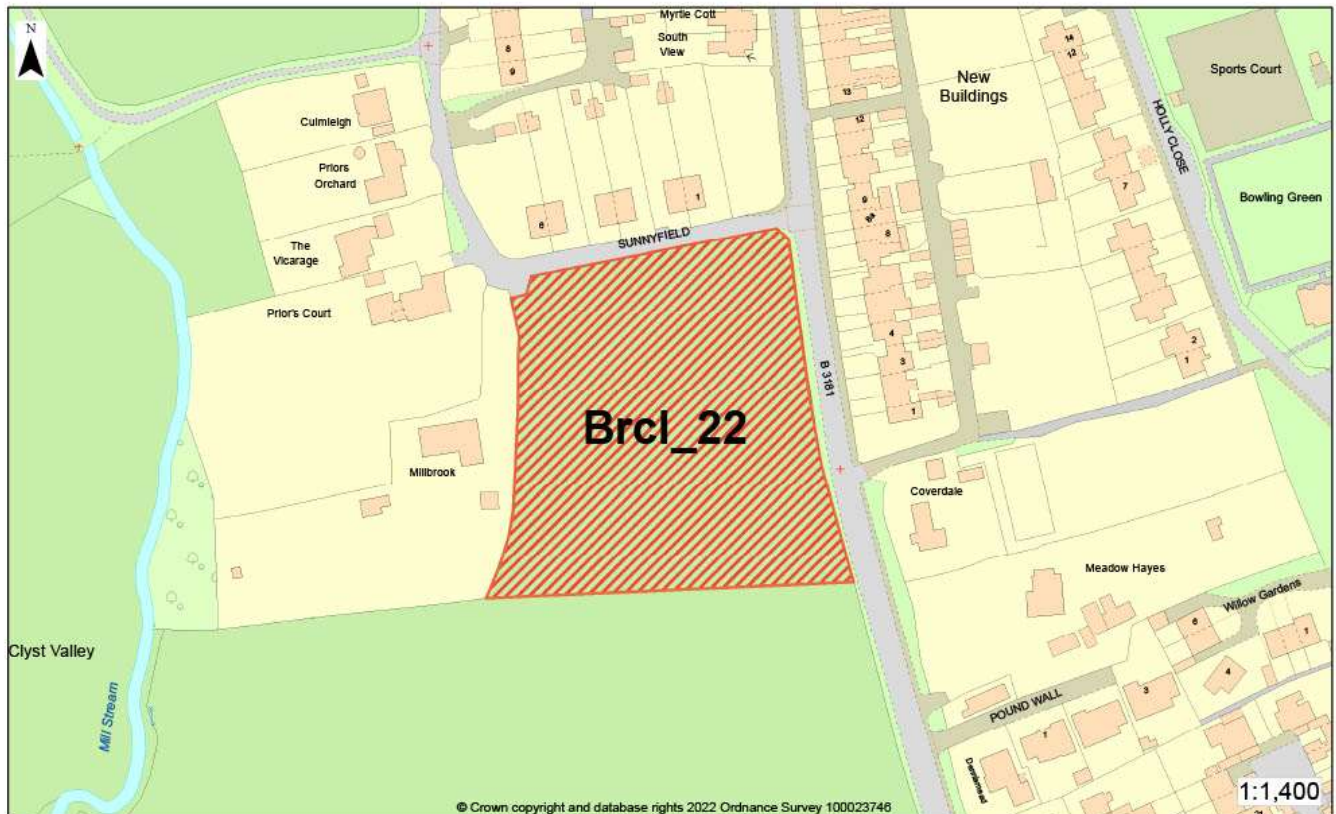
Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	112
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

Employment Trajectory	Hectares
2020-22 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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Broadclyst	Reference	Brcl_22



Call For Sites 2022

Site address	Land at Jarvishayes Farm Junction of B.3181 and Sunnyfield, , EX5 3EU
Outside Cranbrook Plan Area	Yes
Description	Greenfield, gently sloping site rising from NW to SE located on the west side of Broadclyst village. It comprises the northern part of a larger field in agricultural use. Substantial, mature hedgerows with trees on N and E boundaries, with a current narrow field access in NW corner of site. Adjoins the B3181 road to the east, and a narrow lane (Sunnyfield) to the north, with potential for a site access. Residential properties to the west, north and east, agricultural land to the south and beyond.
Total site size (ha)	0.93
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes (The total site area is 0.95 Ha and it is estimated that approximately 20 homes could be provided on the site, having regard for the constraints set out)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.93
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.93
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.9289 Ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within other any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site lies outside but abutting the Broadclyst Conservation Area. The Conservation Area surrounds and adjoins the site's northern and most of the eastern and western boundaries. Broadclyst village is one of the best-preserved examples of a large Devon estate village, with New Buildings

	being considered the finest of its vernacular in Devon. Nearest Grade 2 Listed buildings are 20m from western boundary, plus a building group (New Buildings) which are 20m from eastern boundary, east of the B3181. This could affect the development potential.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No significant issues. Not in AONB. Site landscape character is classified as Clyst lowland farmlands; and CLT ref 5 Estate wooded farmland.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Not in Flood Zones 2 or 3. River Clyst lies 200m to the west of the site, with Flood zone 3 extending eastwards to within approx. 80m of the site's western boundary. Area of low risk surface water flooding on the B3181 adjoining the site's eastern boundary. All of the 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?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	(Use comments from nearby Brcl_18) Broadclyst primary school is very popular and fills up with out of area children. Development within Broadclyst would mean that there would be a push back to other schools. Additional secondary provision required. Transport costs could apply to transport children to primary school and Clyst Vale Community College.
DCC Highways comments	Site accessibility. no significant issues. Would require appropriate delivery of vehicular and pedestrian access to the wider network.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase.

Achievability assessment

EDDC Economic Development comments	

Panel's conclusions	Probably achievable for housing subject to delivery of vehicular and pedestrian access to the wider network.
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	NONE		
Total site size	0.93		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.93		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	0.74		
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)	20		
3. Lower of 1. (Mid) yield and 2. yield	20		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	20		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.93		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.9289 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 0.9289 ha. HOUSING : Site submitted in 2022 as available for 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 20 dwellings. There are no overlaps. The site passes Stages A and B Suitability Assessment and Achievability for		

	housing, and therefore for the trajectory the net site capacity is 20 dwellings. EMPLOYMENT : The site is not submitted as available for employment. although it passes Stages A and B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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

Employment Trajectory	Hectares
2020-22 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

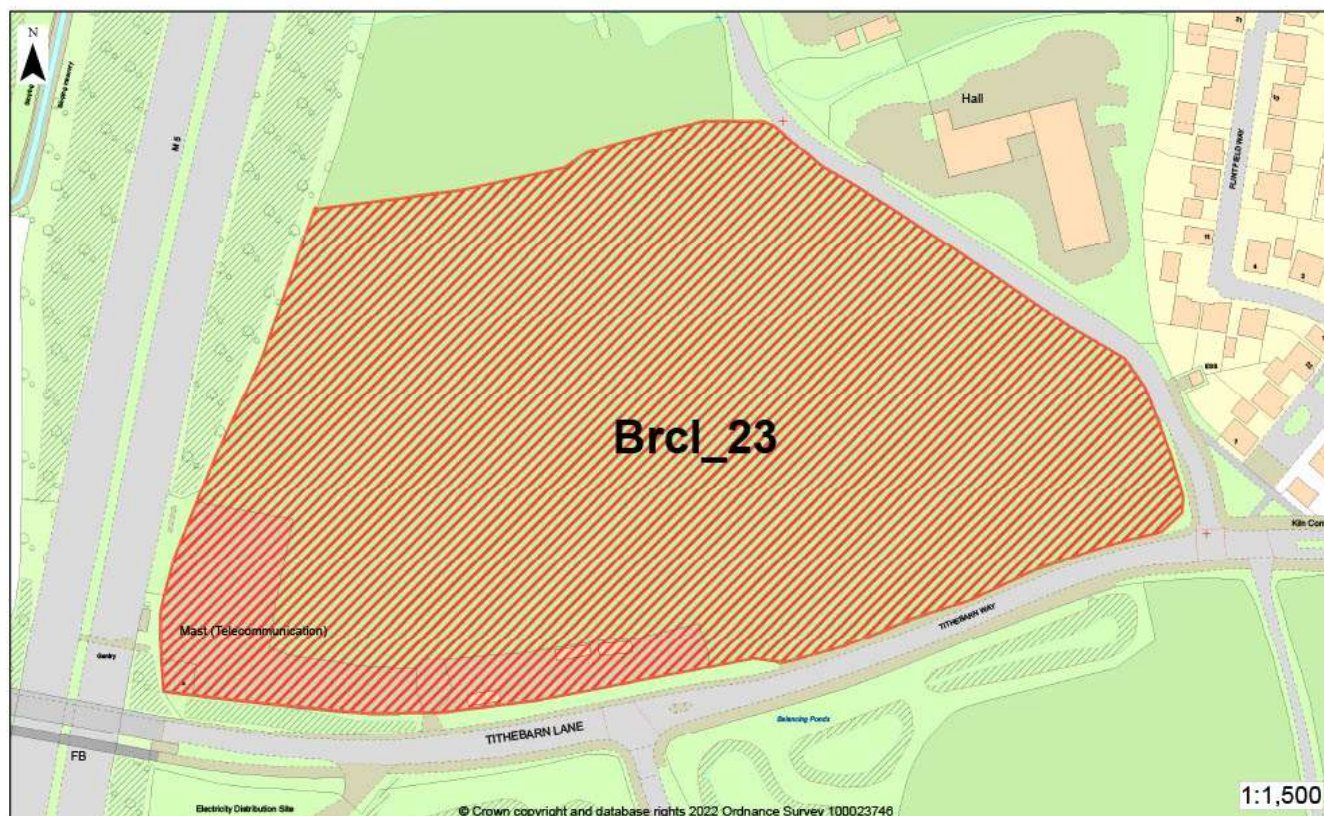
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Broadclyst

Reference

Brcl_23



Call For Sites 2022

Site address	Land North of Tithebarn Barn Way, , Exeter, EX1 3SL
Outside Cranbrook Plan Area	Yes
Description	Greenfield site on agricultural field gradually sloping up to the south-west adjacent to the M5 and development at Tithebarn. Tithebarn Lane adjoins to the south and Langaton Lane to the east.
Total site size (ha)	4.37
Submitter's proposed use	Other site/use
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Mixed Use (150 new homes inclusive of live/work units. Potential for local retail and shared office space.) Housebuilder HELAA submission.

Availability assessment

Call for site : site type	EXISTING - RESUBMISSION
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.06 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.06ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	4.31
GDA Discounted at Stage A – Housing (ha)	0.06
GDA Passes Stage A – Employment (ha)	4.31
GDA Discounted at Stage A – Employment (ha)	0.06
Stage A Assessment conclusion	An area of approximately 4.3134 Ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Site is not in close proximity to any listed heritage features.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	No significant issues. Site is not in the AONB. Not in Clyst Valley Regional Park. Devon Character Area - Clyst Lowland Farmlands. LCT ref : 3B. Lower rolling farmed and settled valley slope.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Approx. 0.06 ha of the site is in Flood Zone 3 which has reduced the overall potential yield. All of the 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?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	BrcI_03 Comment: Additional primary capacity required in West End development area. Site for new primary school already allocated at Mosshayne. New primary school provision would depend on level of development and require developer funding. Additional secondary capacity required.
DCC Highways comments	BrcI_03 Comment: Accessible from Langaton and Tithebarn Lanes OK
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing incorporating preference for appropriate access from Tithebarn Lane. Probably achievable for housing and mixed use employment if the employment is high value and residential compatible. Probably achievable for employment where the employment is high value and the east side of the site is residential compatible.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Probably achievable if

Potential capacity	
Planning application	
Planning Status	

Previous HELAA site ref no(s)	Brcl_03		
Site overlap description	WHOLE - Sites Brcl_23, Brcl_28 and Brcl_03 are effectively identical in land area & boundaries. But Brcl_03 submitted for 100 dws and Brcl_23 submitted for 150 dwellings. Count Brcl_03 & Brcl 28 as NIL. Count all of Brcl_23.		
Total site size	4.37		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.06		
Gross development area – Passes Stage B Housing	4.31		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	2.56		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 51	Mid 64	Max 77
2. Site promoter – yield (upper)	150		
3. Lower of 1. (Mid) yield and 2. yield	64		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	64		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.06		
Gross development area – Passes Stage B Employment (Ha)	4.31		
Percentage of site to count – employment	50		
Employment land – potential yield (Ha)	2.15		
SITE POTENTIAL	Of the 4.3734 ha site, 0.06 Ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 4.3134 ha. HOUSING : Site resubmitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 64 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 64 dwellings. There are no overlaps. The site GDA passes Stages A and B Suitability Assessment and Achievability for housing. This site overlaps Brcl_28 and Brcl_03. To avoid double counting Brcl_28 and Brcl_03 are counted as NIL. Therefore for the trajectory the net site capacity of Brcl_23 is 64 dwellings. EMPLOYMENT : The site submitted for mixed use (live/work; shared office space; local retail - does not propose specific use classes		

	E(g)/B2/B8 employment uses). Site GDA passes Stages A and B Suitability Assessment for employment. Panel Assess the site as Probably achievable for employment where the employment is high value and the east side of the site is residential compatible. Therefore as part of mixed use assume the site capacity for employment is 50% of GDA ie 2.15ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may 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	64
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	1
Developable 1/4/2032 to 31/3/2037	1.15
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Broadclyst

Reference

Brcl_24



Call For Sites 2022

Site address	Land at Redhayes - Phase 12, Redhayes, Exeter, EX5 2FN
Outside Cranbrook Plan Area	Yes
Description	Greenfield site on agricultural land east of Exeter and the M5. Allocated in the adopted East Devon local plan as part of the North of Blackhorse development (policies Strategy 9 and 13) - referred to as Redhayes. Brcl_24 is identified for leisure uses in the approved land use parameter plan (12/1291/MOUT approved 29/11/2013 - drwg no. 9607 Rev M - as amended). Site slopes gently up from NE to SW. New housing development to the north and approved housing development to the west (with Exeter Science Park to the west). Tithebarn Lane is a link road to Exeter and to A30, via Anning Rd, within the Tithebarn development. Planning approval for mixed use development at Mosshayne further to the east (housing development has commenced). Tithebarn Lane abuts the site's eastern boundary providing road frontage for site access.
Total site size (ha)	0.67
Submitter's proposed use	Other site/use
Submitter development type	Homes for sale, Affordable homes (Residential development at a similar density to the surrounding residential development (15-25 dwellings).) Phase 12 is identified on the Land Use Plan for leisure uses however there has been limited interest from potential occupiers/ operators of such uses. Other non-residential uses are going to be provided in close proximity to the site, with RMs having been approved in July 2021 for the Local Centre comprising local shops, community facilities, public square and a play area (ref: 21/0936/MRES) and an application for sports pitches (ref: 21/1016/MRES) is currently under determination. In light of the lack of

	demand from potential occupiers and given there are other non-residential uses within the wider Redhayes site, the Council are encouraged to consider whether the Phase 12 site (or at least part of it) would be appropriate to deliver residential development to help meet the substantial current and future need.

Availability assessment	
Call for site : site type Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	NEW
Site promoter's availability comments	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	Southern 0.15 ha (approx) of site lies within 57db Airport Noise Vector which would impact on gross development area for housing, but not affect GDA for employment uses as employment uses are less sensitive in this regard.
GDA Passes Stage A – Housing (ha)	0.52
GDA Discounted at Stage A – Housing (ha)	0.15
GDA Passes Stage A – Employment (ha)	0.67
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approx. 0.6676 ha has passed the Stage A Suitability Assessment for employment. Southern 0.15 ha of site is not suitable for housing as it is in the Airport Vector, the residue (0.5176 Ha) passes Stage A Suitability Assessment for housing.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

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

reasonable range of services and facilities?	
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. The site is not in close proximity to heritage assets, due to distance and the intervening A30 and agricultural land. 700m from the Sowton Conservation Area and the nearest Grade 2 listed building is 720m to the south in Sowton.
For Housing - 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 significant issues. Site is not in the AONB. Not in Clyst Valley Regional Park. Devon Character Area - Clyst Lowland Farmlands. LCT ref : 3B. Lower rolling farmed and settled valley slope.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Not in Flood Zones 2 or 3. Grade 2 agricultural land
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	(Use comments from nearby Brcl_06) Additional capacity required - Site for new primary school allocated at Mosshayne. New school provision would depend on level of development and require developer funding. Additional secondary provision required.
DCC Highways comments	Site accessibility: site is already part of the existing adopted local plan (existing obligations will need to be met)

DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of noise and air quality from the local transport network

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable for housing unless appropriate alternative provision for approved leisure uses can be secured. Note that a written comment indicated that the site does have potential for housing
Site Achievable for Housing	Probably unachievable unless
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application	12/1291/MOUT		
Planning Status	Identified for leisure uses in the approved land use parameter plan (12/1291/MOUT - drwg no. 9607 Rev M - as amended).		
Previous HELAA site ref no(s)			
Site overlap description	NONE (for housing or for employment)		
Total site size	0.67		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.15		
Gross development area – Passes Stage B Housing	0.52		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	0.41		
Density assumption applied (dwellings per Ha)	Min 31	Mid 35	Max 40
1. Calculated yield (HELAA Methodology)	Min 13	Mid 14	Max 17
2. Site promoter – yield (upper)	25		
3. Lower of 1. (Mid) yield and 2. yield	14		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.67		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		

SITE POTENTIAL	Of the 0.6676 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 Use Classes C3/Eg/B2/B8 planning commitments. 0.15 Ha is discounted for Airport Noise in relation to housing. Thus the gross site development area for housing is 0.5176 ha and for employment is approx. 0.6676 ha. HOUSING : Site submitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 14 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. There are no overlaps. The site GDA passes Stages A and B Suitability Assessment for housing. However the HELAA Panel (majority) concluded that the site is Probably unachievable for housing unless appropriate alternative provision for approved leisure uses can be secured and therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site is not submitted as available for employment, although the site GDA passes Stages A and B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES	Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Broadclyst	Reference	Brcl_25



Call For Sites 2022

Site address	Land at Redhayes - Phase 13, Redhayes, Exeter, Ex5 2FN
Outside Cranbrook Plan Area	Yes
Description	Greenfield site on agricultural land east of Exeter and the M5. Allocated in the adopted East Devon local plan as part of the North of Blackhorse development (policies Strategy 9 and 13) - referred to as Redhayes. Brcl_25 is identified for employment uses in the approved land use parameter plan (12/1291/MOUT approved 29/11/2013 - drwg no. 9607 Rev M - as amended). Site slopes gently up from E to W. Proposed formal sports pitches, public open space and leisure uses to the north with Primary School and housing development beyond. Oler housing to the east between Blackhorse Lane and Honiton Rd. Lies east of Anning Road with access to A30 and to Tithebarn Lane which is a link road to Exeter within the Tithebarn development. Planning approval for mixed use development at Mosshayne further to the north east (housing development has commenced). Road frontage, with existing access point from Anning Lane.
Total site size (ha)	1.59
Submitter's proposed use	Other site/use
Submitter development type	Homes for sale, Affordable homes (Residential development at a similar density to recent residential development in the vicinity of the site (30-50 dwellings)) Phases 12 and 13 are identified for leisure and employment uses respectively however, due to a lack of demand from potential occupiers it is considered that the Council should review whether these sites would be better suited to meeting housing needs

	Phase 13 is identified for employment uses on the Land Use Plan and is currently subject to a further outline planning application (ref: 21/3148/MOUT) proposing up to 6,000 sqm GIA of office space. Despite marketing the site since outline permission was granted in 2013, Eagle One has received no substantial viable interest from potential occupiers

Availability assessment	
Call for site : site type Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	NEW
Site promoter's availability comments	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	Whole site lies within 57db Airport Noise Vector (and southern edge is within 60db) which would impact on gross development area for housing, but not affect GDA for employment uses as employment uses are less sensitive in this regard.
GDA Passes Stage A – Housing (ha)	0.00
GDA Discounted at Stage A – Housing (ha)	1.59
GDA Passes Stage A – Employment (ha)	1.59
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.5879 ha has passed the Stage A Suitability Assessment for employment. Not suitable for housing due to its location in the Airport Vector.
Does site pass Stage A Assessment - Housing	No
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

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

reasonable range of services and facilities?	
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. The site is not in close proximity to heritage assets, due to distance and the intervening A30 and agricultural land. 530m from the Sowton Conservation Area and the nearest Grade 2 listed building is 520m to the south in Sowton.
For Housing - 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 significant issues. Site is not in the AONB. Not in Clyst Valley Regional Park. Devon Character Area - Clyst Lowland Farmlands. LCT ref : 3B. Lower rolling farmed and settled valley slope.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Not in Flood Zones 2 or 3. Most of the site is Grade 3a agricultural land with Grade 2 in the SE corner.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	(Use comments from nearby Brcl_06) Additional capacity required - Site for new primary school allocated at Mosshayne. New school provision would depend on level of development and require developer funding. Additional secondary provision required.

DCC Highways comments	Site accessibility: site is already part of the existing adopted local plan (existing obligations will need to be met)
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of noise and air quality from the local transport network

Achievability assessment	
EDDC Economic Development comments	As the site has already been designated as appropriate for commercial development, I shall not comment on the suitability of the site. We acknowledge the lack of take-up on this site for office uses as development is continuing and being prioritised in neighbouring sites of seemingly higher preference. As one of the two gateways to the Science Park, our preference is for this space to remain undeveloped until the point where demand is sufficient for development to commence. Due to the location of this site, we hope that the architectural design of any development here reflects the aspirational nature of the Science Park. If demand for office space at this site is not realised over the medium term, our secondary preference is for an alternative employment use to be developed here. Our tertiary preference would be for this site to be allocated for mixed use, for as long as this loss can be compensated for elsewhere in the district at a deliverable and viable location. We are also minded to ensure that any residential development at this site should not prohibit future commercial development in neighbouring sites.
Panel's conclusions	
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application	12/1291/MOUT		
Planning Status	Brcl_25 is identified for employment uses in the approved land use parameter plan (12/1291/MOUT approved 29/11/2013 - drwg no. 9607 Rev M - as amended)		
Previous HELAA site ref no(s)			
Site overlap description	NONE		
Total site size	1.59		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	1.59		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	50		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		

5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0
EMPLOYMENT CAPACITY	
Land discounted Stage A and Stage B – Employment (Ha)	0.00
Gross development area – Passes Stage B Employment (Ha)	1.59
Percentage of site to count – employment	0
Employment land – potential yield (Ha)	0.00
SITE POTENTIAL	Of the 1.5879 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 Use Classes C3/Eg/B2/B8 planning commitments. 1.5879 Ha is discounted for Airport Noise in relation to housing. Thus the gross site development area for housing is NIL ha and for employment is approx. 1.5879 ha. HOUSING : Site submitted in 2022 as available for housing. The site does not pass Stages A and B Suitability Assessment for housing as it is in the Airport Noise Vector, and therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : This site is shown as employment uses in the approved and use parameter plan (relating to planning approval 12/1291/MOUT). It passed Stages A and B Suitability Assessment for employment. However, the site is not submitted as available for employment. Therefore the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

Employment - Suitable Available Achievable summary

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

Employment Trajectory	Hectares
2020-22 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

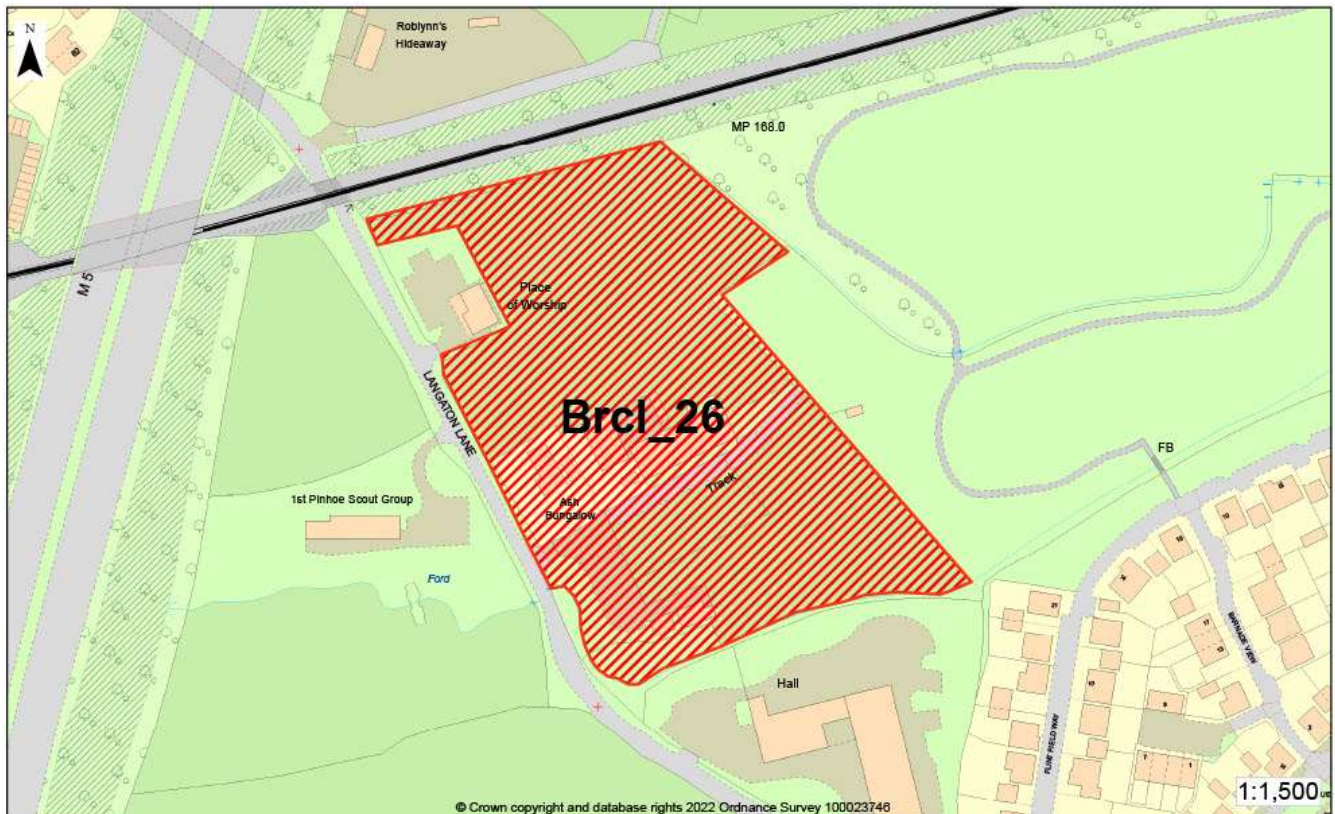
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Broadclyst

Reference

BrcI_26



Call For Sites 2022

Site address	Ash Piggery Langaton Lane, Pinhoe, Exeter, EX4 8QE
Outside Cranbrook Plan Area	Yes
Description	Mixed greenfield and brownfield site east of Exeter currently with pig rearing unit, agricultural buildings, grass fields and one bungalow (agricultural dwelling) in the centre of the site. Lies east of and close to but not adjoining the M5. Exeter to London Waterloo railway line adjoins the northern boundary, and Langaton Lane adjoins the western boundary. Brook on S & SW boundary, mature hedgerow/trees on the north. Currently small area of agricultural land and building used by Scouts to the west, agricultural land to the south, with housing development to the SE, place of worship to NW. North of railway is area used for storage of showmens' lorries, equipment and caravans. Off Langaton Lane. Langaton Lane passes under railway line & M5, with access to Exeter, and links to Tithebarn lane and Blackhorse Lane and Mosshayne developments, and to the A30..
Total site size (ha)	1.65
Submitter's proposed use	Other site/use
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, Plots to provide homes for Gypsies/Travellers /Travelling Show People, Residential institution, Office, Industrial / warehouse, Retail, Hotel, Renewable energy, Mixed Use, Other (approx 4 acres)

Availability assessment	
Call for site : site type Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	NEW
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx 0.27 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). 0.27ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.38
GDA Discounted at Stage A – Housing (ha)	0.27
GDA Passes Stage A – Employment (ha)	1.38
GDA Discounted at Stage A – Employment (ha)	0.27
Stage A Assessment conclusion	An area of approximately 1.3833 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.

For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. The site is not in close proximity to heritage assets, due to distance and the intervening A30 and agricultural land. 500m from nearest Grade 2 listed building.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No significant issues. Site is not in the AONB. Not in Clyst Valley Regional Park. Devon Character Area - Clyst Lowland Farmlands. LCT ref : 3C. Sparsely settled farmed valley floors.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	0.27 ha in Flood Zone 3 on southern and western part of site with further 0.17ha next to this in the site. Area on southern boundary at high, medium and low risk of surface water flooding All of the 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?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	(Use comments from nearly Brcl_03) Additional primary capacity required in West End development area. Site for new primary school already allocated at Mosshayne. New primary school provision would depend on level of development and require developer funding. Additional secondary capacity required.
DCC Highways comments	Site accessibility: No existing pedestrian/ cycle infrastructure along this stretch of public highway. Approach road appears of varying widths that may effect two way vehicle flow.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	

Achievability assessment

EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing and probably achievable for Gypsy and Traveller site, both subject to: acoustic mitigation /screening to mitigate impact of noise from M5; and no surface water discharge into National Highways drainage. Probably unachievable for industry or office use. Potentially achievable for low volume, smaller B8 storage facility or retail uses, subject to no surface water discharge into National Highways drainage.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Probably achievable if

Potential capacity			
Planning application	89/P0569/P056		
Planning Status	89/P0561 - agricultural dwelling (implemented - bungalow)		
Previous HELAA site ref no(s)			
Site overlap description	NONE - but existing bungalow on site (agricultural dwelling) so count is reduced by 1 dwelling from gross 28 to net 27		
Total site size	1.65		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.27		
Gross development area – Passes Stage B Housing	1.38		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	1.11		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 22	Mid 28	Max 33
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	28		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	27		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.27		
Gross development area – Passes Stage B Employment (Ha)	1.38		
Percentage of site to count – employment	100		
Employment land – potential yield (Ha)	1.38		
SITE POTENTIAL	Of the 1.6533 ha site, 0.27 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 Use Classes C3/Eg/B2/B8		

	planning commitments. Thus the gross site development area for housing and for employment is approx. 1.3833 ha. HOUSING : Site submitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 28 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. In the absence of a specified site promoter's yield, the site would have the potential for 28 dwellings. There are no overlaps. The site GDA passes Stages A and B Suitability Assessment and Achievability for housing, and therefore for the trajectory the net site capacity is 27 dwellings, as there is an existing agricultural dwelling on the site. EMPLOYMENT : The site GDA passes Stages A and B Suitability Assessment and Achievability for employment The site is submitted as available for employment (including Office, Industrial / warehouse, Retail, Hotel) and therefore the site capacity for employment is 1.3833 ha.

GENERAL COMMENT FOR ALL SITES

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

Also, future evidence, where available, may 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	27
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

Employment - Suitable Available Achievable summary

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

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0.7
Developable 1/4/2032 to 31/3/2037	0.68
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

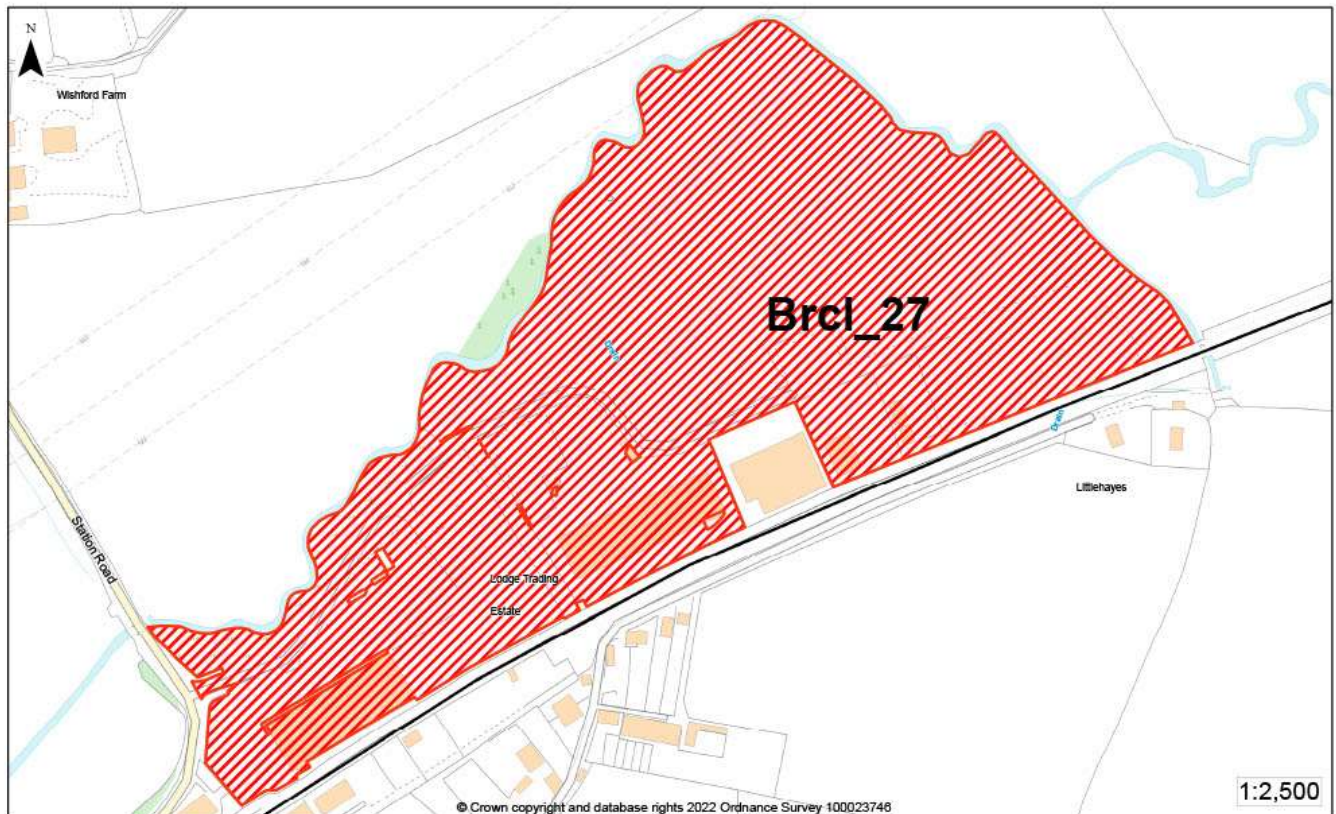
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Broadclyst

Reference

Brcl_27



Call For Sites 2022

Site address	Lodge Trading Estate, Broadclyst Station Road, EX5 3BS
Outside Cranbrook Plan Area	Yes
Description	This flat site lies outside the built up area boundary of the new settlement of Cranbrook which is south of the site. Brcl_27 includes Lodge Trading estate - a collection of Class B units between Broadclyst village and the airport. The Cranny Brook forms the site's northern boundary. To the south is the Exeter-London Waterloo railway line (single track at this time) with only a single platform to the south of the track, serving Cranbrook (but no foot/cycle bridge over railway at present). To the west is the existing buildings on the Trading Estate. Brcl_27 would use the existing site access (a private road serving the Trading Estate) off from Station Road. That road also provides pedestrian and vehicular access to Cranbrook. Previous application 16/0263/MOUT for 44 dwellings dismissed at appeal 13 April 2017.
Total site size (ha)	8.42
Submitter's proposed use	Other site/Use
Submitter development type	Homes for Sale (130 dwellings on 21 acres) Homes for sale, Affordable homes, Office, Industrial / warehouse, Mixed Use . (The whole site area is roughly 21 acres. For a residential scheme the land that is not covered by any flood zone issues equates to about 10 acres so averaging 13 plots / acre the site could accommodate 130 homes. As an industrial site, 13.5 acres are either out of the flood zone or covered by flood zone 2)

Availability assessment	
Call for site : site type Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	NEW
Site promoter's availability comments	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	Approximately 4 ha 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). 4.0ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	4.42
GDA Discounted at Stage A – Housing (ha)	4.00
GDA Passes Stage A – Employment (ha)	4.42
GDA Discounted at Stage A – Employment (ha)	4.00
Stage A Assessment conclusion	An area of approximately 4.421 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.

For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Nearest Grade 2 Listed building is 82m to the NW, and not in close proximity, being separated by distance and agricultural land.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Not in AONB. Landscape character LCT 3C. Sparsely settled farmed valley floors. Site contains hardstanding, disturbed ground, scrub and semi-improved grassland. Site lies wholly in the Clyst Valley Regional Park (secondary recreational zone, hub and wildlife sanctuary zone (indicative) - shown in the CVRP Masterplan Fig 7).
For Housing - Will the 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 lies adjacent to the Cranny Brook. Approx 4 ha of the total site is in Flood Zone 3. This will impact on the gross development area. An additional 0.9 ha is in Flood Zone 2, Flood zones 2 and 3 are on the northern and eastern boundaries. Area of low risk of surface water flooding in the northern part of the site. Grade 3a and 3b agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	Overhead high voltage electricity line with possible easement on a very small part of the northern boundary. No high pressure gas pipeline zones.
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	2021 Cranbrook comments (as site adjoins the Cranbrook new settlement): 2 new primary schools required to serve the Cranbrook extension areas. Developer funding required for primary, secondary and special provision.
DCC Highways comments	Site accessibility: Existing Brownfield site, Careful consideration needs to be given with Broadclyst Station, the WEA of Cranbrook, and the associated detail in the emerging Cranbrook Plan
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.

EDDC Environmental Health comments	Consideration to Contaminated Land. Consideration of the risk of pollution/contamination being caused by the demolition of structures from the development site. Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from other local land use

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably not achievable for housing in the absence of evidence to demonstrate means to resolve issues of pedestrian connectivity of site to Western Expansion Area and Cranbrook. Probably achievable for employment for B2 and B8 uses only, subject to Station Road capacity assessment regarding vehicle access to Cranbrook.
Site Achievable for Housing	Probably unachievable unless
Site Achievable for Employment	Probably achievable if

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	PARTIAL No previous HELAA submission. This overlaps 2022 Submission site Brcl_19. But Brcl_27 is larger than Brcl_19. Count Brcl_19 as NIL. Count all of Brcl_27.		
Total site size	8.42		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	4.00		
Gross development area – Passes Stage B Housing	4.42		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	2.65		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 53	Mid 66	Max 80
2. Site promoter – yield (upper)	130		
3. Lower of 1. (Mid) yield and 2. yield	66		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	4.00		

Gross development area – Passes Stage B Employment (Ha)	4.42
Percentage of site to count – employment	100
Employment land – potential yield (Ha)	4.42
SITE POTENTIAL	Of the 8.421 ha site, 4.0 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 4.421 ha. HOUSING : Site submitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 66 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 66 dwellings. Site overlaps site Brcl_20 but the latter is counted as NIL to avoid double counting. The site GDA passes Stages A and B Suitability Assessment for housing. But the HELAA Panel concluded that the sites is Probably not achievable for housing in the absence of evidence to demonstrate means to resolve issues of pedestrian connectivity of site to Western Expansion Area and Cranbrook. Therefore for the trajectory the net site capacity is NILdwellings. EMPLOYMENT : he site GDA passes Stages A and B Suitability Assessment for employment. The site is submitted as available for employment (including Office, Industrial / warehouse) and therefore the site capacity for employment is 4.421 ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	2.20
Developable 1/4/2032 to 31/3/2037	2.221
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

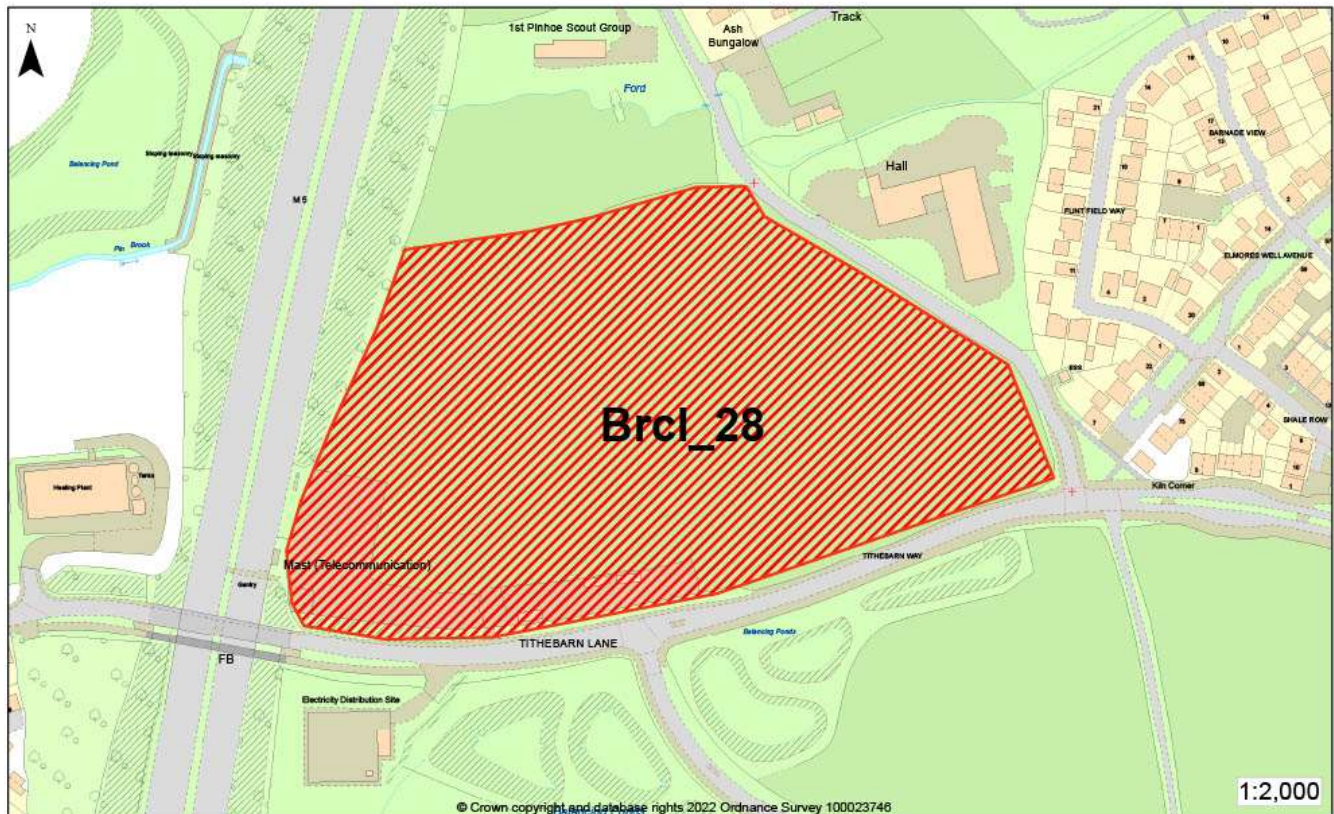
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Broadclyst

Reference

Brcl_28



Call For Sites 2022

Site address	Land off Tithebarn Lane, Pinhoe, Exeter, EX1 3XN
Outside Cranbrook Plan Area	YES
Description	Greenfield site comprising one agricultural field, gradually sloping up to the south-west adjacent to the M5 and development at Tithebarn. Langaton Lane abuts the site's eastern boundary and Tithebarn Lane adjoins the southern boundary; road frontage providing potential site access. New housing development to the E/SE and the Science Park is to the south. To the west is housing on the Monkton urban extension, west of the M5.
Total site size (ha)	4.34
Submitter's proposed use	Other site/use
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people (approx 100 dwellings) - Vendor HELAA submission

Availability assessment

Call for site : site type	EXISTING - RESUBMISSION
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.06 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.06ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	4.28
GDA Discounted at Stage A – Housing (ha)	0.06
GDA Passes Stage A – Employment (ha)	4.28
GDA Discounted at Stage A – Employment (ha)	0.06
Stage A Assessment conclusion	An area of approximately 4.28 Ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. The site is not in close proximity to heritage assets, due to distance and the intervening A30 and agricultural land. 650m from nearest Grade 2 listed building.
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Not in AONB. Not in the Clyst Valley Regional Park, but CVRP adjoins the northern boundar . Devon Character Area - Clyst Lowland Farmlands. LCT ref : 3B. Lower rolling farmed and settled valley slope.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	0.06 Ha of the site in the north is within flood zone 3 which has reduced the overall potential yield. It may contain some Grade 1 agricultural land
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	Brcl_03 comment: Additional primary capacity required in West End development area. Site for new primary school already allocated at Mosshayne. New primary school provision would depend on level of development and require developer funding. Additional secondary capacity required.
DCC Highways comments	Brcl_03 Comment: Accessible from Langaton and Tithebarn Lanes OK
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing incorporating preference for appropriate access from Tithebarn Lane. Probably achievable for housing and mixed use employment if the employment is high value and residential compatible. Previous panel conclusion (housing only) : Probably achievable subject to satisfactory noise mitigation and avoidance of other M5-related issues/impacts
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	Brcl_03		
Site overlap description	WHOLE - Sites Brcl_23, Brcl_28 and Brcl_03 are effectively identical in land area & boundaries. But Brcl_03 submitted for 100 dws and Brcl_23 submitted for 150 dwellings. Count Brcl_03 & Brcl 28 as NIL. Count all of Brcl_23.		
Total site size	4.34		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.06		
Gross development area – Passes Stage B Housing	4.28		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	2.60		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 52	Mid 65	Max 78
2. Site promoter – yield (upper)	100		
3. Lower of 1. (Mid) yield and 2. yield	65		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.06		
Gross development area – Passes Stage B Employment (Ha)	4.28		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 4.34 ha site, 0.06 Ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 4.28ha. HOUSING : Site resubmitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 65 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 65 dwellings. Site Brcl_28 (GDA) passes Stages A and B Suitability Assessment and Achievability for housing, but the site overlaps sites Brcl_03 and Brcl_23. To avoid double counting, Brcl_28 and Brcl_03 are counted as NIL. Therefore for the trajectory the net site capacity of Brcl_28 is NIL dwellings.		

	EMPLOYMENT : The site is not submitted as available for employment, although it passes Stages A and B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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

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

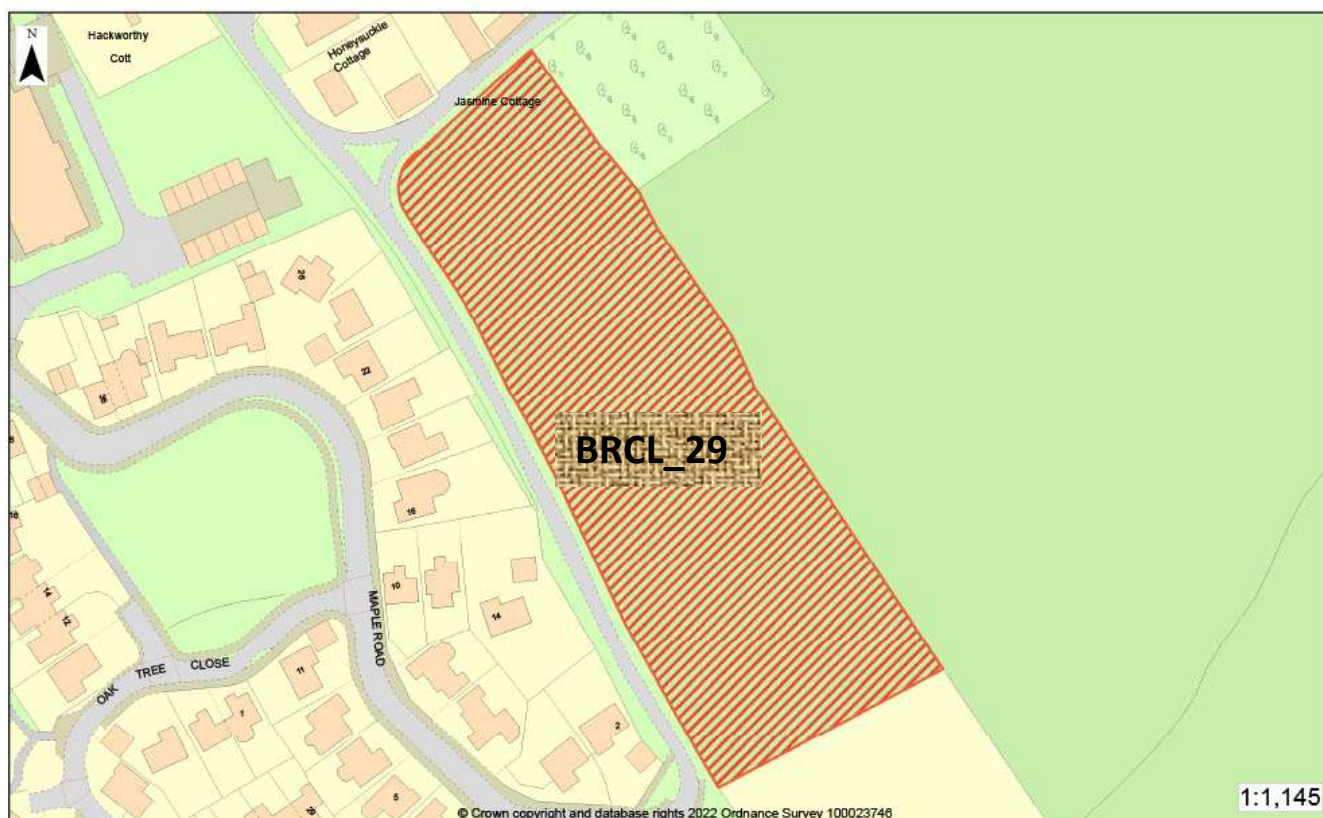
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Broadclyst

Reference

Brcl_29



Call For Sites 2022

Site address	Land to the east of Town End and north of Lowdens, Broadclyst, , Ex5 3HW
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising an agricultural field adjoining the eastern edge of the built up area of Broadclyst village. Moderate slope, generally rising from east to west. The road Town End abuts the western boundary with housing situated to the west. Housing lies north of the northern boundary, with agricultural land to the east, and the rear garden land of The Lowdens to the south.
Total site size (ha)	0.96
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale , Affordable Homes, Homes for private rent ,Custom and self-build homes (approximately 24 homes). Note : at 2022 Strategic Planning Committee - presentationalso indicated 24 dwellings

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes

Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.96
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 0.9618 Ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Grade 2 listed building is 20m to the NE, in close proximity to the northern boundary, on the opposite side of the lane on that boundary. May impact on development potential. Another Grade 2 Building is to the south, but separated by intervening buildings and Green Tree Road. 250m from the Broadclyst 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 significant issues. Site is not in the AONB. Not in Clyst Valley Regional Park. Devon Character Area - Clyst Lowland Farmlands. LCT ref : 5D. Estate wooded farmland.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Not in Flood Zones 2 or 3. All of the 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?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	(Use comments from nearby Brcl_12) : Broadclyst Primary School is very popular and fills up with out of area children. Development within Broadclyst would mean that there would be a push back to other schools. The current primary school could not support the level of development proposed -36.8 ha, and could not be extended further. Additional new secondary provision required to support any development.
DCC Highways comments	Site Accessibility: Constrained approach road not currently capable of two way vehicular flow. No existing ped/cycle infrastructure in the immediate vicinity. Mitigation likely to be required.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase.

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable for housing unless satisfactory access and mitigation can be secured. Note that a written comment indicated that site does have potential for housing
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	NONE		
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 %	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)	24		
3. Lower of 1. (Mid) yield and 2. yield	19		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
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)	0.00		
SITE POTENTIAL	Of the 0.9618 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is 0.9618 ha. HOUSING : Site submitted in 2022 as available for 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. There are no overlaps. The site passes Stages A and B Suitability Assessment for housing but the HELAA Panel (majority) concluded that the site is Probably unachievable for housing unless satisfactory access and mitigation can be secured. Therefore for the trajectory the net site capacity is NIL dwellings.		

	EMPLOYMENT : The site is not submitted as available for employment although the site passes Stages A and B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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

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

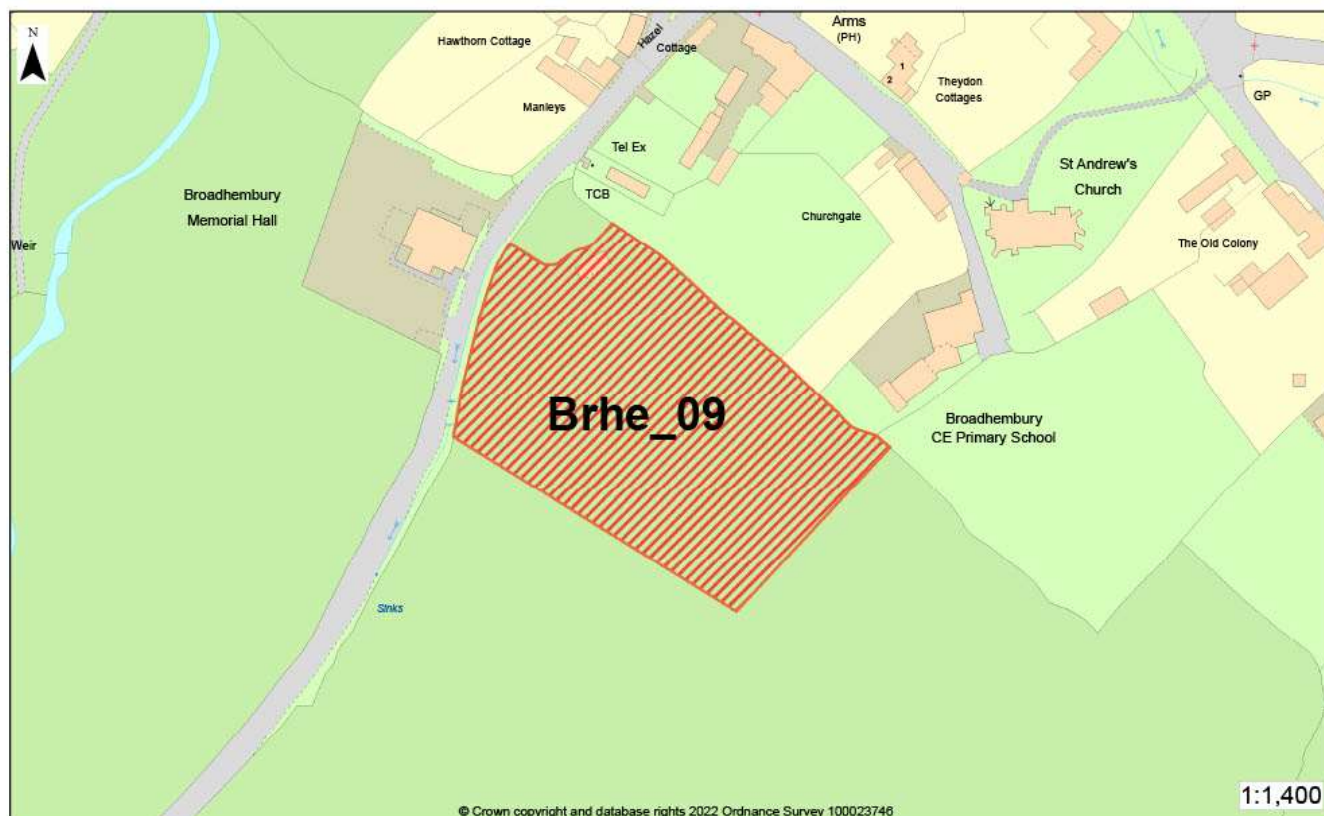
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Broadhembury

Reference

Brhe_09



Call For Sites 2022

Site address	Land S.E. (opposite) Broadhembury Village Hall, Broadhembury, , Honiton, EX14 3NG
Outside Cranbrook Plan Area	Yes
Description	Greenfield site, comprising the NW corner of a much larger field in agricultural use, close to the SW edge of the built up area of Broadhembury village. Site gently slopes up from NW to SE, with hedgerows on N and W boundaries. Broadhembury CE Primary School adjoins the site to the NE, with residential properties in close proximity. A Village Hall lies to the west on the opposite side of the minor road from the village to the A373.
Total site size (ha)	0.84
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes (The site was considered in the consultation process for the East Devon Villages Plan (January to March 2014). The Parish Council supported Broadhembury's allocation (at that time) for 5 dwellings on the site.)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years

Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.84
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.84
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.8404 Ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	The site is not in the Broadhembury Conservation Area, but is in close proximity, separated by 20 to 55m. There is a cluster of listed buildings in close proximity. The nearest Grade 1 building (St Andrews Church) is 70m from the site, the nearest Grade 2* building is 55m and the nearest Grade 2 building is 30m. This may affect the site's development potential.

For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not in the AONB but the Blackdown Hills AONB is immediately adjoining the site's northern boundary. This may affect the site's development potential. Site is in the Clyst Lowland Farmlands, with LCT Ref 3A. Upper farmed and wooded valley slope.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Not in Flood Zones 2 or 3. There is a narrow ribbon of land on the NE boundary in the site at low risk of surface flooding. The site is in the catchment of a water protection zone. All of the site is Grade 2 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?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	Broadhembury Primary has capacity to support some development. Additional secondary provision required. Transport costs would apply for secondary pupils.
DCC Highways comments	Site Accessibility: Previously considered for allocation. No significant concerns for small scaled development. High reliance on private travel likely.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	No Comments

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing.
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	NONE		
Total site size	0.84		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.84		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	0.67		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 13	Mid 17	Max 20
2. Site promoter – yield (upper)	5		
3. Lower of 1. (Mid) yield and 2. yield	5		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	5		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.84		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.8404 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is 0.8404 ha. HOUSING : Site submitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 17 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 5 dwellings. The Broadhembury Neighbourhood Plan has not reached a Reg 16 pre-submission stage of allocating sites so there are no overlaps at this time. The site passes Stages A and B Suitability Assessment and Achievability for housing, and therefore for the trajectory the net site capacity is 5 dwellings. EMPLOYMENT : The site is not submitted as available for employment although the site passes Stages A and B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.		
GENERAL COMMENT FOR ALL SITES			

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

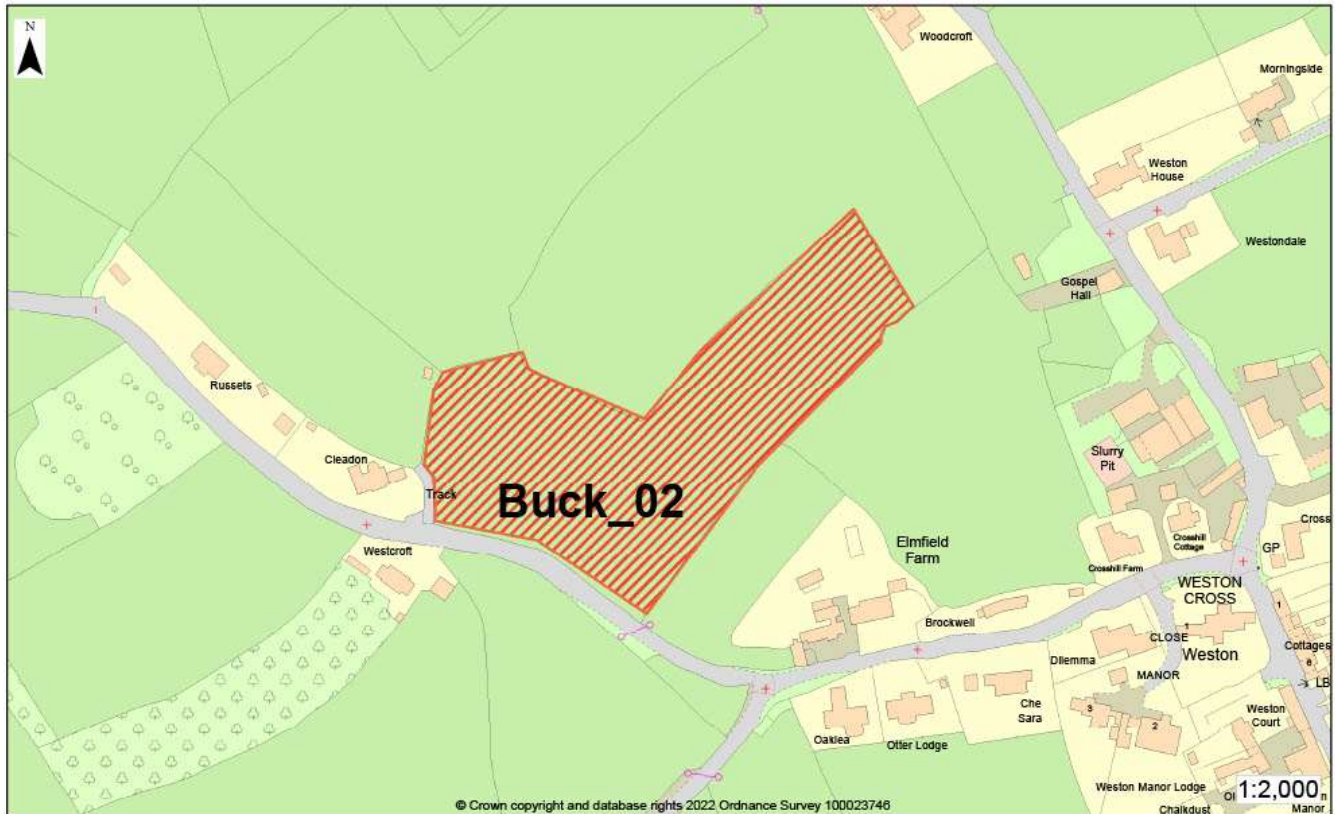
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Buckerell

Reference

Buck_02



Call For Sites 2022

Site address	Crosshill Farm, , HONITON, EX14 3PF
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising an L shaped field with mature boundary hedges, on the periphery of Weston, separated from housing at Weston by a field. Agricultural land to N, E and W, with residential property adjoining the west corner of the site. NE boundary adjoins lane from Weston to Buckerell, with roadside frontage and potential site access.
Total site size (ha)	1.45
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people, Plots to provide homes for Gypsies/ Travellers/Travelling Show People, Renewable energy, Mixed Use. APROX 30 HOMES. SOLAR PANELS OR WIND

Availability assessment

Call for site : site type	EXISTING - DIFFERENT USE
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.45
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.45
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.4526 Ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. 1500m from Grade 1 building (St Michael And All Angels Church,Awliscombe) and 220 m from Grade 2 listed - to the SE. Not in close proximity due to distance, agricultural land and intervening 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 significant issues. Not in AONB. Devon Character Area: Clyst Lowland Farmlands. 3B. LCT ref : Lower rolling farmed and settled valley slopes.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Not in Flood Zones 2 or 3. Narrow, linear areas of land in the site at low risk of surface water flooding in the western part of the site. All of the site is Grade 3 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?	NO
Safety	No overhead high voltage electricity lines. High pressure gas pipeline and related safeguarding zones lies beneath NW corner of the site. Discount 0.25 hectares, reducing gross development area to 1.2Ha.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Buck_01 comment: Within Feniton Primary catchment area which has no capacity to support development. Kings school has no capacity to support additional development and it would be difficult to extend the school on its current site. Academy has previously clearly indicated it will not expand with significant investment and potentially new school. Transport costs would apply for both primary and secondary pupils.
DCC Highways comments	Site Accessibility: Proximity would likely see a high reliance on independent travel where a material footfall increase would be on the public carriageway. from the settlement
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	No Comments

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable for housing due to traffic congestion on the lane in order to access and exit the site.
Site Achievable for Housing	Probably unachievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	Buck_01
Site overlap description	WHOLE - all of site is in Buck_01 (but now proposing dwellings not employment)

Total site size	1.45		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.25		
Gross development area – Passes Stage B Housing	1.20		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	0.96		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 19	Mid 24	Max 29
2. Site promoter – yield (upper)	30		
3. Lower of 1. (Mid) yield and 2. yield	24		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.25		
Gross development area – Passes Stage B Employment (Ha)	1.20		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 1.4526 ha site, 0.25 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is 1.2026 ha. HOUSING : Site submitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 24 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 24 dwellings. The site is the same as Buck_01 but now proposing dwellings not employment, therefore no overlap for housing purposes. The site GDA passes Stages A and B Suitability Assessment for housing. But the HELAA Panel concluded that Probably unachievable for housing due to traffic congestion on the lane in order to access and exit the site. Therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site is not submitted as available for employment although the site passes Stages A and B Suitability Assessment for employment. Therefore for Site Buck_02 the site capacity for employment is NIL ha.		
GENERAL COMMENT FOR ALL SITES			

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

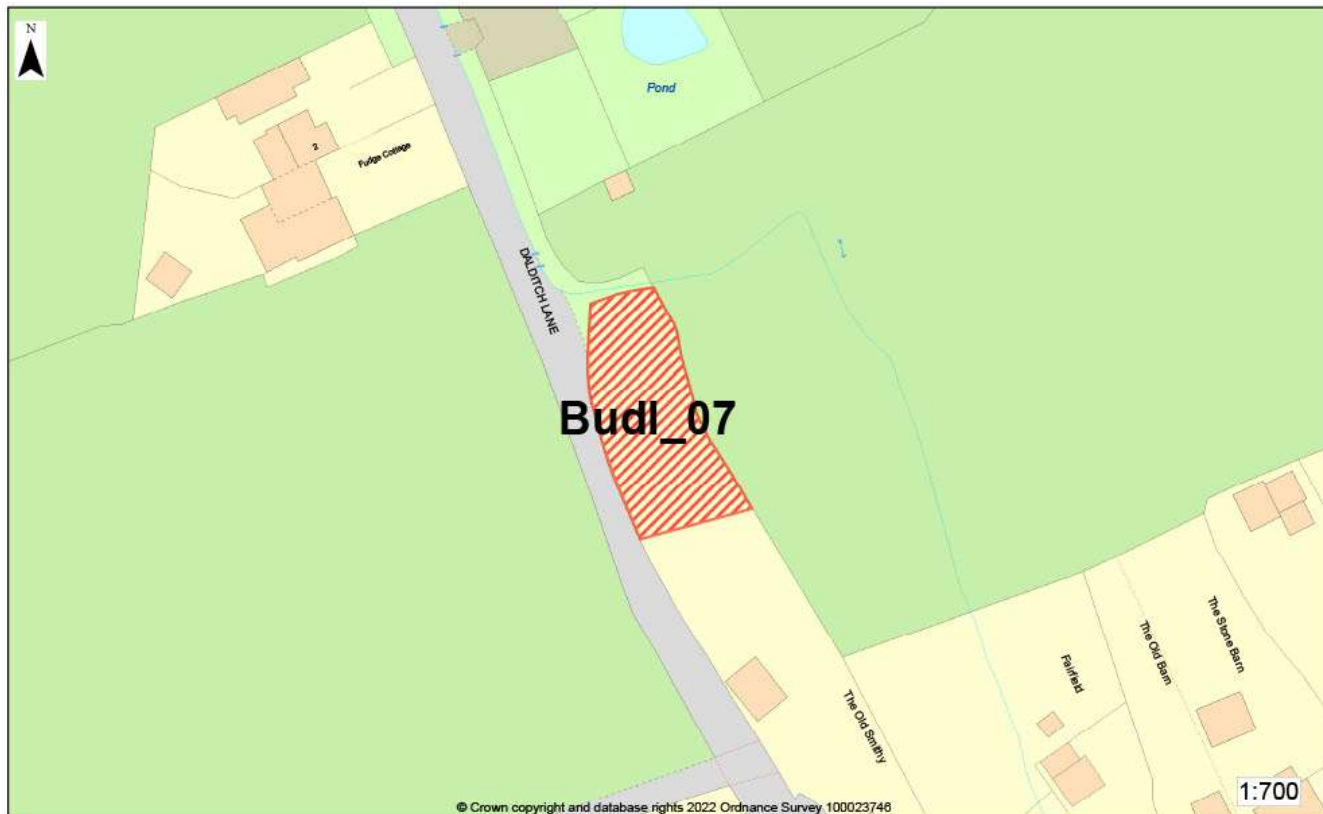
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Budleigh Salterton

Reference

Budl_07



Call For Sites 2022

Site address	The Old Smithy Dalditch Lane, Knowle, Budleigh Salterton, EX9 7AH
Outside Cranbrook Plan Area	Yes
Description	Small greenfield comprising part of the garden land within the northern part of the residential property The Old Smithy on Dalditch Lane, which lies to the north of Knowle at Budleigh Salterton. It is close to but not adjoining the existing built up area of Knowle which lies to the south. Dalditch Lane adjoins the western boundary. Agricultural land lies to the east and west. Residential property (Fudge Cottage - Grade 2 Listed Building lies 40m to the NW).
Total site size (ha)	0.05
Submitter's proposed use	Other site/use
Submitter development type	Custom and self-build homes - one house for personal occupation

Availability assessment

Call for site : site type Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	NEW
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	No
Does the site meet the minimum size threshold for employment?	No
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Discounted at Stage A – Housing (ha)	0.05
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.05
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	
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	
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	2021 Budleigh Salterton comments : Some limited primary capacity, but St Peter's primary does not have capacity to support development on this scale - 21.9 ha. Additional primary capacity would be required and need to be funded. Transport costs would apply for secondary school pupils. ECC has some capacity - but the has a large catchment area and capacity needs to be assessed alongside other proposed sites e.g. Woodbury, Exmouth, Clyst St George etc.
DCC Highways comments	Site accessibility: Appropriate access would need to be achievable that also affords suitable visibility splays.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	No 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	NONE		
Total site size	0.05		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.05		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	100		
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)	1		
3. Lower of 1. (Mid) yield and 2. yield	1		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.05		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL			
Of the 0.0535 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 0.0535 ha. HOUSING : Site submitted in 2022 as available for housing. The site is below the site size threshold so does not pass Stages A and B Suitability Assessment and therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site is not submitted as available for employment. The site is below the site size threshold so does not pass Stages A and B Suitability Assessment for employment and and therefore the site capacity for employment is NIL ha.			
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary

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

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

Post plan period	

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

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

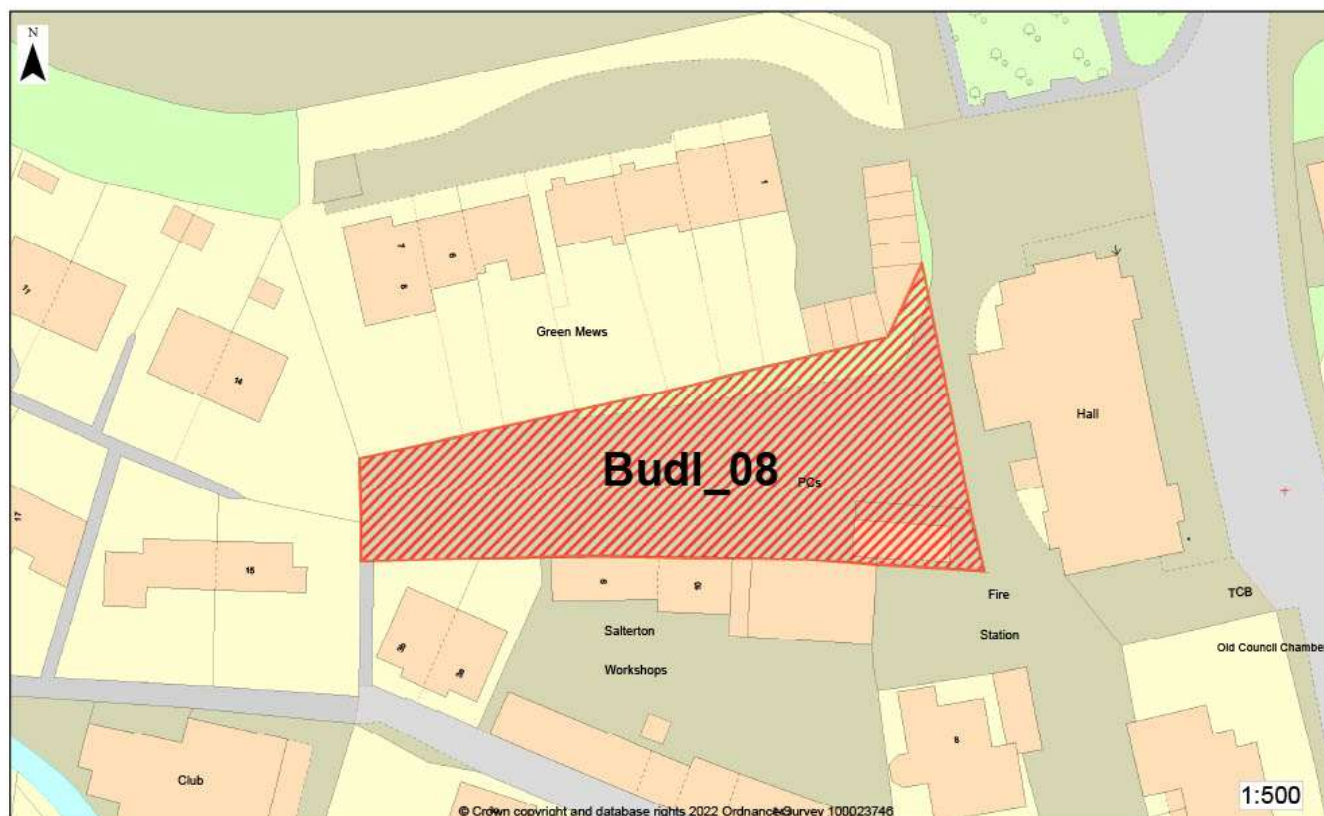
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Budleigh Salterton

Reference

Budl_08



Call For Sites 2022

Site address	Lower Station Road Car Park, , Budleigh Salterton, EX9 6RN
Outside Cranbrook Plan Area	Yes
Description	Small, flat triangular site to the rear of Lower Station Road within the urban area of Budleigh Salterton. Close to but not in the town centre. Currently in use as a short stay car park (37 spaces) operated by EDDC. Public toilets are within the site. Existing vehicular access from Station Road. Rear gardens of the residential properties on Green Mews adjoin the northern boundary, and residential properties on Meadow Close are to the west. Community workshop to the NE. The Norman Centre/public hall/Budleigh Salterton Town Council offices building on Station Road lies to the east. To the south are a pair of semidetached dwellings, and a cluster of industrial/commercial units at the Salterton Workshops.
Total site size (ha)	0.12
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Office, Industrial / warehouse, Mixed Use (for residential development, employment use or mixed use scheme)

Availability assessment

Call for site : site type

NEW

Existing – expanded/smaller/combined/change in use

New (ie 2022 submission)	
Site promoter's availability comments	Within the period of 11-15 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	No
Does the site meet the minimum size threshold for employment?	No
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.12
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.12
Stage A Assessment conclusion	Due to close proximity to the town centre this site has passed the Stage A Suitability Assessment for housing based on applying town centre density, but not passed Stage A for employment due to the site size being below the size threshold.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No

Heritage commentary	No significant issues. Site is 20m from Budleigh Salterton Conservation Area which lies to the south. Nearest Grade 2 listed build is 80m to the south. Not in close proximity to these assets due to intervening 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 significant issues. Whole site is within the AONB but is within the urban area of Budleigh Salterton and surrounded by built development. Devon Character Area: Sidmouth and Lyme Bay Coastal Plateau. LCT ref : 7. Main cities and towns.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no land in Flood Zones 2 or 3 within the site. All of the site is Urban land in the strategic assessment. Not in Local Green Space, however, The Green LGS designated under Budleigh Salterton NP Policy NE2 lies approx 15m to the north (north of the access road to the site)
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	2021 Budleigh Salterton comments : Some limited primary capacity, but St Peter's primary does not have capacity to support development on this scale - 21.9 ha. Additional primary capacity would be required and need to be funded. Transport costs would apply for secondary school pupils. ECC has some capacity - but the has a large catchment area and capacity needs to be assessed alongside other proposed sites e.g. Woodbury, Exmouth, Clyst St George etc.
DCC Highways comments	Site accessibility: Existing public car park, likely loss of public parking spaces which may have impacts and on knock on effects within the settlement.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of the risk of pollution/contamination being caused by the demolition of structures from the development site. Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring

	arrangements during the construction phase. Consideration for noise impact from the final development

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing subject to robust evidence demonstrating there are no potentially significant impacts from likely loss of public parking spaces that cannot be mitigated satisfactorily.
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	NONE		
Total site size	0.12		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.12		
Gross to net area conversion factor applied %	100		
Net developable area (ha)	0.12		
Density assumption applied (dwellings per Ha)	Min 51	Mid 75	Max 100
1. Calculated yield (HELAA Methodology)	Min 6	Mid 9	Max 12
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	9		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	9		
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)	0.00		
SITE POTENTIAL	Of the 0.1186 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 Use Classes C3/Eg/B2/B8 planning		

	commitments. Thus the gross site development area for housing and for employment is approx. 0.1186 ha. HOUSING : Site submitted in 2022 as available for 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) based on this being a town centre type location. However, constraints highlighted above, may significantly reduce this potential. In the absence of a specified site promoter's yield, the site would have the potential for 9 dwellings. There are no overlaps. The site passes Stages A and B Suitability Assessment and Achievability for housing, and therefore for the trajectory the net site capacity is 9 dwellings. EMPLOYMENT : The site submitted as available for employment. The site is below the site size threshold so does not pass Stages A and B Suitability Assessment for employment and and therefore the site capacity for employment is NIL ha.

GENERAL COMMENT FOR ALL SITES

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

Also, future evidence, where available, may 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	9
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

Employment - Suitable Available Achievable summary

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

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

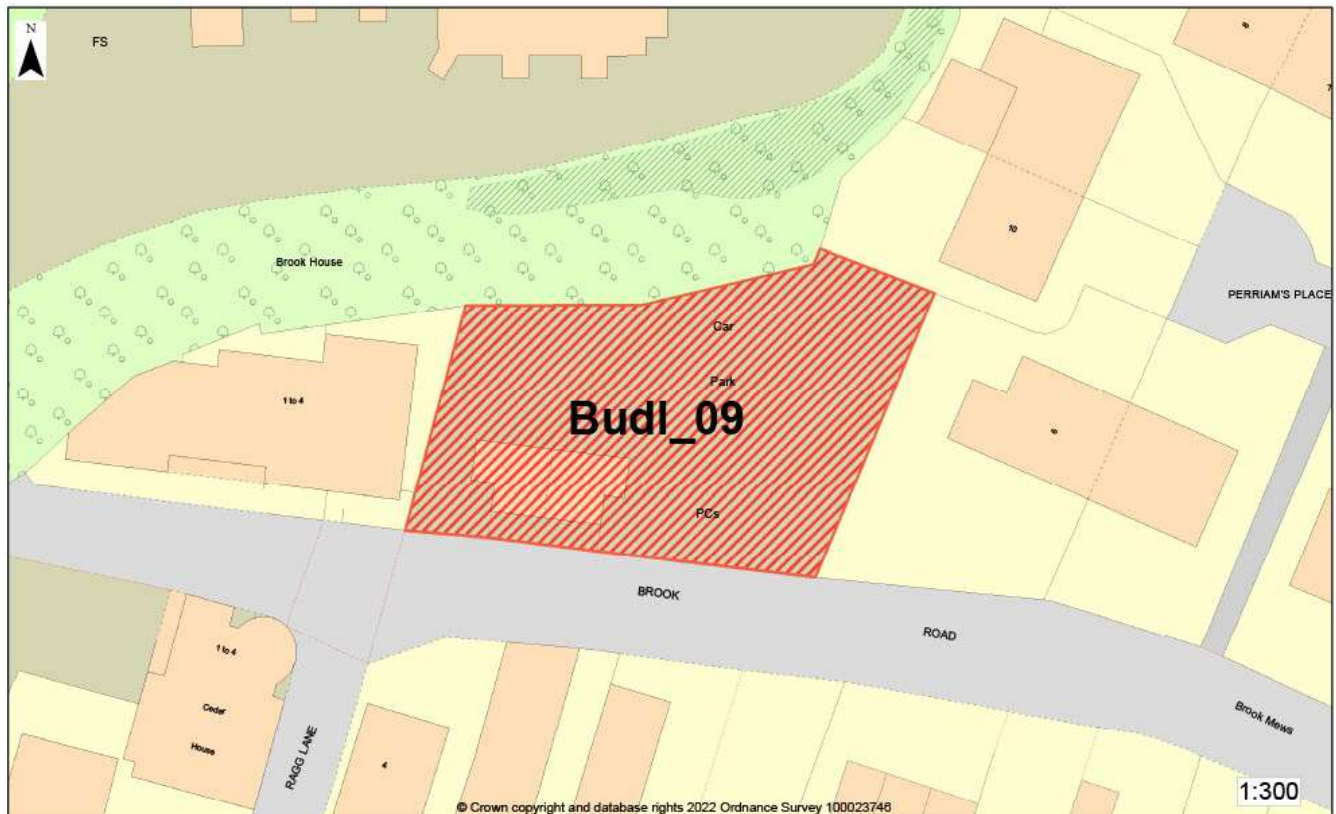
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Budleigh Salterton

Reference

Budl_09



Call For Sites 2022

Site address	Brook Road Car Park, , Budleigh Salterton, EX9 6LZ
Outside Cranbrook Plan Area	Yes
Description	Small, flat rectangular site to the north of and with existing access from Brook Road, located within the urban area of Budleigh Salterton. Site lies close to but not in the town centre. Currently in use as a short stay car park (14 spaces) operated by EDDC. Former public toilets are within the site. To the north is a belt of trees with St Peters Church (Grade 2 Listed building) to the north. To the south of Brook Rd are rear boundaries/ courtyards/ gardens of properties on the High Street. Residential properties to the east, with Brook House to the west..
Total site size (ha)	0.05
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the period of 11-15 years
Site available for Housing	Yes

Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	No
Does the site meet the minimum size threshold for employment?	No
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx 0.044 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). 0.044 ha 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)	0.05
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.05
Stage A Assessment conclusion	This site has not passed the Stage A Suitability Assessment for housing or for employment due to the extent of Flood zone 3 within the site & the residue of the site size being below the size threshold, even if town centre density is applied for housing.
Does site pass Stage A Assessment - Housing	No
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	
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	2021 Budleigh Salterton comments : Some limited primary capacity, but St Peter's primary does not have capacity to support development on this scale - 21.9 ha. Additional primary capacity would be required and need to be funded. Transport costs would apply for secondary school pupils. ECC has some capacity - but the has a large catchment area and capacity needs to be assessed alongside other proposed sites e.g. Woodbury, Exmouth, Clyst St George etc.
DCC Highways comments	Site accessibility: Existing public car park, likely loss of public parking spaces which may have impacts and on knock on effects within the settlement.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of contaminated land, consideration of the risk of pollution/contamination being caused by the demolition of structures from the development site. Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

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	NONE		
Total site size	0.05		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.05		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	100		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 51	Mid 75	Max 100
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.05		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.0492 ha site, 0.044 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 0.0052 ha. HOUSING : Site submitted in 2022 as available for housing. Nearly all the site is in Flood Zone 3 and the site capacity is below the site threshold so does not pass Stages A and B Suitability Assessment and therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site is not submitted as available for employment. The site is below the site size threshold so does not pass Stages A and B Suitability Assessment for employment and and therefore the site capacity for employment is NIL ha.		
GENERAL COMMENT FOR ALL SITES	Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.		

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

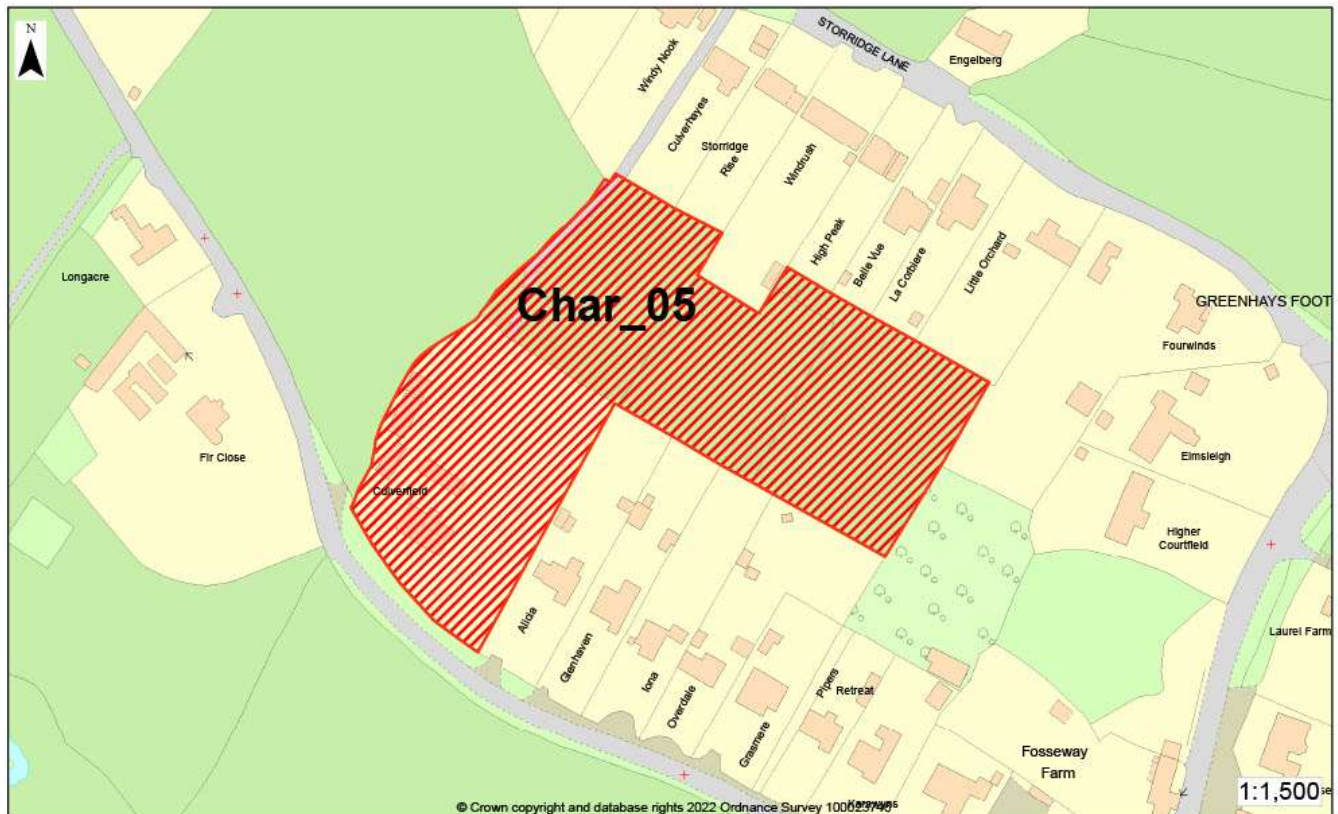
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Chardstock

Reference

Char_05



Call For Sites 2022

Site address	Culverfield, Tytherleigh, , EX13 7BQ
Outside Cranbrook Plan Area	Yes
Description	Mostly greenfield site comprising 4 adjoining parcels of land. Site is gently sloping up from SW to NE, on a ridge on which Tytherleigh is located, where land slopes steeply to the SW of the site. The northern 3 small fields are surrounded on 3 sides by the residential development in the built form of Tytherleigh settlement within the parish of Chardstock. The 4th land parcel is the residential curtilage of Culverfield which has roadside frontage abutting the road on the southern side of Tytherleigh.
Total site size (ha)	2.76
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people (around 30 houses - ideal for solar panels for renewable energy. Site might be suitable for wind energy).

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	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)	2.76
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.76
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.76 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 over 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	TPO designated on SW part of site within the Culverfield curtilage. Site is not located within any other designated area of biodiversity interest. Closest designation is Egg Moor Fields County Wildlife Site lies 330m from to the NW. Site Char_05 is within 1300m of the river Axe SPA and lies within the River Axe nutrient management zone which could affect development potential.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. No designated heritage assets in close proximity, the nearest is a Grade 2 listed approx 195 m to the south, but separated by intervening buildings in Tytherleigh. Chardstock

	Conservation Area is 900m to the NW, separated from the site by distance, intervening buildings and agricultural land.
For Housing - 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 significant issues. Not within the Blackdown Hills AONB, but in close proximity, located about 300m to the west of the site. Located in Devon Character Area: Axe Valley; and Landscape Character LCT Ref: 3A. Upper farmed and wooded valley slopes.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Not in Flood Zones 2 or 3. All of the site is Grade 2 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?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	2021 Chardstock comments: St Andrews and Axe Valley have capacity to support development. Transport costs would apply for secondary pupils. Safe walking route required for primary.
DCC Highways comments	Site accessibility: No existing pedestrian infrastructure to accommodate such a scheme. Approach roads are of varying widths. The material increase in footfall along the carriageway around this location may bring about vehicular conflict along the primary route in and out of the village.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	consideration of the risk of pollution/contamination being caused by the demolition of structures from the development site. Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment

EDDC Economic Development comments

Panel's conclusions	Probably unachievable in the absence of pedestrian infrastructure and measures to avoid, reduce and mitigate impact of vehicular conflict along the primary route in and out of the village. Note that a written comment indicated that site does have potential for housing.
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	NONE		
Total site size	2.76		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	2.76		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	1.66		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 33	Mid 41	Max 50
2. Site promoter – yield (upper)	30		
3. Lower of 1. (Mid) yield and 2. yield	30		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	2.76		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 2.76 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is 2.76 ha. HOUSING : Site submitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx 41 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this		

	potential. The lower of the mid yield and the site promoter's yield would have the potential for 30 dwellings. There are no overlaps. The site passes Stages A and B Suitability Assessment. But the HELAA Panel (majority) conclude that the site is Probably unachievable in the absence of pedestrian infrastructure and measures to avoid, reduce and mitigate impact of vehicular conflict along the primary route in and out of the village. Therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site is not submitted as available for employment, and the site does not pass Stage B Suitability Assessment because there is no hourly or better bus service or train station within 1600m. Therefore the site capacity for employment is NIL ha.

GENERAL COMMENT FOR ALL SITES

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

Employment Trajectory	Hectares
2020-22 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

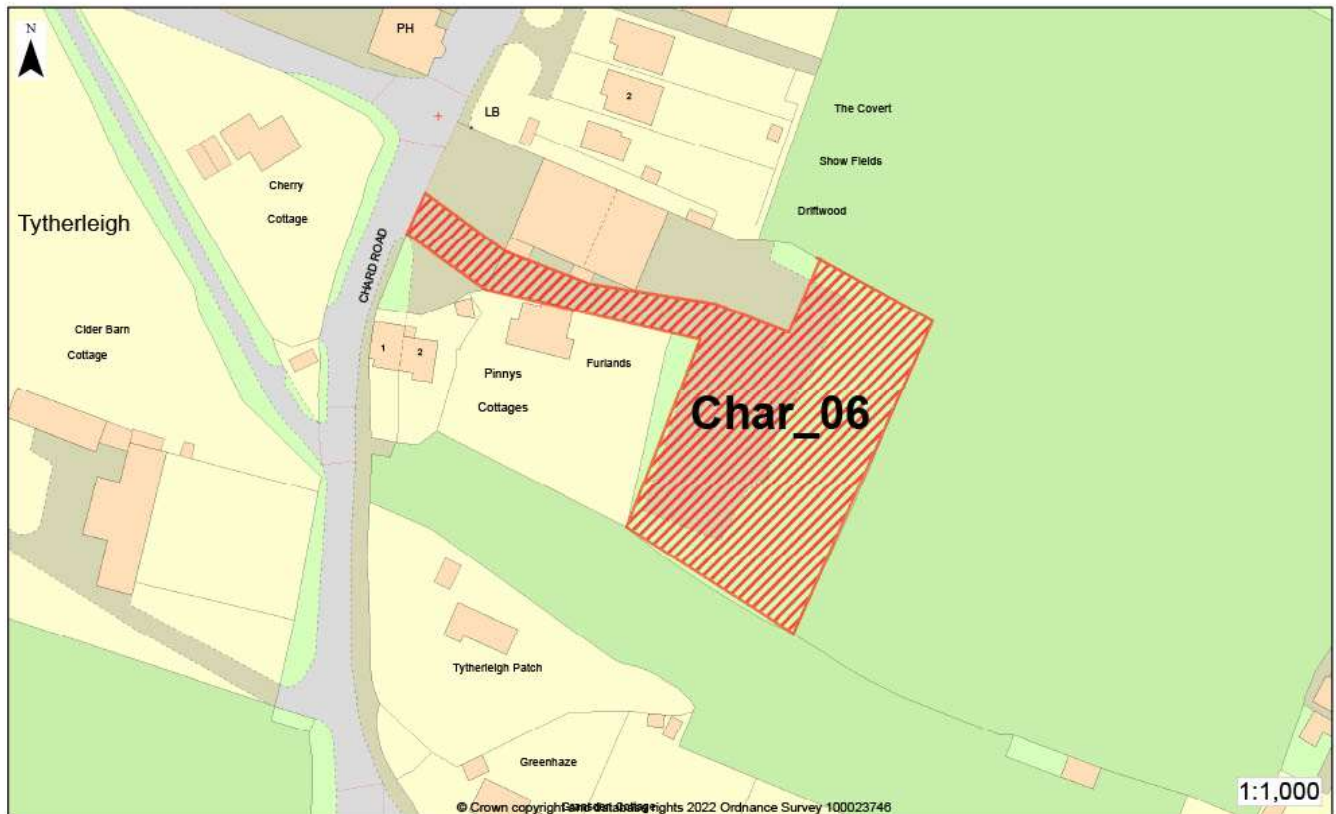
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Chardstock

Reference

Char_06



Call For Sites 2022

Site address	Country West Trading Estate, , Tytherleigh, EX13 7BE
Outside Cranbrook Plan Area	Yes
Description	Previously developed land comprising an extended yard area to the rear, east & SE, of an industrial building on the east side of the A358/Chard Rd at Tytherleigh on land to the rear of (ie SE) of Tytherleigh Bathrooms and Farm Shop. Last used for storage purposes associated with the former Country West Trading Estate and Tytherleigh Bathrooms. Site slopes up from SE to NW on to ridge where Tytherleigh is located. Some natural revegetation on-site. To the east is agricultural land. Housing to the N & W, and to the S in ribbon development on Broom Lane. Submission proposes to access site from Chard Road on land between the industrial building and the residential property Fairlands to the south. Application 22/0074/FUL for 5 dwellings (Pending decision at 31/8/2022)
Total site size (ha)	0.34
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale (5+ dwellings)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years

Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.34
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.34
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.3381 Ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and over 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	Site is not located within any other designated area of biodiversity interest. Closest designation is Egg Moor Fields County Wildlife Site lies 700m from to the NW. Site Char_05 is within 1000m of the river Axe SPA and lies within the River Axe nutrient management zone which could affect development potential.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. No designated heritage assets in close proximity, the nearest are a Grade 2 listed approx 100 m to the west of Chard Road, and another 120 m to ESE of the site. Chardstock Conservation

	Area is 1250m to the NW, separated from the site by distance, intervening buildings in Tytherleigh and Chardstock and agricultural land.
For Housing - 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 significant issues. Not within the AONBs, but in relatively close proximity, with the Blackdown Hills AONB located about 550m to the west. The Dorset AONB is 1km to the east of the site. Site is located in Devon Character Area: Axe Valley; and Landscape Character LCT Ref: 3A. Upper farmed and wooded valley slopes.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Not in Flood Zones 2 or 3. Small area of land on the access into the site between Fairfields and the Industrial building that is at low risk of surface water flooding. All of the site is mostly Grade 2 agricultural land in the strategic assessment, with the southern edge being Grade 3.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	2021 Chardstock comments: St Andrews and Axe Valley have capacity to support development. Transport costs would apply for secondary pupils. Safe walking route required for primary.
DCC Highways comments	Site Accessibility: Access off an existing arrangement currently serving a local farm shop. Could bring about vehicle confliction. Limited pedestrian infrastructure around this location or suitable crossing points on the A358.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for contaminated land. Consideration for noise impact from any existing land use.

Achievability assessment

EDDC Economic Development comments

Panel's conclusions	Probably unachievable for housing in the absence of adequate pedestrian infrastructure or suitable crossing points on the A358, or measures to avoid, reduce and mitigate impact of potential vehicular conflict with farm shop traffic /access. Note that a comment indicated that site does have potential for housing.
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	NONE		
Total site size	0.34		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.34		
Gross to net area conversion factor applied %	100		
Net developable area (ha)	0.34		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 7	Mid 8	Max 10
2. Site promoter – yield (upper)	5		
3. Lower of 1. (Mid) yield and 2. yield	5		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.34		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.3381 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is 0.3381ha. HOUSING : Site submitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx 8 dwellings (mid-yield).		

	However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 5 dwellings. There are no overlaps at this time (an application for 5 dwellings is pending decision). The site passes Stages A and B Suitability Assessment. The HELAA Panel (majority) concluded that the sites is Probably unachievable for housing in the absence of adequate pedestrian infrastructure or suitable crossing points on the A358, or measures to avoid, reduce and mitigate impact of potential vehicular conflict with farm shop traffic /access. Therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site is not submitted as available for employment , and the Site does not pass Stage B Suitability Assessment because there is no hourly or better bus service or train station within 1600m, therefore the site capacity for employment is NIL ha.

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

Employment Trajectory	Hectares
2020-22 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

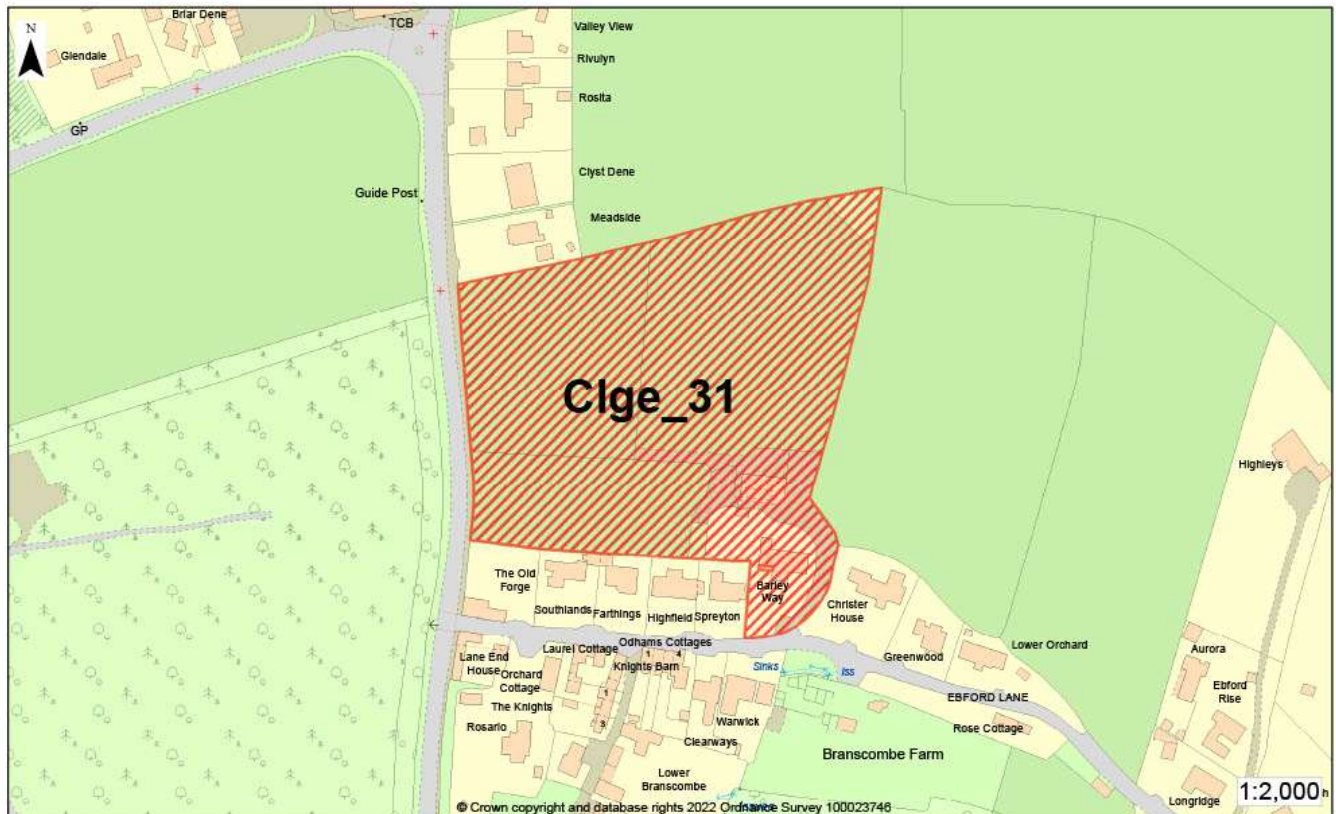
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst St George

Reference

Clge_31



Call For Sites 2022

Site address	Land to the rear of Barley Way, Ebford, Exeter, EX3 0QX
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising gently sloping agricultural field in the SW rising more steeply to the NE, adjacent to the northern edge of Ebford. Within the SE corner of the site is a dwellings (Barley Way) and a former agricultural barn. To the south are residential properties on Ebford Lane, with agricultural land to the north, east and west. An existing access serving the field is taken from Ebford Lane to the south. The Exmouth Road forms the western boundary. Submission states that site would benefit from access onto A376 with a new road junction to replace the existing sub-standard junction which the Highway's Authority have supported in a previous Heritage planning application proposal ref 15/0117/MOUT.
Total site size (ha)	2.31
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes. Housing at an appropriate density from 5 to 20 plots reflecting local needs which a recent survey indicated a need for 7 homes and a range of accommodation to meet all requirements could be met. Previous appl 15/0117/MOUT sought permission for 10 dwellings however it is deemed that the site could accommodate up to 30 or 40 depending on the density, or more if the neighbouring field was included

Availability assessment

Call for site : site type Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	NEW
Site promoter's availability comments	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)	2.31
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.31
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.3145 Ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones, within 500m of the Exe Estuary SPA and SSSI. 1200m from Clyst Marshes County Wildlife Site.
For Housing - Will the site have an unacceptable impact on biodiversity?	No

For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Limited visibility to site from nearest designated assets due to intervening buildings, vegetation, and topography. Nearest heritage assets are two Grade 2 listed building approx 90-100m to SW and SSE of the site with nearest Grade 2* building at 440 m to the south.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Not in AONB. No impact on the East Devon AONB due to distance (4km from site). Open field set between north of Ebford and residential buildings to north west. Tree cover on eastern boundary. Short distance views into site from Exmouth Road along western boundary, with medium views of site from further south on the Exmouth Road. DCA part Clyst Lowland Farmlands and part Exe Estuary and Farmlands. LCT Ref 3E. Lowland plains. Previous reason for refusal for 15/0117/MOUT (for construction of highway link between Ebford Lane and A376 and 10 dws) : The location of the proposed development will result in a visually intrusive residential development in the rural landscape, particularly to those passing on the A376. The proposals will harmfully alter the setting of the settlement and lead to the coalescence of the village with linear built development to the north. This coalescence and rural erosion will harmfully alter the distinctive setting, pattern and character of Ebford and the surrounding rural landscape. (Note: Highways comment : existing Ebford Lane/A376 junction is wholly substandard in terms of visibility N & S; reserved position regarding improving existing Ebford Lane/A376 junction and avoiding vehicle stacking on A376)
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no land in Flood Zones 2 or 3 within the site. Western half of the site is Grade 1 agricultural land in the strategic assessment, with the eastern half being Grade 3.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes

Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some 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	Clge_09 comment: 15.5 ha sites in and around Ebford and Clyst St George. Lady Swards primary in Clyst St George has some capacity to support development. Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/ combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	Site accessibility: Likely to be an access off the A376. A very busy well used road. Not the most accessible location for alternative methods of travel. Likely to see high level dependence of private travel.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment

EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing subject to securing appropriate access mindful of issues of existing Ebford Lane/A376 junction & vehicle stacking on A376, & to site design avoiding/ reducing/ mitigating adverse impact on character of Ebford & development remaining viable.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity

Planning application	21/1574/FUL		
Planning Status	Approval for 1 dwelling (replacing barn conv Class Q)		
Previous HELAA site ref no(s)	Clge_09		
Site overlap description	WHOLE site is same land area as Clge_09 but 2022 submission now proposes 5 -20 dwellings. Recent full planning permission for replacement with a new build app no 21/1574/FUL in SE corner. Count 2017 and 2021 site (Clge_09) as NIL. Count all of Clge_ 31.		
Total site size	2.31		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	2.31		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	1.39		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 28	Mid 35	Max 42
2. Site promoter – yield (upper)	20		

3. Lower of 1. (Mid) yield and 2. yield	20
4. Percentage of site to count– housing	100
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0
EMPLOYMENT CAPACITY	
Land discounted Stage A and Stage B – Employment (Ha)	0.00
Gross development area – Passes Stage B Employment (Ha)	2.31
Percentage of site to count – employment	0
Employment land – potential yield (Ha)	0.00
SITE POTENTIAL	Of the 2.3145 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is 2.3145 ha. HOUSING : Site submitted in 2022 as available for 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 overlaps Clge_09 but latter is now counted as NIL to avoid double counting . Recent approval for replacement dwelling in site is counted as net Nil. The site passes Stages A and B Suitability Assessment and Achievability for housing and therefore for the trajectory the net site capacity is 20 dwellings. EMPLOYMENT : The site is not submitted as available for employment, although it passes Stages A and B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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

Employment - Suitable Available Achievable summary

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

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

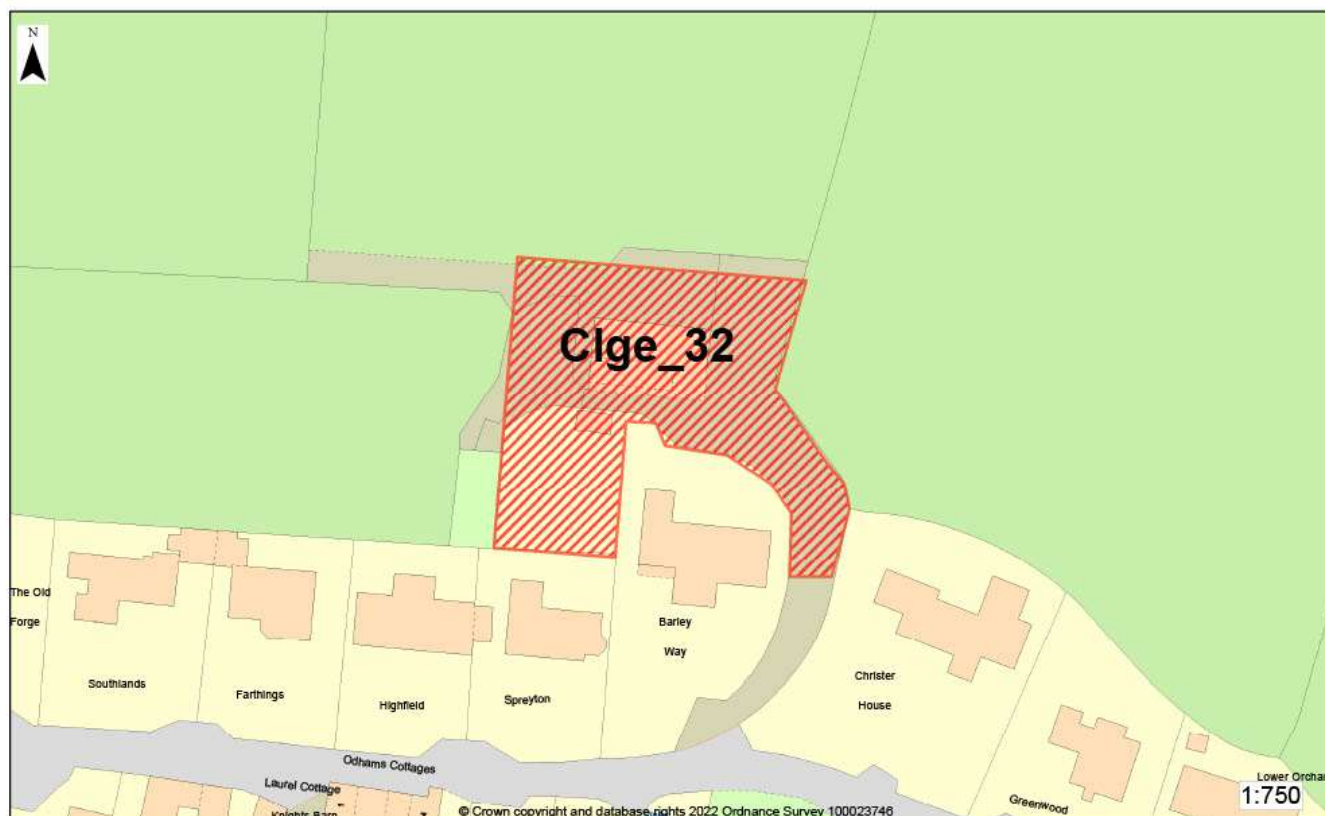
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst St George

Reference

Clge_32



Call For Sites 2022

Site address	Land to the rear of Barley Way, Ebford, Exeter, EX3 0QX
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising former agricultural building (barn) and compound on surrounding land located on the northern side of the village of Ebford. It is located in the south eastern corner of a larger agricultural field . The site is relatively flat and is on land to the north of the property known as Barley Way. To the south are residential properties on Ebford Lane, with agricultural land to the north and east. An existing access serving the barn and larger field is taken from Ebford Lane to the south.
Total site size (ha)	0.18
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Custom and self-build homes. Proposal suggests the site, which already has full approval for Barn replacement with a new build (21/1574/FUL) could accommodate 2 to 3 plots for housing if incorporating part of the garden to the west of Barley Way

Availability assessment

Call for site : site type	EXISTING - RESUBMISSION
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes

Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	No
Does the site meet the minimum size threshold for employment?	No
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Discounted at Stage A – Housing (ha)	0.18
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.18
Stage A Assessment conclusion	This site (0.1849 Ha has not passed the Stage A Suitability Assessment for housing (submitter proposes 2 -3 dwellings which is below the dwelling numbers threshold) & not for employment due to the site size being below the size threshold for employment.
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	
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	
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	Clge_09 comment: 15.5 ha sites in and around Ebford and Clyst St George. Lady Swards primary in Clyst St George has some capacity to support development. Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	Clge_09 comment: Access available from A376 (Ebford L/A376 jnc poor OK
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
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	21/1574/FUL
Planning Status	for Barn replacement with 1 dwelling
Previous HELAA site ref no(s)	Clge_09
Site overlap description	WHOLE & PARTIAL OVERLAP. This site is in the SE corner of Clge_09 & Part of 2022 CFS2 Site 21 Recent full planning permission for replacement with a new build app no 21/1574/FUL. Count Clge_32 as Nil. Count all of Clge_31.
Total site size	0.18
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.18		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	100		
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 (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.18		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.1849 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 0.1849 ha. HOUSING : Site resubmitted in 2022 as available for housing. Although the site area is above the land area size threshold, the site is submitted available for 2-3 dws which is below the site size threshold so does not pass Stages A and B Suitability Assessment and therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site is not submitted as available for employment. It is below the site size threshold so does not pass Stages A and B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.		
GENERAL COMMENT FOR ALL SITES	Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.		
	Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.		

Housing - Available Suitable Achievable summary

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

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

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

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

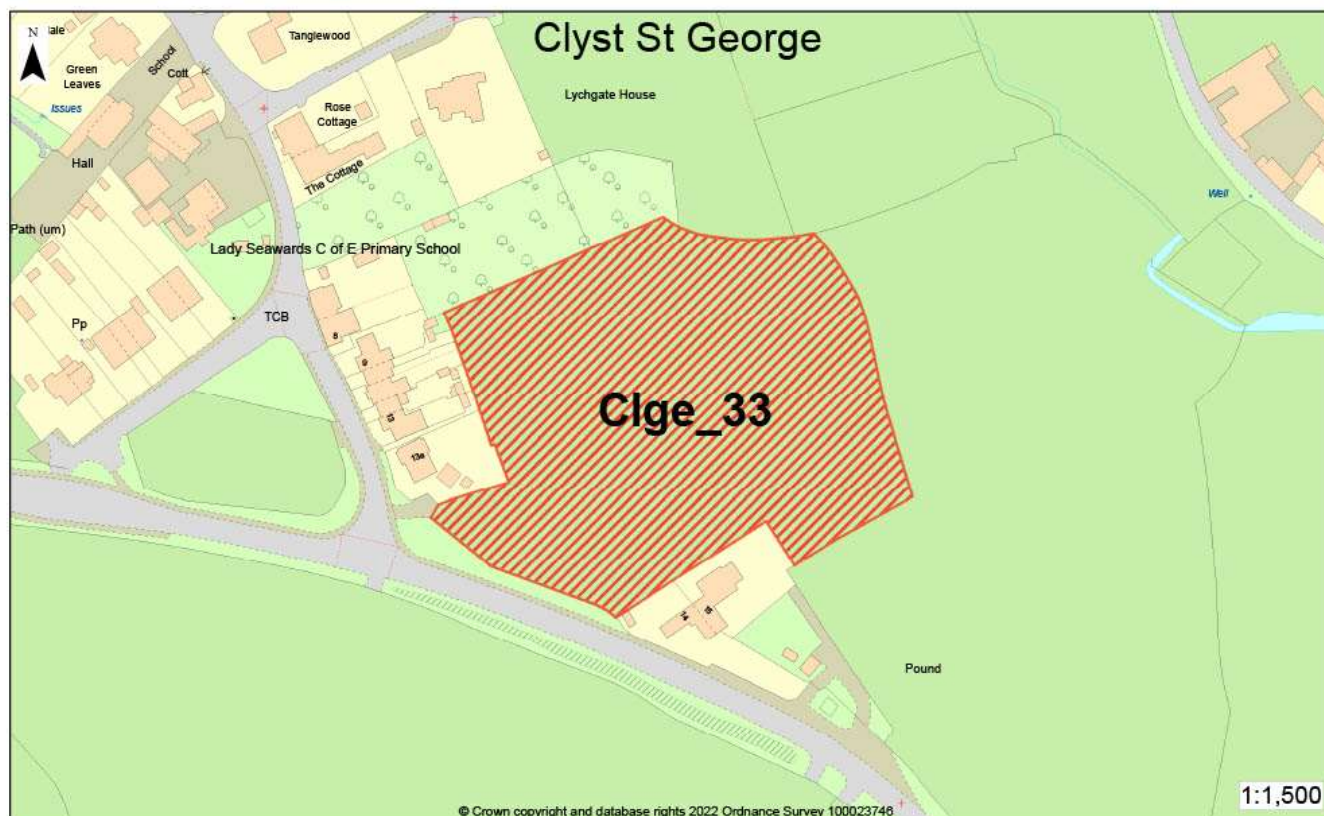
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst St George

Reference

Clge_33



Call For Sites 2022

Site address	Addlepool Farm, Clyst St George, Exeter, EX3 0NR
Outside Cranbrook Plan Area	Yes
Description	Greenfield site -mostly level agricultural field, but drops away in north east edge. Hedgerow boundaries. Site is adjacent to south eastern edge of Clyst St George and north of B3179 (Woodbury Road). Current access is shared with adjoining residential property. Submitter suggests new access could be created off Woodbury Road. Rear gardens of residential properties on Woodbury Rd abut the western boundary. Agricultural land lies to the north and east. Road frontage on southern boundary (3179 Woodbury Rd) B3179 and residential property on the SE boundary.
Total site size (ha)	1.40
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale.

Availability assessment

Call for site : site type	EXISTING - RESUBMISSION
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.40
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.40
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.4 Ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Not located within any known area of biodiversity interest although it is 750m from the Exe Estuary SPA & SSSI and within the Exe Estuary & Pebblebed Heath mitigation zones. TPO covers small area of woodland adjacent to north of site.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Ancient monument (animal pound) is closest designated asset 43m to south east, but mature trees and existing dwelling limit intervisibility. Grade II listed church and primary school slightly further away (both around 77m) but again there are mature trees.
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance, but views of the site available from the east approaching along B3179 (Woodbury Road) where the site is seen in a rural and open context, with little presence of the built form of Clyst St George itself but context of two dwellings adjoining to south. DCA Clyst Lowland Farmlands and part Exe Estuary and Farmlands. LCT Ref 3E. Lowland plains
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no land in Flood Zones 2 or 3 within the site. Small area at low risk of surface water flooding in western edge of site, with higher risk along B3179 adjacent to south. Grade 3 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?	No
Safety	No overhead high voltage electricity lines and no high pressure 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	Clge_15 comment: 15.5 ha sites in and around Ebford and Clyst St George. Lady Swards primary in Clyst St George has some capacity to support development. Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure
DCC Highways comments	Clge_15 comment: Access from Woodbury Rd may not be available
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Previous panel conclusion (housing only) Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity

Planning application			
Planning Status			
Previous HELAA site ref no(s)	Clge_15		
Site overlap description	WHOLE Clge_33 site area is same as Clge_15. Original HELAA submission in 2017, now updated availability from 2022 submission and clarified that the site is proposed for homes for sale. Count Clge_15 as NIL. Count all of Clge_33.		
Total site size	1.40		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.40		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	1.12		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 22	Mid 28	Max 34
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	28		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	28		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.40		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 1.4 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 1.4ha. HOUSING : Site resubmitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 28 dwellings (mid-yield). In the absence of a specified site promoter's yield, the site would have the potential for 28 dwellings. Whole overlap with Site Clge_15. The site passes Stages A and B Suitability Assessment and Achievability and therefore for the trajectory the net site capacity is 28 dwellings. EMPLOYMENT : The site is not submitted as available for employment, although it passes Stages A and B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.		
GENERAL COMMENT FOR ALL SITES			

Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may 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	28
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst St George

Reference

Clge_34



Call For Sites 2022

Site address	Addlepool Farm, Clyst St George, Exeter, EX3 0NR (East of A376 / B3179 roundabout)
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising a single Agricultural field on gentle south to north slope, located adjacent to Clyst St George to east and junction of A376 and B3179 to west. To the east is the Primary School, community hall, and housing on Woodbury Rd and culdesac and Seaward Park which adjoin the site. The A376 is on the west and the B3179 forms the southern boundary. Further to the west and separated by a field is Knowle House (Devon and Somerset Fire and Rescue HQ), plus a small cluster of dwellings on Chapel Hill.
Total site size (ha)	1.08
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale (submitter indicates potential self build interest) - Reference to previous submission which indicated 6 -8 dwellings.

Availability assessment

Call for site : site type	EXISTING - RESUBMISSION
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes

Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.08
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.08
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.0759 Hahas passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Not located within any known area of biodiversity interest although it is 750m from the Exe Estuary SPA & SSSI and within the Exe Estuary & Pebblebed Heath mitigation zones. 800m from Clyst Marshes County Wildlife Site.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Potentially visible from Grade II listed primary school 30m to east, although there are intervening residential gardens. Second small cluster of Grade 2 buildings are 150m away, separated by intervening buildings. 270 m from Scheduled ancient Monument (Animal Pound On Woodbury Road 275M SE Of Church).

For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance, Site is contained by main roads and existing residential development and primary school. Screened by trees along boundary with main road. DCA Clyst Lowland Farmlands and part Exe Estuary and Farmlands. LCT Ref 3E. Lowland plains
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no land in Flood Zones 2 or 3 within the site. Small ribbon of land at low risk of surface water flooding lies into the western part of the site. Grade 3 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?	No
Safety	No overhead high voltage electricity lines and no high pressure 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	Clge_10 comment: 15.5 ha sites in and around Ebford and Clyst St George. Lady Swards primary in Clyst St George has some capacity to support development. Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure
DCC Highways comments	Clge_10 comment: Access from B3179 Woodbury Rd OK (not from A376)
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Previous panel conclusion (housing only) Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity

Planning application			
Planning Status			
Previous HELAA site ref no(s)	Clge_10		
Site overlap description	WHOLE site is same as Clge_10. Submission updates the availability data. Count Clge_10 as NIL. Count all of Clge_34.		
Total site size	1.08		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.08		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	0.87		
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)	8		
3. Lower of 1. (Mid) yield and 2. yield	8		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	8		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.08		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 1.0759 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 1.0759 ha. HOUSING : Site resubmitted in 2022 as available for 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) based on this being a town centre type location. The lower of the mid yield and the site promoter's yield would have the potential for 8 dwellings. Whole overlap with Clge_10. Count Clge_10 as NIL, Count all of Clge_34. The site passes Stages A and B Suitability Assessment and Achievability and therefore for the trajectory the net site capacity is 8 dwellings. EMPLOYMENT : The site is not submitted as available for employment, although it passes Stages A and B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.		
GENERAL COMMENT FOR ALL SITES			

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

Housing - Available Suitable Achievable summary

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

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

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
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

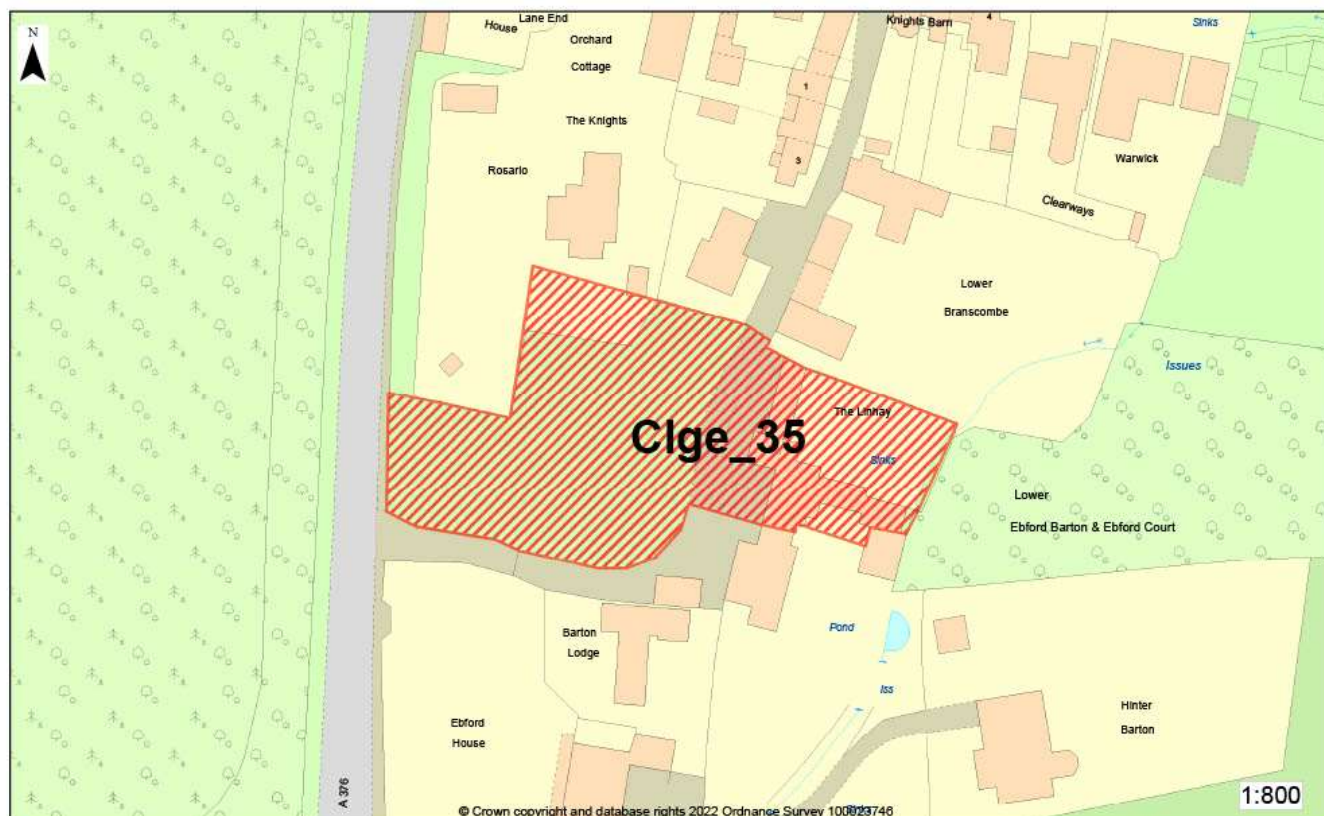
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst St George

Reference

Clge_35



Call For Sites 2022

Site address	Ebford Court, Ebford, EXETER, EX3 0RA
Outside Cranbrook Plan Area	Yes
Description	Brownfield site on the west side of Ebford village, sloing gently up from south to north. Containing a single dwelling (Lower Ebford Barton -Grade 2 listed building) and garden land. Residential development adjoins to north and south, including a Grade 2 listed building 30 m away. Exmouth Road (A376) is on the western boundary with woodland beyond. Agricultural land to the east.
Total site size (ha)	0.30
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale (Two x three bedroom houses, Approx 180sq metres each)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	No
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does 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)	0.30
GDA Passes Stage A – Employment (ha)	0.30
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	This site (0.3028 Ha) has not passed the Stage A Suitability Assessment for housing (as submitter proposes only 2 dwellings which is below the dwelling numbers threshold) but has passed Stage A Suitability Assessment for employment.
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	Not located within any known area of biodiversity interest although it is approx 450m from the Exe Estuary SPA & SSSI and within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Potential impact of new build development on significance of heritage assets due to close proximity of-Grade 2 listed buildings at Lower Ebford Barton and Ebford House.
For Housing - Will the site have an unacceptable impact on heritage?	Yes
For Employment - Will the site have an unacceptable impact on heritage?	Yes

Landscape commentary	No impact on AONB due to distance, Site is contained by main road and existing residential development. . Screened by trees along boundary with main road. DCA part Clyst Lowland Farmlands and part Exe Estuary and Farmlands. LCT Ref 3E. Lowland plains
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no land in Flood Zones 2 or 3 within the site. Area of land immediately west of Lower Ebdon Barton building at low risk of surface water flooding , and land at higher risk on eastern boundary. Mostly Grade 1 agricultural land in the strategic assessment, with small area of Grade 3 in the 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	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	(use comments on nearby Clge_11) : 15.5 ha sites in and around Ebford and Clyst St George. Lady Swards primary in Clyst St George has some capacity to support development. Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/ combination of sites would need new primary/ secondary and potentially special infrastructure
DCC Highways comments	Site accessibility: Current access appears constrained, limited visibility and scope to improve to afford two way vehicle flow and therefore an increase in waiting on a busy, well used road.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

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	NONE		
Total site size	0.30		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.30		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	100		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	2		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.30		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.3028 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 0.3028 ha. HOUSING : Site submitted in 2022 as available for housing for 2dws which is below the dwelling numbers threshold so does not pass Stages A and B Suitability Assessment. Therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site is not submitted as available for employment and has not passed Stage B Suitability Assessment due to unacceptable environmental impact. Therefore the site capacity for employment is NIL ha.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			

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

Housing - Available Suitable Achievable summary

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

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

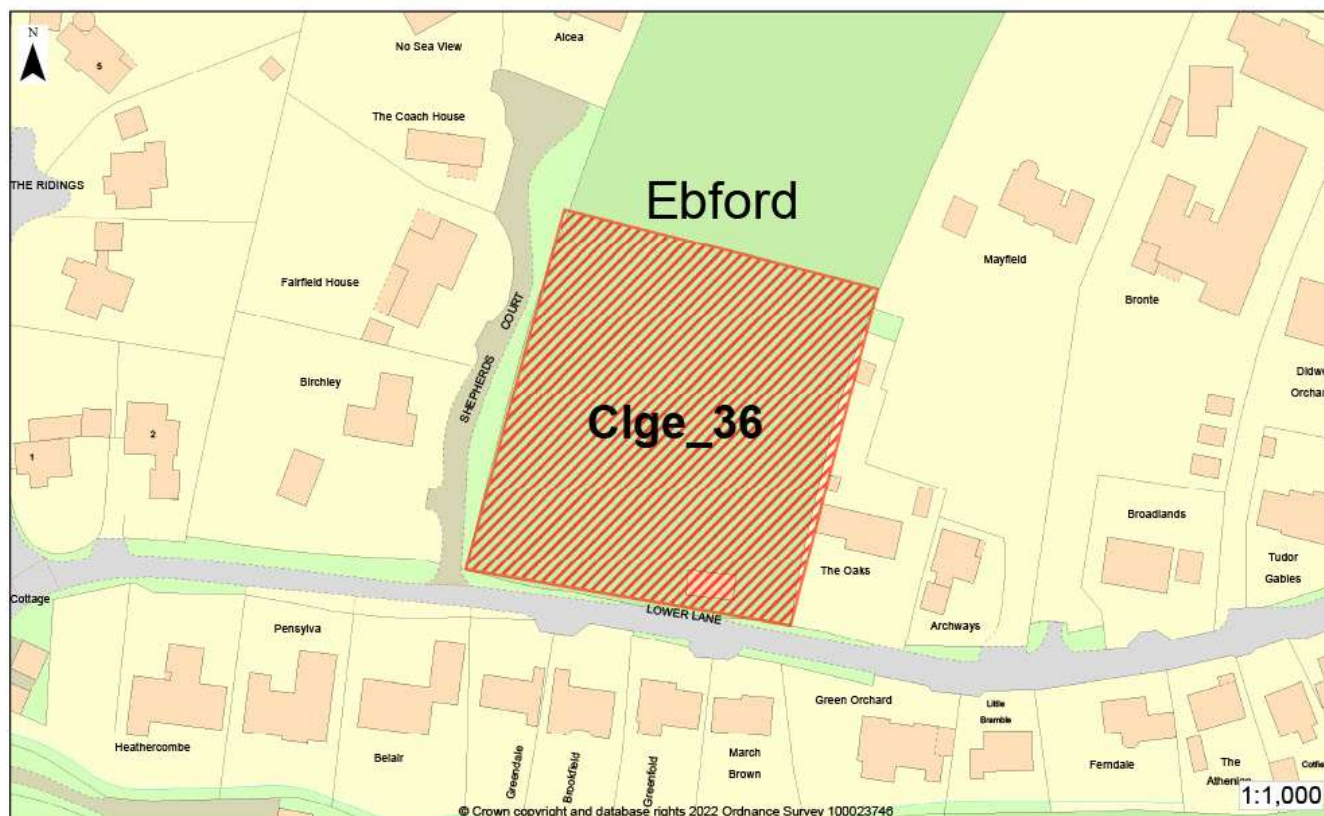
Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Clyst St George	Reference	Clge_36



Call For Sites 2022

Site address	Lower Lane, , Ebford, ex30qt
Outside Cranbrook Plan Area	Yes
Description	Greenfield, relatively flat site comprising about 40% of a larger field within Ebford village situated between Lower Lane and Ebford Lane. Lower Lane adjoins the site's southern boundary, with the cul-de-sac of Shepherds Court and housing to the west, and housing to the east.
Total site size (ha)	0.54
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Custom and self-build homes (approximately 4 high quality low density dwellings from one access point. The development would be intended to match the housing in the local area)

Availability assessment

Call for site : site type	EXISTING - SMALLER SITE
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	No
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does 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)	0.54
GDA Passes Stage A – Employment (ha)	0.54
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	This site (0.544 Ha) has not passed the Stage A Suitability Assessment for housing (as submitter proposes only 4 dwellings which is below the dwelling numbers threshold) but has passed Stage A Suitability Assessment for employment.
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	Not located within any known area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones, approx 750m from the Exe Estuary SPA & SSSI.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Not in close proximity to heritage assets, 220 m to the nearest Grade 2* Listed Building and 120m to the nearest Grade 2 building, separated by intervening 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, Site is largely contained by roads and existing residential development. . DCA part Clyst Lowland Farmlands and part Exe Estuary and Farmlands. LCT Ref 3E. Lowland plains
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no land in Flood Zones 2 or 3 within the site. Small area of land immediately win centre of site at low risk of surface water flooding. Grade 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?	No
Safety	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	Clge_14 comment: 15.5 ha sites in and around Ebford and Clyst St George. Lady Swards primary in Clyst St George has some capacity to support development. Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	Site Accessibility: No significant concerns for small scaled development. Likely to see high reliance on private travel
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

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)	Clge_14		
Site overlap description	PARTIAL all of site Clge_36 is within Clge_14. But this site is only 0.49 ha and is the southern part of the eastern 'wing' of Clge_14. Count Clge_36 as NIL. Count all of Clge_14.		
Total site size	0.54		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.54		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	0.44		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 9	Mid 11	Max 130
2. Site promoter – yield (upper)	4		
3. Lower of 1. (Mid) yield and 2. yield	4		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.54		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.544 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is 0.544 ha. HOUSING : Site submitted in 2022 as available for 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 4 dwellings. The site is submitted available for 4 dws which is below the site size threshold so does not pass Stages A and B Suitability Assessment. The site is partly overlapped by Clge_14 and the latter is now counted. Therefore for the trajectory the net site capacity of Clge_36 is NIL dwellings. EMPLOYMENT : The site is not submitted as available for employment, although it passes Stages A and B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.		

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

Employment Trajectory	Hectares
2020-22 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

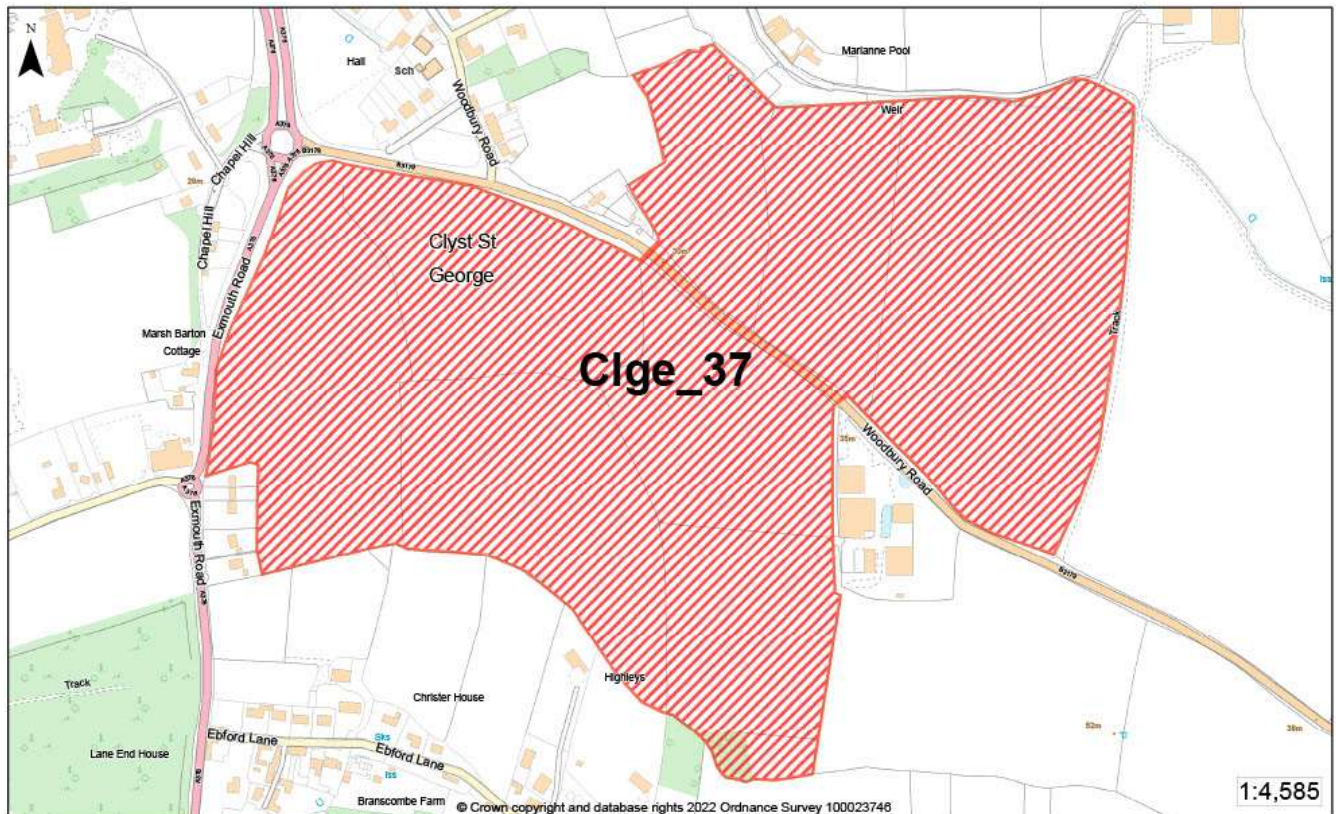
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst St George

Reference

Clge_37



Call For Sites 2022

Site address	Land at Addlepool Farm, North and south of the Woodbury Road, Clyst St George, EX3 0NR
Outside Cranbrook Plan Area	Yes
Description	Large, undulating greenfield site comprised of around 8 fields, straddling the B3179. Adjoins Ebford to the south, and eastern edge of Clyst St George to the north. Farmland and buildings to north east and south of the site. A376 (Exmouth Road) on the western boundary.
Total site size (ha)	37.90
Submitter's proposed use	Other site/use
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people, Office, Retail, Mixed Use (comprehensively planned village to deliver a high quality and sustainable new village of approximately 700 homes, as well as the potential for a new primary school and community, retail and/or health facility in the form of a local centre.)

Availability assessment

Call for site : site type	EXISTING - RESUBMISSION
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes

Site available for Employment	Yes

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.95 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.95ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	36.95
GDA Discounted at Stage A – Housing (ha)	0.95
GDA Passes Stage A – Employment (ha)	36.95
GDA Discounted at Stage A – Employment (ha)	0.95
Stage A Assessment conclusion	An area of approximately 36.952 Ha has passed the Stage A Suitability Assessment for housing and for employment (office).
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Several TPOs along parts of southern boundary. Not located within any other known area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones. At its closest, the site is approx 500m from Exe Estuary SPA & SSSI, and 1750m from Clyst Marshes CWS.
For Housing - Will the site have an unacceptable impact on biodiversity?	No

For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site surrounds but does not include a scheduled monument on Woodbury Road (Animal Pound On Woodbury Road 275M SE Of Church). Open views of site from Grade II listed farm 40m to north. Also views of site from Grade II listed Lady Seawards Primary School, although these are obscured by intervening buildings and trees.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Large site with far reaching views from surrounding rural landscape. Located between Ebford and Clyst St George so limited context of built form. No impact on AONB due to distance. . DCA Clyst Lowland Farmlands and part Exe Estuary and Farmlands. LCT Ref 3E. Lowland plains
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is approx 0.95 ha of Flood Zone 3 in the northern edge of the site so this will reduce the gross development area and yield. Also high surface water flood risk in northern edge. Most of site is Grade 3 agricultural land in strategic assessment but western tip of the site is Grade 1.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure 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	Clge_28 comment: 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	Clge_28 comment: Access is available from A376 and B3179.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	

Achievability assessment

EDDC Economic Development comments	
Panel's conclusions	Probably achievable as housing with a local centre and potentially with additional employment, subject to highway drainage mitigation measures and highway/ transport assessment
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)	Clge_28		
Site overlap description	WHOLE Site Clge_37 and Site Clge_28 are effectively the same area. However, the 2022 submission has revised masterplan + vision for planned new Addlepool village including 700 dwellings. Count Clge_28 as NIL. Count all of Clge_37.		
Total site size	37.90		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.95		
Gross development area – Passes Stage B Housing	36.95		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	22.17		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 443	Mid 554	Max 665
2. Site promoter – yield (upper)	700		
3. Lower of 1. (Mid) yield and 2. yield	554		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	554		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.95		
Gross development area – Passes Stage B Employment (Ha)	36.95		
Percentage of site to count – employment	3		
Employment land – potential yield (Ha)	1.00		
SITE POTENTIAL	Of the 37.902 ha site, 0.95 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 36.952 ha.		

	HOUSING : Site resubmitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 554 dwellings (mid-yield). The lower of the mid yield and the site promoter's yield would have the potential for 554 dwellings. Sites Clge_37 and Clge_28 wholly overlap, so to avoid double counting Clge_28 is counted as NIL. The site Clge_37 (GDA) passes Stages A and B Suitability Assessment and Achievability and therefore for the trajectory the net site capacity is 554 dwellings. EMPLOYMENT : The site is submitted as available for employment (office/retail) - but the submission makes the site available as a comprehensively planned village (predominantly housing) so therefore the site capacity for employment is limited to that in the proposed local centre. This might equate to estimated 1.0 ha based on area shown by the masterplan map notation. RETAIL : The submission proposes the site is part of a comprehensively planned village with retail and/or health facility in the form of a local centre. This is included in the employment assessment , so not assessed again.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may 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	425
Developable 1/4/2032 to 31/3/2037	129
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

Employment - Suitable Available Achievable summary

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

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0.5
Developable 1/4/2032 to 31/3/2037	0.5

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst St George

Reference

Clge_38



Call For Sites 2022

Site address	Land to the west of Clyst Road, Topsham, Exeter, EX2 7JW
Outside Cranbrook Plan Area	Yes
Description	Greenfield, roughly rectangular site with hedgerow boundaries immediately to the east of the M5 and its embankment, to the east of Exeter. Comprising field plus area of vegetation in the east. Site is well detached from Clyst St Mary village. Most of site is relatively flat, with slight fall from west to east. Combines previous sites Clge_03 and Clge_04 into a single site with the 2 landowners working together. Small cluster of dwellings south of Rydon Lane, adjoining the northern boundary. 2 sets of roadside dwellings to the east on eastern side of Clyst Road, plus group of small industrial units (Clyst Works) to the south on the west side of Clyst Road. New urban extension development of Exeter at Newcourt lies west of the M5.
Total site size (ha)	2.48
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Custom and self-build homes (low density development in keeping with adjacent properties) - (if this means the housing south of Rydon Lane, they are at a density of approx 8 dwellings per hectare equating to 16 dws on Clge_38)

Availability assessment

Call for site : site type

EXISTING - COMBINED SITE

Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	
Site promoter's availability comments	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)	2.48
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.48
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.48 Ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Not located within any other known area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones. 154m to Clyst Marshes county wildlife site to east.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No

Heritage commentary	Nearest designated heritage asset is Clyst St Mary bridge ancient monument 568m north east of site.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No impact on AONB due to distance, currently agricultural fields but urban influence with sporadic residential and commercial buildings, M5, and eastern edge of Exeter nearby. In Clyst Valley Country Park
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	No Flood Zones 2 or 3 in the site. Flood zone 3 located 92m from site, high surface water flood risk 67m away. Grade 1 agricultural land in strategic assessment.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Clge_03 and Clge_04 comment: Sites to the east of the M5 - 44.8ha. Existing primary school at Clyst St Mary would not have capacity to support this level of development - would require new primary capacity/school/site funded by the development. Also new secondary capacity would be required. The need for new capacity should be assessed in conjunction with proposed developments in vicinity of Ebford/ Clyst St George/Clyst St Mary and proposed growth in Exeter.
DCC Highways comments	Site accessibility: Constrained access and limited visibility onto wider network.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for adverse noise impact from transport network

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing, subject to: acoustic mitigation /screening to mitigate impact of noise from M5; and no surface water discharge into National Highways drainage, and mindful that the site

	is now a joint submission by the two landowners for the previously submitted separate sites Clge_03 and Clge_04. Note that a written comment indicated that site does not have potential for housing
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)	Clge_03 & Clge_04		
Site overlap description	WHOLE - Site Clge_38 covers Clge_03 and Clge_04 (effectively a combined site). Count Clge_03 and Clge_04 as NIL. Count all of Clge_38.		
Total site size	2.48		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	2.48		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	1.98		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 40	Mid 50	Max 60
2. Site promoter – yield (upper)	16		
3. Lower of 1. (Mid) yield and 2. yield	16		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	16		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	2.48		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 2.48 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 2.48 ha. HOUSING : Site submitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 50 dwellings (mid-yield).		

	The lower of the mid yield and the site promoter's yield would have the potential for 16 dwellings. Site Clge_38 is now a combined site (combining Sites Clge_03 and Clge_04). To avoid double counting, Clge_03 and Clge_04 are now counted as NIL. The site Clge_38 passes Stages A and B Suitability Assessment and Achievability and therefore for the trajectory the net site capacity is 16 dwellings. EMPLOYMENT : The site is not submitted as available for employment, although it passes Stages A and B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may 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	16
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst St George

Reference

Clge_39



Call For Sites 2022

Site address	Land south of Old Ebford Lane, , Ebford, EX3 0GA
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising one rectangular field, to the west of and detached from Ebford village. It is situated to the SE of the Oldhams Wharf complex and a small number of dwellings east of the river Clyst, and is south of Darts Business Park and west of the A376, separated by a field and nursery with polytunnels plus trees bordering the A376. Approx 50m from southern edge of the industrial/ commercial complex at Oldhams Wharf and HELAA sites Clge_21 and Clge_22. Lanes from the A376 Exmouth Road are on the site's northern and southern boundaries, with current field access from the north. Site is flat in the north but rising relatively steeply up to the southern boundary. Mature hedgerow boundaries on N, S and W.
Total site size (ha)	2.77
Submitter's proposed use	Employment site
Submitter development type	Office, Industrial / warehouse, Mixed Use (2.7 hectares of mixed commercial floorspace)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years

Site available for Housing	No
Site available for Employment	Yes

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.77
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.77
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.7719 Ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Not located within any known area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones. 110m from Exe Estuary SPA & SSSI and 430m from Clyst Marshes CWS.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Site is not in close proximity to designated heritage assets, 270m from nearest Grade 2* listed Building and approx 240m from nearest Grade 2 building, both east of the A376 Exmouth Rd, separated from the site by intervening 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	Medium sized site with far reaching views from surrounding rural landscape. Located between Ebford and Clyst St George so limited context of built form. No impact on AONB due to distance. DCA Clyst Lowland Farmlands and part Exe Estuary and Farmlands. LCT Ref 3E. Lowland plains
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no land in Flood Zones 2 or 3 within the site. Extensive area of Flood Zone 3 in close proximity to the W and NW of the site. Grade 1 agricultural land in strategic assessment.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	(use comments on nearby Clge_14) : 15.5 ha sites in and around Ebford and Clyst St George. Lady Swards primary in Clyst St George has some capacity to support development. Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/ combination of sites would need new primary/ secondary and potentially special infrastructure
DCC Highways comments	Site Accessibility: approach road of varying widths, apparent existing on street parking. Residential area. Proposal may attract larger vehicles utilising the approach roads.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment

EDDC Economic Development comments	This site is unlikely to be achievable unless significant investment is made to the road access between the site and Exmouth Road. A medium sized site with good topography. Access to the site via the

	roads adjacent to the north and south of the site would not be appropriate for HGVs or increased car use. The road to the north is a 'quiet lane' being promoted as a cycle route, whilst the road to the south is primarily an access road to a nearby property. Significant infrastructure improvements would be required to make this site feasible, which, if delivered would provide good access to Exmouth Road and the wider road network. Proximity to public transport is of benefit, with access to Exmouth and Exeter labour markets feasible. Broadband coverage for nearby properties is mixed, with further investigation required. A mixed to B uses would be suitable for a site of this size and location, assuming road access is improved.
Panel's conclusions	Probably achievable for employment uses with priority for Eg use class and subject to transport/traffic assessment, with regarding to HGVs. Note that a written comment indicated that the site does not have potential for employment.
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably achievable

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	NONE		
Total site size	2.77		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	2.77		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	1.66		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 33	Mid 42	Max 50
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 (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	2.77		
Percentage of site to count – employment	100		
Employment land – potential yield (Ha)	2.77		

SITE POTENTIAL	Of the 2.7719 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 2.7719 ha. HOUSING : The site is not submitted as available for housing, although it passes Stages A and B Suitability Assessment for housing, Therefore the site capacity for housing is NIL. EMPLOYMENT : Site submitted in 2022 as available for employment (Office, Industrial / warehouse, Mixed Use) . The site passes Stages A and B Suitability Assessment and Achievability for employment. Therefore the site capacity for employment is approx 2.7719 Ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	1.4
Developable 1/4/2032 to 31/3/2037	1.37
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

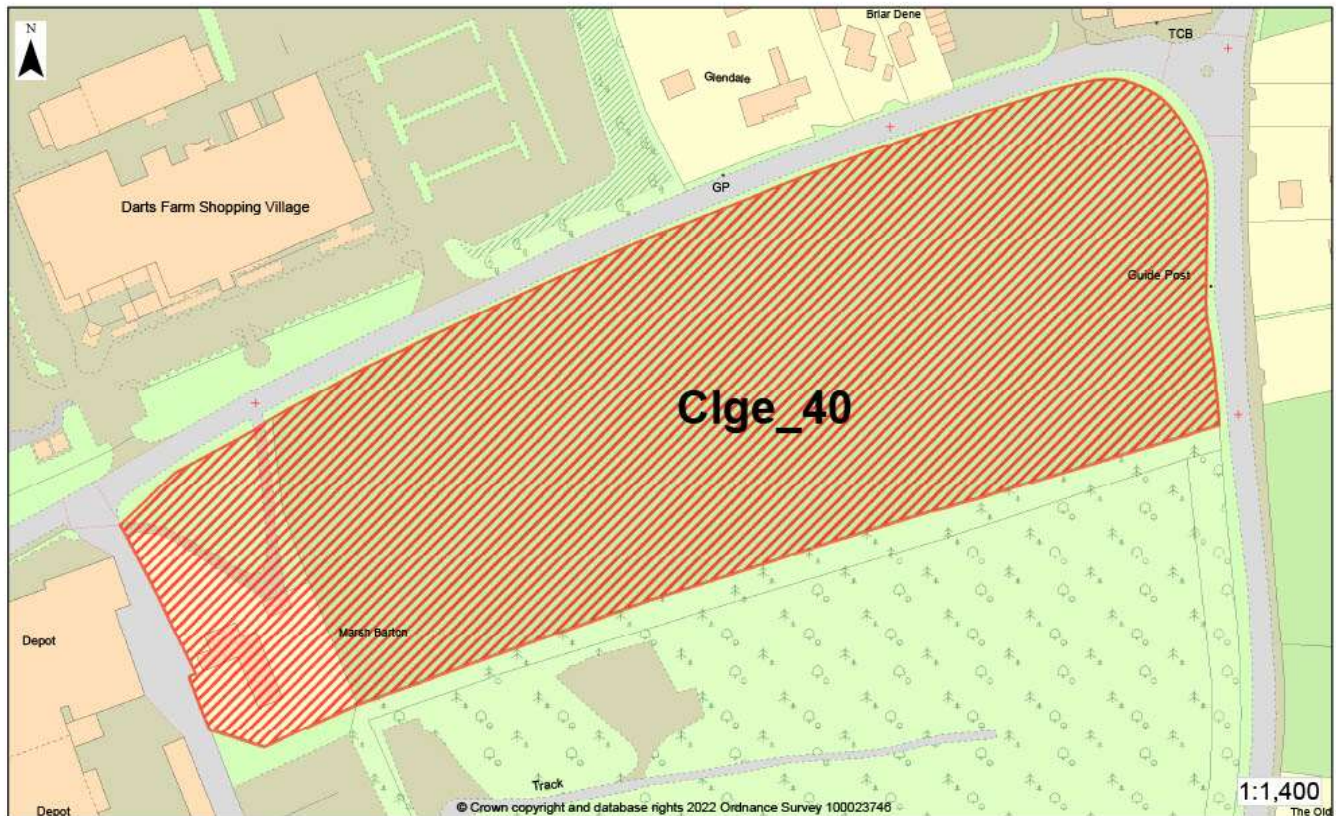
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst St George

Reference

Clge_40



Call For Sites 2022

Site address	Land south of Topsham Road, Clyst St George, , EX3 0QH
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising one rectangular field, and located SW of the roundabout junction of the A376 (Exmouth Road) and the Topsham Road, to the west of and detached from Ebford village. Darts Farm Shopping Villgagge lies to the north on the opposite side of Topsham Road. St George and Dragon PH is the NW of the roundabout. To the east of the A376 is a small cluster of road frontage dwellings, and an are of woodland/vegetation lies to the south. To the west is Dart Business Park. The site is relatively flat in the west but rises up to the south and east.
Total site size (ha)	3.34
Submitter's proposed use	Employment site
Submitter development type	Office, Industrial / warehouse, Retail, Mixed Use (3.5 hectares of mixed commercial floorspace)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	No
Site available for Employment	Yes

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	3.34
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	3.34
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 3.3397 Ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Not located within any known area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones. 100m from Exe Estuary SPA & SSSI and 240m from Clyst Marshes CWS.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade 2 listed building (Marsh Barton Farm) lies within the site at the western end. This may affect the development potential. Discount 0.38 ha for LB and curtilage. Approx 240 m to cluster of two Grade 2 buildings at Lower Ebford Barton & Ebford House, east of the A376 Exmouth Rd, but separated from the site by intervening 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	Built development is in very close proximity on three sides of the site (retail (Darts Farm Shopping Village), employment (Darts Business Park), public house and housing). No impact on AONB due to distance. DCA Exe Estuary and Farmlands. LCT Ref 3E. Lowland plains
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no land in Flood Zones 2 or 3 within the site. Extensive area of Flood Zone 3 in close proximity to the W and NW of the site. Grade 1 agricultural land in strategic assessment.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	(use comments on nearby Clge_09) : 15.5 ha sites in and around Ebford and Clyst St George. Lady Swards primary in Clyst St George has some capacity to support development. Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/ combination of sites would need new primary/ secondary and potentially special infrastructure
DCC Highways comments	Site accessibility: Nearby 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	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment	
EDDC Economic Development comments	This site appears to be achievable. A medium sized site with adjacent to existing commercial and retail uses. No access issues identified, with good access to Topsham Road, serving the Exmouth and Exeter labour markets. Good access to public transport identified with

	Ultrafast broadband available via Jurassic Fibre and Openreach. No major issues identified, seemingly a very suitable site for commercial development.
Panel's conclusions	Probably achievable for a creative mix of employment uses, subject to appropriate consideration of impacts on heritage asset at the western end of the site.
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably achievable if

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	NONE		
Total site size	3.34		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.38		
Gross development area – Passes Stage B Housing	2.96		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	1.78		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 36	Mid 44	Max 53
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 (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.38		
Gross development area – Passes Stage B Employment (Ha)	2.96		
Percentage of site to count – employment	100		
Employment land – potential yield (Ha)	2.96		
SITE POTENTIAL	Of the 3.3397 ha site, 0.38 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 Use Classes C3/Eg/B2/B8 planning commitments. The land occupied by the listed building/curtilage (estimated 0.38 Ha is discounted). Thus the gross site development area for housing and for employment is approx. 2.9597 ha.		

	HOUSING : The site is not submitted as available for housing, although it passes Stages A and B Suitability Assessment for housing. Therefore the site capacity for housing is NIL. EMPLOYMENT : Site submitted in 2022 as available for employment (Office, Industrial / warehouse, Mixed Use). The site GDA passes Stages A and B Suitability Assessment and Achievability for employment. Therefore the site capacity for employment is approx 2.9597 Ha, although this may be reduced further mindful of proximity of listed building.

GENERAL COMMENT FOR ALL SITES

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	1.5
Developable 1/4/2032 to 31/3/2037	1.46
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst St George

Reference

Clge_41



Call For Sites 2022

Site address	Land off Marsh Lane, , Clyst St George, EX3 ONP
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising one square field, lying between the River Clyst and the A376 (Exmouth Road) approx 600m west of the NW edge of Clyst St George village. Surrounded by agricultural land and some farm buildings. Relatively gentle slope rising up from west to east. Access to the site is currently through adjoining farm buildings complex, via Marsh Lane linking to the A376. Hedgerows on E and W boundaries.
Total site size (ha)	5.45
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.40 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). 0.40ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	5.05
GDA Discounted at Stage A – Housing (ha)	0.40
GDA Passes Stage A – Employment (ha)	5.05
GDA Discounted at Stage A – Employment (ha)	0.40
Stage A Assessment conclusion	An area of approximately 5.0479 Ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Not located within any known area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones. Approx 600m from Exe Estuary SPA & SSSI. Western boundary of site adjoins the Clyst Marshes CWS and may affect the development potential.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Site is not in close proximity to designated heritage assets, approx 700m from nearest Grade 2 listed Buildings aseptated from the site by distance and intervening 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 significant issues. No impact on AONB due to distance, currently agricultural fields. DCA Exe Estuary and Farmlands. LCT Ref 3E. Lowland plains
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Approx 0.40 ha lies within Flood Zone 3 on the whole western edge of the site. Narrow band of Flood Zone 2 on the whole eastern edge of the Flood Zone 3 area within the site. Western boundary is within approx 90m of the main channel of the River Clyst at its closest. About
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure 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	(use comments on nearby Clge_09) : 15.5 ha sites in and around Ebford and Clyst St George. Lady Swards primary in Clyst St George has some capacity to support development. Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/ combination of sites would need new primary/ secondary and potentially special infrastructure
DCC Highways comments	Site accessibility: narrow approach road onto A376. Material increase at the intersection likely to lead to safety issues without major mitigation. Significant concerns
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	No Comments

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable for housing unless both the traffic mitigation measures and infrastructure costs related to the degree of separation from the infrastructure networks within the built form of Clyst St George can be met.

	Probably unachievable for employment uses (not even B8 storage).
Site Achievable for Housing	Probably unachievable unless
Site Achievable for Employment	Probably unachievable

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	NONE		
Total site size	5.45		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.40		
Gross development area – Passes Stage B Housing	5.05		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	3.03		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 60	Mid 91	Max 109
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	91		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.40		
Gross development area – Passes Stage B Employment (Ha)	5.05		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 5.4479 ha site, 0.4 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is 5.0479 ha. HOUSING : Site submitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx 91 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. In the absence of a specified site promoter's yield, the site would have the potential for 91 dwellings. There are no overlaps at this time (an application for 5 dwellings is pending decision). The site GDA passes Stages A and B Suitability Assessment for housing. But the		

	HELAA Panel conclude that the site is Probably unachievable for housing unless both the traffic mitigation measures and infrastructure costs related to the degree of separation from the infrastructure networks within the built form of Clyst St George can be met. Therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site is not submitted as available for employment, although the site GDA passes Stages A and B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

Employment Trajectory	Hectares
2020-22 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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst St George

Reference

Clge_42



Call For Sites 2022

Site address	Land at Clyst St George, , Clyst St George, EX3 0RF
Outside Cranbrook Plan Area	Yes
Description	Gently sloping from east to west, agricultural field with hedgerow and several trees. Adjacent to eastern edge of Clyst St George. Grade II listed wall across road to north west, and listed church behind the wall - open views into site from both the wall and church. The site is seen in a rural and open context, with limited presence of the built form of Clyst St George.
Total site size (ha)	1.15
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people (Market and affordable dwellings.)

Availability assessment

Call for site : site type	EXISTING - RESUBMISSION
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.1229 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). 0.1229ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.03
GDA Discounted at Stage A – Housing (ha)	0.12
GDA Passes Stage A – Employment (ha)	1.03
GDA Discounted at Stage A – Employment (ha)	0.12
Stage A Assessment conclusion	An area of approximately 1.0302 Ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones. TPO ref 16/0086/TP for mixed woodland on adjoining land west of site boundary, may impact on development potential depending on location of trees within the TPO next to the site boundary.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Nearest Heritage assets is a Cluster of 3 Grade 2 listed buildings located with 10m of the NW corner of the site, including Lychgate and St Georges Church, Clyst St George, and the Old

	Rectory on the opposite side of the lane adjacent to northern boundary of site. This may impact on development potential.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No significant issues. Outside AONB. Devon Character Area - Clyst Lowland Farmlands. LCT 3E. Lowland plains
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	0.1229 ha in Flood Zone 3 of the eastern part of the site, where there is also low risk of surface water flooding. This will reduce the gross development area. Brook close to east of site. Grade 3 agricultural land in strategic assessment.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	Clge_16 comment: 15.5 ha sites in and around Ebford and Clyst St George. Lady Swards primary in Clyst St George has some capacity to support development. Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	Clge_16 comment: Access via Bushayes Corner OK
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Previous panel conclusion (housing only): Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	Clge_16		
Site overlap description	WHOLE - Site Clge_42 and Site Clge_16 are effectively identical. However, potential change in site owner and submission proposal. Now count Clge_16 as NIL, and Count all of Clge_42.		
Total site size	1.15		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.12		
Gross development area – Passes Stage B Housing	1.03		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	0.82		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 16	Mid 21	Max 25
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	21		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	21		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.12		
Gross development area – Passes Stage B Employment (Ha)	1.03		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 1.1531 ha site, 0.1229 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is 1.0302 ha. HOUSING : Site resubmitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx 21 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. In the absence of a specified site promoter's yield, the site would have the potential for 21 dwellings. Site Clge_42 is the same site as Clge_16 (which proposed 10-15 dws) . To avoid double counting the latter is counted as NIL. Site Clge_42 (GDA) passes Stages A and B Suitability Assessment and Achievability for housing and therefore for the trajectory the net site capacity is 21 dwellings.		

	EMPLOYMENT : The site is not submitted as available for employment, although the site GDA passes Stages A and B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	21
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

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

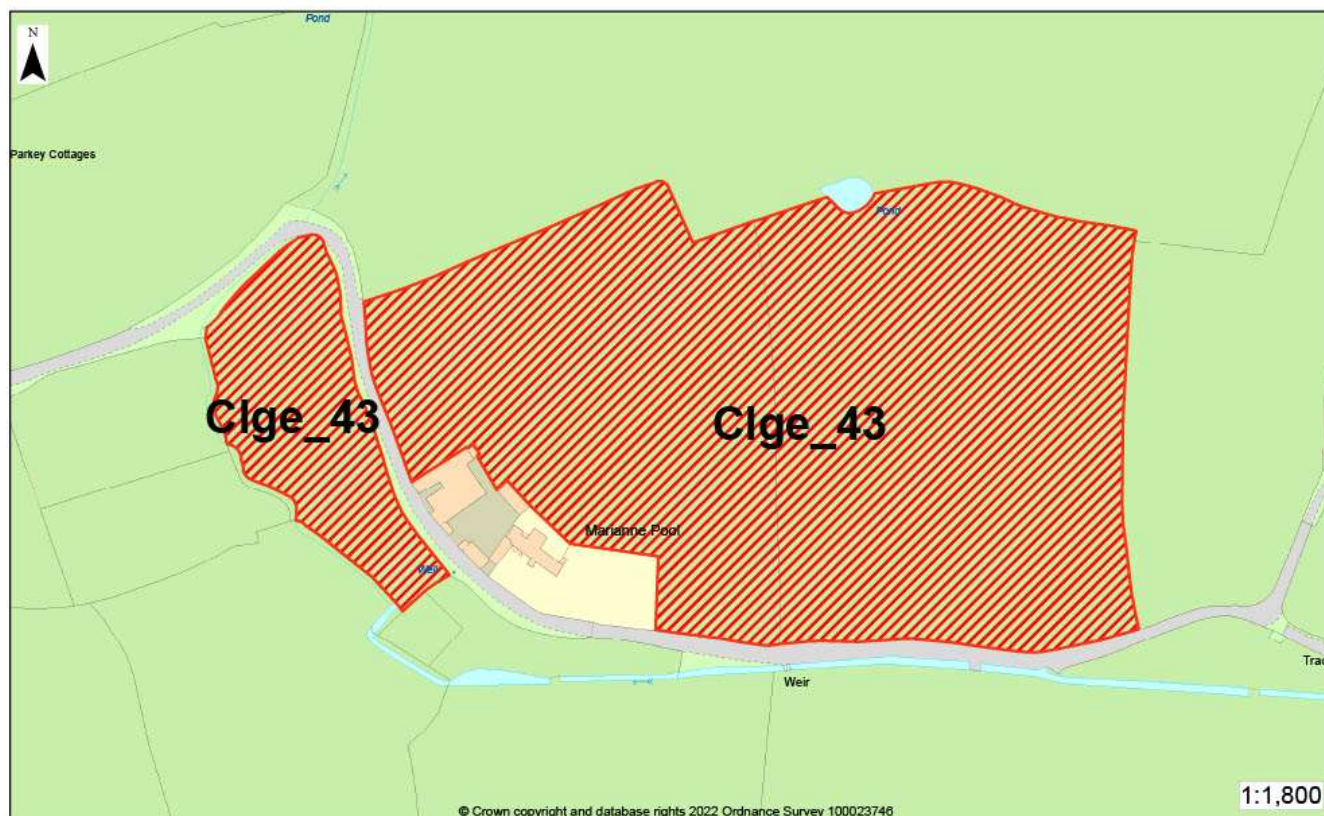
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Clyst St George

Reference

Clge_43



Call For Sites 2022

Site address	Pebblebed Vineyard, , Clyst St George, EX3 0NZ
Outside Cranbrook Plan Area	Yes
Description	Greenfield site to the east of and detached from the settlement of Clyst St George. comprising 3 fields - central and eastern adjoin each other, with the western detached, separated by a lane. Surrounded by agricultural land , with a lane and agricultural building on the southern boundary. Further to the east are agricultural buildings at Bushayes Farn.
Total site size (ha)	4.78
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people (Market and affordable dwellings.)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.71 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). 0.71ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	4.07
GDA Discounted at Stage A – Housing (ha)	0.71
GDA Passes Stage A – Employment (ha)	4.07
GDA Discounted at Stage A – Employment (ha)	0.71
Stage A Assessment conclusion	An area of approximately 4.0651 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade 2 Listed Building - Marianne Pool Farm immediately adjoining the SW boundary of the central field. This may affect the potential capacity. Western field is within 130m of the small cluster of listed buildings, including St Georges Church, at Bushayess corner. 320m from scheduled monument on Woodbury Road (Animal Pound On Woodbury Road 275M SE Of Church).

For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	No significant issues. Outside AONB. Devon Character Area - Clyst Lowland Farmlands. LCT 3E. Lowland plains
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	All of the western field (0.6 ha) is in Flood Zone 3. plus 0.11 ha of the central field is in Flood Zone 3. High risk of surface water flooding on lane between the western and central fields. Grade 3 agricultural land in strategic assessment.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	(use comments on nearby Clge_28) : 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	Site accessibility: Isolated. Limited nearby amenities. Likely to see high level of vehicle ownership.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable for housing due to the need for highway improvement works to the road providing potential access points to the land parcels of the site, as significant length of the road is wholly within flood zone 3. Probably unachievable for employment, due to the need for highway improvement works to the road providing potential access points to

	the land parcels of the site, as significant length of the road is wholly within flood zone 3.
Site Achievable for Housing	Probably unachievable
Site Achievable for Employment	Probably unachievable

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	NONE		
Total site size	4.78		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.71		
Gross development area – Passes Stage B Housing	4.07		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	2.44		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 49	Mid 61	Max 73
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	61		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.71		
Gross development area – Passes Stage B Employment (Ha)	4.07		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 4.7751 ha site, 0.71 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is 4.0651 ha. HOUSING : Site submitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx 61 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. In the absence of a specified site promoter's yield, the site would have the potential for 61 dwellings. There are no overlaps at this time. The site GDA passes Stages A and B Suitability Assessment for		

	housing. But the HELAA Panel concluded that the site is Probably unachievable for housing due to the need for highway improvement works to the road providing potential access points to the land parcels of the site, as significant length of the road is wholly within flood zone 3. Therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site is not submitted as available for employment, although the site GDA passes Stages A and B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

Employment Trajectory	Hectares
2020-22 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

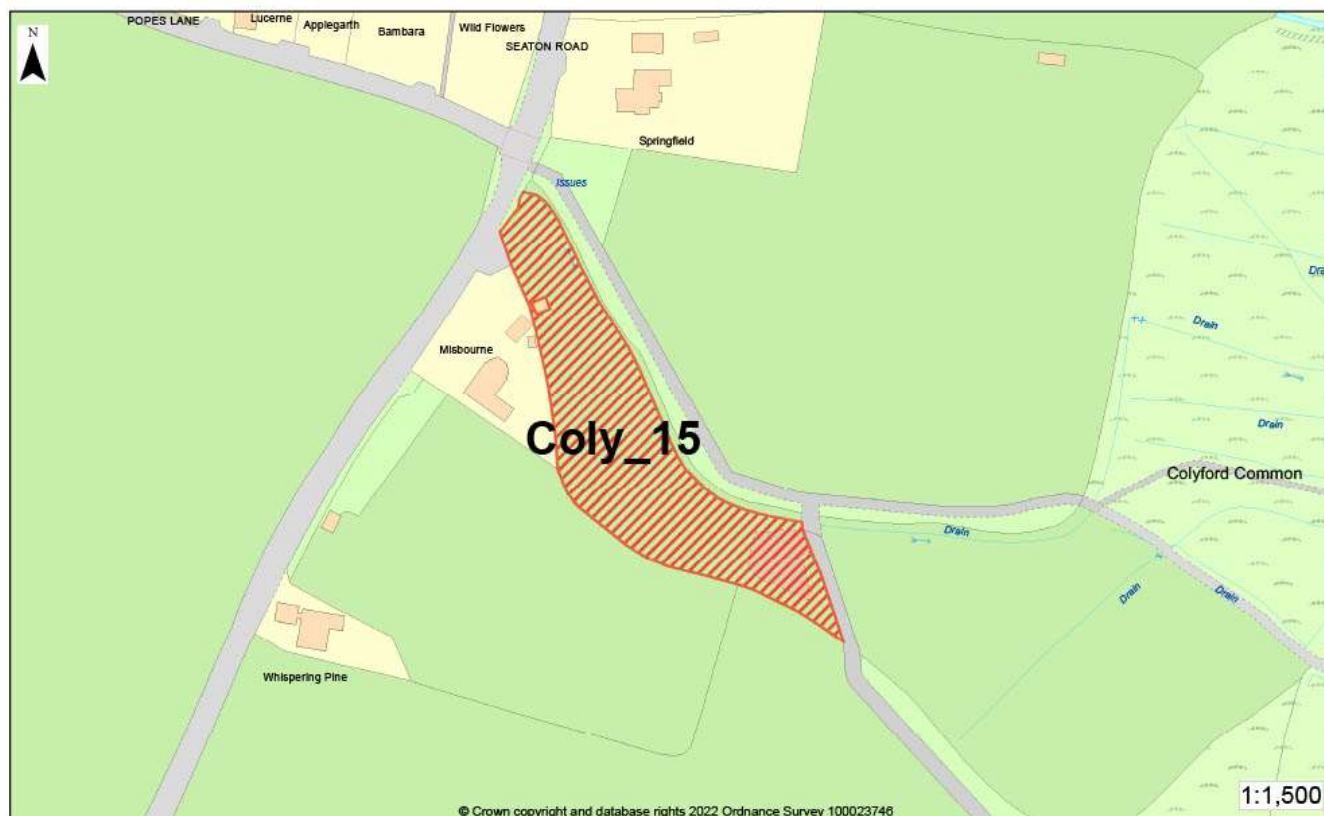
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Colyton

Reference

Coly_15



Call For Sites 2022

Site address	Franklin acre Land next to Misbourne, , Colyford, Ex24 6qw
Outside Cranbrook Plan Area	Yes
Description	Greenfield, curved shape site - a small field which gently slopes down from NW to SE, located to the south of Colyford, close to but not adjoining the existing housing development to the north. Site lies east of Seaton Road, with single dwelling to the SW, and agricultural land to the east and north. River Axe flood plain to the east.
Total site size (ha)	0.45
Submitter's proposed use	Small residential site
Submitter development type	Custom and self-build homes; ONE dwelling (previously Coly_11 proposed 2 or 3 dws & room for business, market garden, farming)

Availability assessment

Call for site : site type	EXISTING - RESUBMISSION
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	No
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does 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)	0.45
GDA Passes Stage A – Employment (ha)	0.45
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	This site has not passed the Stage A Suitability Assessment for housing (as submitter who is making site available proposes only 1 dwelling which is below the dwelling numbers threshold) but has passed Stage A Suitability Assessment for employment.
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?	Yes
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	Whole site lies in but is only a small part of the Axe Estuary and Marshes County Wildlife Site (Saltmarsh & improved grassland with species - rich ditches). May impact on development potential. Colyford Common LNR abuts the NE boundary of the site, and the eastern tip of the site lies within the LNR.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Colyford Conservation Area is about 160 m from the northern edge of the site, and the nearest Grade 2 listed building is about 220 m to the north.
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not in the AONB but the East Devon AONB is about 300m to the east (in the river Axe flood plain to the east of the embankment of the narrow gauge Seaton Tramway). Site on flat valley bottom is visible from Harepath Hill.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no land in Flood Zone 3 within the site, but approx 0.08 Ha of Flood Zone 2 on the NE edge of the site. Extensive area of Flood Zone 3 associated with the river Axe in close proximity to East of the site. Approx half of the site next to the northern boundary is an area at High/Medium and Low risk of surface water flooding, Grade 1 agricultural land in strategic assessment.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	Coly_11 comment: Proposed sites in the vicinity of Colyton and Colyford approx. 46ha - Colyton and Seaton primary schools have some capacity to support development, but not to total level. Additional capacity would need to be funded by developers. Axe valley has some capacity to support development, but not at this level. Transport costs would apply for secondary.
DCC Highways comments	Coly_11 comment: This site location is somewhat remote from the centre of Colyton and highway links to the south are narrow; however in principle there would be little objection to the development of the site providing an adequate access junction can be designed.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
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)	Coly_11		
Site overlap description	PARTIAL - all bar eastern 20% of site Coly_15 lies in Coly_11 (that part of the site outside Coly_ 11 is a lake). Both sites are below threshold as promoter is proposing 1 dwelling now. So count both as NIL.		
Total site size	0.45		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.45		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	0.36		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
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 (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.45		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.4472ha 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx.0.4472 ha. HOUSING : Site Coly_15 resubmitted in 2022 as available for housing. Although the site area is above the land area size threshold, the site is submitted available for 1 dwelling which is below the site size threshold so does not pass Stages A and B Suitability Assessment and therefore for the trajectory the net site capacity is NIL dwellings. (site Coly _15 is part of Coly_11. Latter was for 2-3 dws which is below threshold). Therefore for the trajectory, for Coly_15 the net site capacity is NIL dwellings.		

	EMPLOYMENT : The site is not submitted as available for employment and therefore the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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

Employment Trajectory	Hectares
2020-22 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

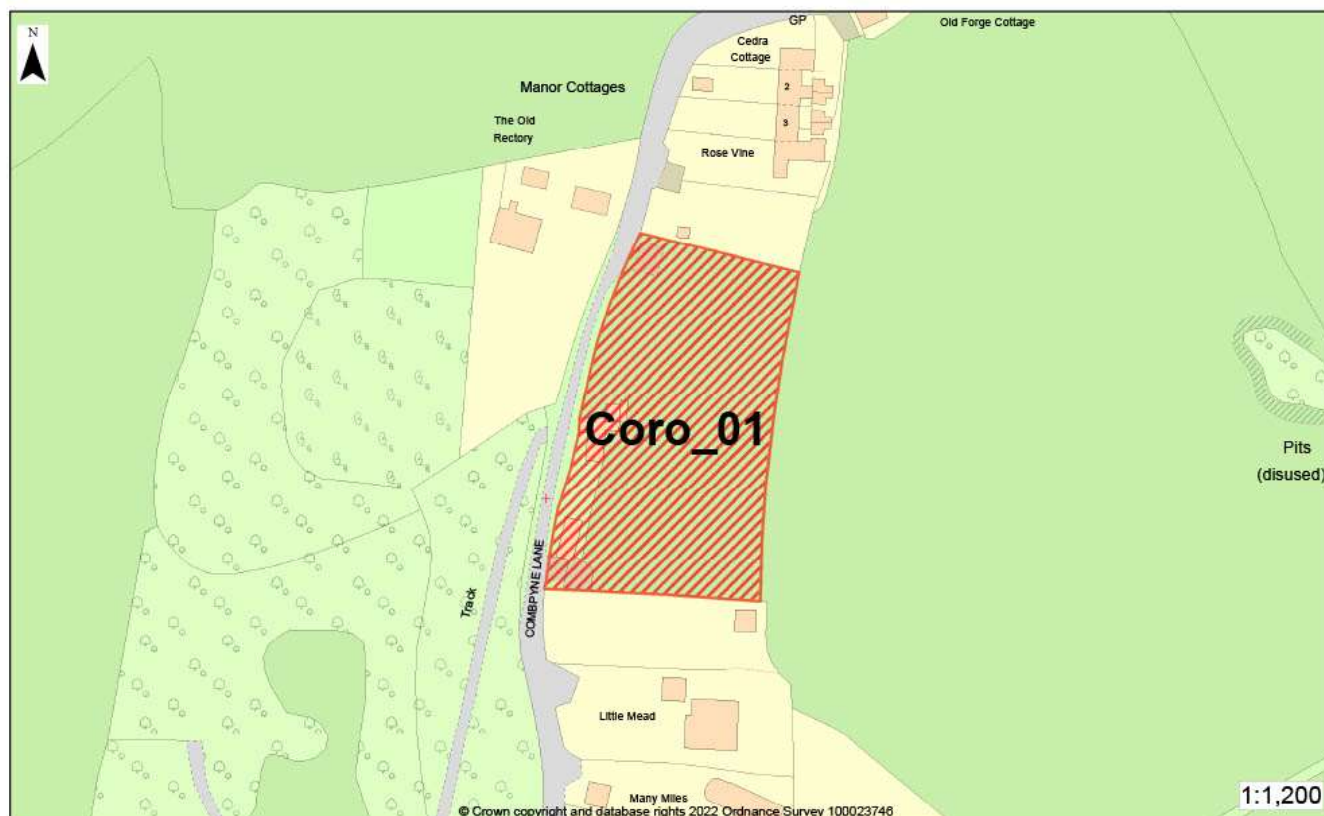
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Combpyne Rousdon

Reference

Coro_01



Call For Sites 2022

Site address	Combpyne Glebe, Combpyne Lane, Rousden, EX13 8SY
Outside Cranbrook Plan Area	Yes
Description	Small greenfield site comprising a single field used for pasture, in the linear hamlet of Combpyne in the East Devon AONB. It has roadside frontage, lying east of Combpyne Lane, which is a narrow rural lane off the A3052 between Colyford and Lyme Regis. Current gated field access from the lane. Several agricultural buildings within the western part of the site. Site is on the valley floor but with moderate slopes up on both E and W boundaries. Land continues to slope up to the east of the site. Hedgerow boundaries around the site with mature tree line on the east boundary. Agricultural land lies to the east and west, plus a single dwelling on higher ground to the west of the road opposite the Northern part of the site. Residential dwellings are on the north and south boundaries. Caravan site on Boshill Hill is located about 200m to the west separated by a steep slope (sloping up to the west), trees and fields
Total site size (ha)	0.45
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Custom and self-build home (Open to discussion on what is suitable on the 0.45ha site)

Availability assessment

Call for site : site type

NEW

Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.45
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.45
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.4457 Ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities but is within 1,600 metres of a train station or 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	Within River Axe nutrient management zone, which could affect development potential. Not located within any other known area of biodiversity interest. Site is approx 250 m from Dairy Farm (W) County Wildlife Site (Wet woodland and dry woodland with areas of swamp and mire).
For Housing - Will the site have an unacceptable impact on biodiversity?	No

For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Site is approx. 1,000m from Combyne Rousdon (Rousdon Estate) HER Registered Parks and Garden and Conservation Area (appraisal in progress), which is located to the SSE, south of the A3052
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	All the site is within and surrounded by the East Devon AONB which could affect development potential.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no land in Flood Zone 3 within the site. Narrow strip of land bisecting the site N-S which is at high risk of surface water flooding. Grade 4 agricultural land in strategic assessment.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	Comments awaited
DCC Highways comments	Site accessibility: narrow approach roads, rural in nature. Likely to see high reliance on private travel
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	No Comments

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing.
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	NONE		
Total site size	0.45		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.45		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	0.36		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 7	Mid 9	Max 11
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	9		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	9		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.45		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.4457 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is 0.4457 ha. HOUSING : Site submitted in 2022 as available for 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. In the absence of a specified site promoter's yield, the site would have the potential for 9 dwellings. There are no overlaps. The site passes Stage A and Stage B Suitability Assessment and Achievability for housing, and therefore for the trajectory the net site capacity is 9 dwellings. EMPLOYMENT : The site is not submitted as available for employment , although the site passes Stages A and B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.		
GENERAL COMMENT FOR ALL SITES			

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

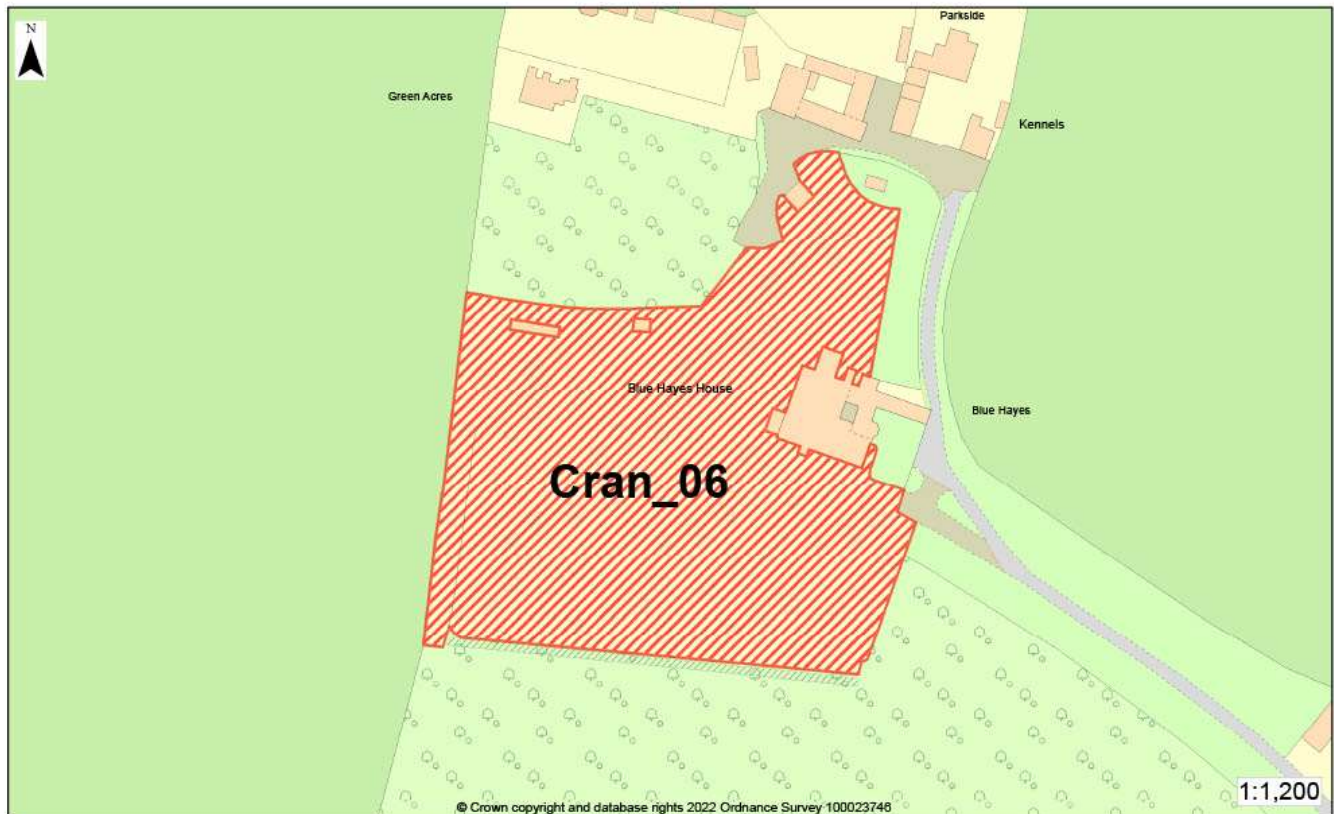
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Cranbrook

Reference

Cran_06



Call For Sites 2022

Site address	Bluehayes Farm, Bluehayes, EXETER, EX5 3BA
Outside Cranbrook Plan Area	No
Description	Mixed greenfield and brownfield site, very gently sloping up from north to south, comprising Blue Hayes House and garden on Blue Hayes Lane, within the western part of Cranbrook Plan area. Second dwelling abuts the house. Site is currently surrounded by orchards to the west, parkland to the south, agricultural land (with new development to the east), and low density housing to the north, with agricultural land and railway beyond. Mature trees within and adjoining the site (TPO). The planned Bluehayes Expansion Area will completely surround, but not include this site. Absence of specific allocation/notation on the Cranbrook Policies Map on this site, Current site access is via Blue Hayes Lane.
Total site size (ha)	1.08
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people, Residential institution (Possible to convert existing house to 4 flats and then build up to 12 units in the garden)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	

New (ie 2022 submission)	
Site promoter's availability comments	Within a 6-10 year period
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.08
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.08
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.0843 Ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities but is within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	TPO on wholsite 89/167/TPO. This may impact on development potential. Site is not located within any other designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No

Heritage commentary	No significant issues. Not in close proximity to designated heritage assets. Nearest asset is a Grade 2 Listed Building 1km to the east separated by considerable built development in Cranbrook.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Not in AONB. Surrounded by existing and planned development at the new settlement of Cranbrook. Adjoins but is not within the designated Bluehayes Expansion Area. Absence of specific allocation/notation on the Cranbrook Policies Map on this 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	Not in Flood Zones 2 or 3. Classified as "other" on detailed agricultural land assessment.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	
DCC Highways comments	Site accessibility: Existing access of narrow private no through road. Site sits adjacent to an allocated expansion areas for Cranbrook (Bluehayes). Dialogue with developer should the site come forward is advised at the earliest opportunity.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of Contaminated land

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing.
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	NONE		
Total site size	1.08		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.08		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	0.87		
Density assumption applied (dwellings per Ha)	Min 0	Mid 0	Max 0
1. Calculated yield (HELAA Methodology)	Min 17	Mid 22	Max 26
2. Site promoter – yield (upper)	16		
3. Lower of 1. (Mid) yield and 2. yield	16		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	15		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.08		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 1.0843 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is 1.0843 ha. HOUSING : Site submitted in 2022 as available for 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. In the absence of a specified site promoter's yield, the site would have the potential for gross 16 dwellings but as existing house would be converted then the potential is for net 15. There are no overlaps. The site passes Stage A and Stage B Suitability Assessment and Achievability for housing, and therefore for the trajectory the net site capacity is 15 dwellings. EMPLOYMENT : The site is not submitted as available for employment , although the site passes Stages A and B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.		
GENERAL COMMENT FOR ALL SITES			

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

Housing - Available Suitable Achievable summary

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

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

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
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

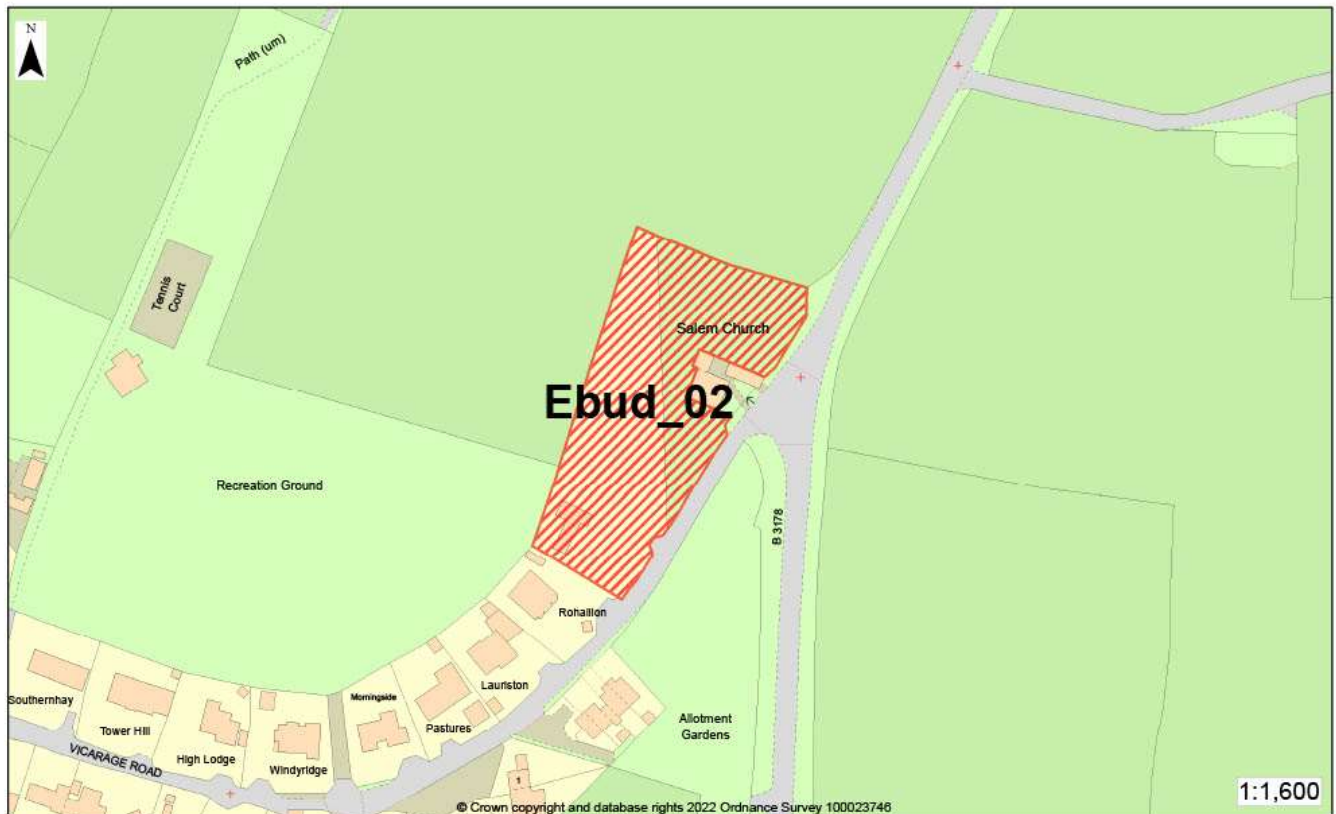
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

East Budleigh

Reference

Ebud_02



Call For Sites 2022

Site address	Ashfield, Vicarage Road, Budleigh Salterton, EX9 7EF
Outside Cranbrook Plan Area	Yes
Description	Part brownfield and part greenfield site, west of Vicarage Road on the NE edge of East Budleigh. Comprising two triangular land parcels. Contains a single dwelling and curtilage (Ashfield) in the SW of the site with own access to Vicarage Road. It surrounds but does not include the Salem Church in the NE, although the rough grass/ pasture in the fornt 'triangle' is included. The site slopes up from east to west, with the slope more gentle in the west. Agricultural land to the north, east and west. Dwelling (Rohallion) on Vicarage Road lies to the south. To the SW of the site is a recreation ground. Hedgerows on sites N, S & W boundaries with row of mature trees diagonally across the site. Vicarage Road is on the east boundary, where the hedgerow on the western roadside embankment has been removed and a replacement hedge planted. The site is higher than the road level and Salem Church can now be clearly seen from the road. Repositioned, enlarged and splayed replacement access to frontage field including laying of hard surface, plus new fencing and gates immediately south of Salem Church.
Total site size (ha)	0.57
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people (4-5 DETACHED LARGER NUMBER TERRACED/SEMI-DETACHED)

Availability assessment	
Call for site : site type Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	NEW
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.57
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.57
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.5678 Ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No

For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade 2* Listed building (Salem Church) surrounded by the site on 3 sides could affect development potential, particularly on the road frontage 'triangle'. Site is also 220m from Conservation Area to the WSW & 320 m from Grade 1 Listed Building (All Saints Church) plus cluster of Grade 2 building on both sides of the High Street to the WSW of the site. These are separated from Ebud_02 by distance and intervening 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	All the site is within and surrounded by the East Devon AONB which could affect development potential. Devon Character Area - Pebble Bed Heaths and Farmland. LCT Ref 5D. Estate wooded farmland.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no land in Flood Zone 3 within the site. Vicarage Road adjoining the site is at high risk of surface water flooding. All the site is in a Ground Water Protection Zone (3 - Total Catchment). Grade 1 agricultural land in strategic assessment. The road frontage 'triangle' field including the church is identified within the made East Budleigh with Bicton Neighbourhood Plan 2017 as a Local Green Space (Policy N2). This would preclude development on that land parcel other than in very special circumstances. The other land in Ebud_02 is not LGS.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	2021 East Budleigh comments: Limited capacity to support development, home to school transport implications
DCC Highways comments	Site accessibility: Existing access to site. Settlement has existing amenities and local transport connections
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring

	arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable for housing due to the Grade 2* listed building and designated Local Green Space precluding development on the frontage triangle of land; possibly smaller development on the land to the rear depending on suitability of access.
Site Achievable for Housing	Probably unachievable unless
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status	Previous refusal eg 06/086/OUT - refused 24/05/2006 Plot 1 to N of church; 06/0992/OUT Plot 2 to the south refused 24/5/2006.		
Previous HELAA site ref no(s)			
Site overlap description	NONE		
Total site size	0.57		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.57		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	0.45		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 9	Mid 11	Max 14
2. Site promoter – yield (upper)	5		
3. Lower of 1. (Mid) yield and 2. yield	5		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.57		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.5678 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is 0.5678 ha. HOUSING : Site submitted in 2022 as available for 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 5 dwellings. There are no overlaps. The site passes Stage A and Stage B Suitability Assessment for housing. But the HELAA Panel concluded that the site is Probably unachievable for housing due to the Grade 2* listed building and designated Local Green Space precluding development on the frontage triangle of land; possibly smaller development on the land to the rear depending on suitability of access. (ie less than the 4- 5 proposed by the submitter) Therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site is not submitted as available for employment , although the site passes Stages A and B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

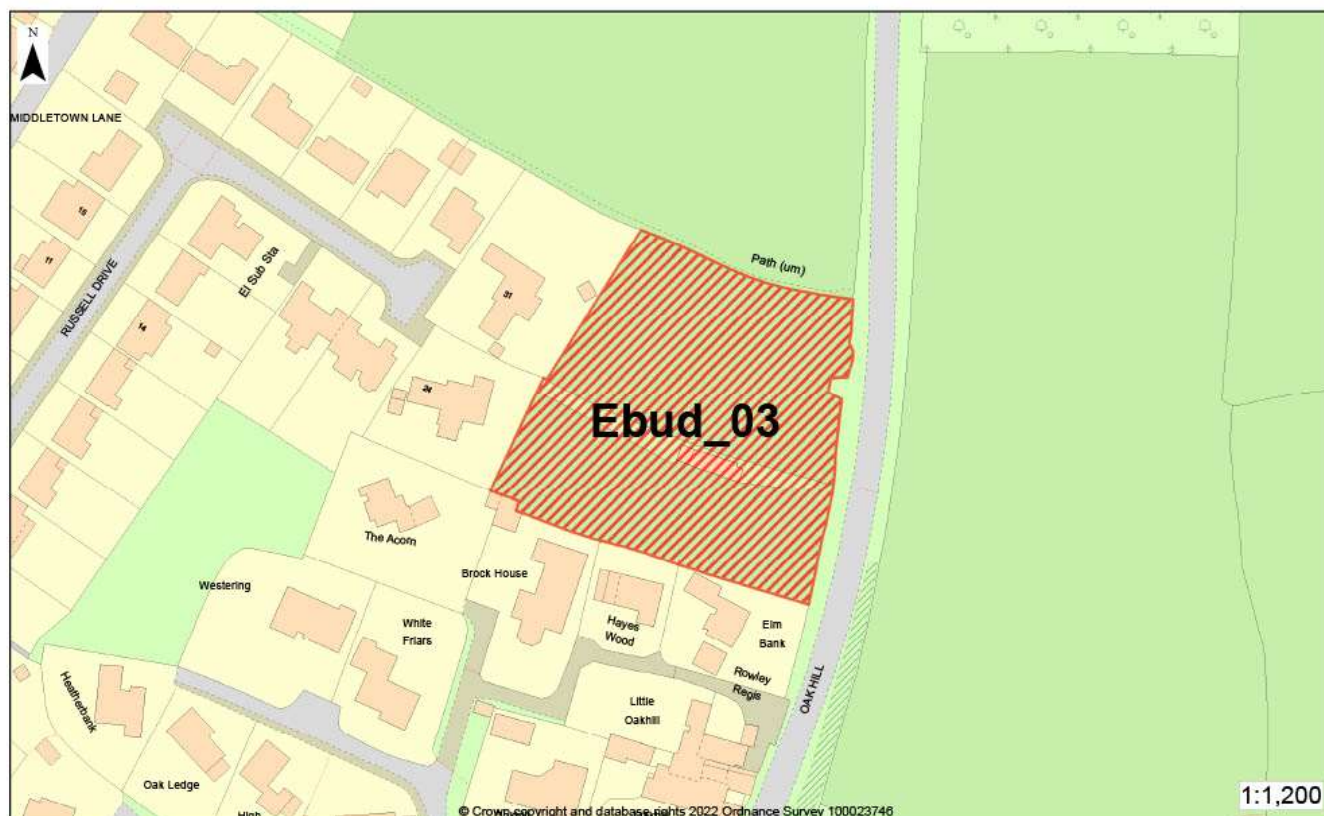
Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	Yes	Use unassessed

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	East Budleigh	Reference	Ebud_03



Call For Sites 2022

Site address	Land on the south side of RUSSELL DRIVE, , East budleigh, Ex9 7ej
Outside Cranbrook Plan Area	Yes
Description	Flat, greenfield site comprising 2 small, adjoining rectangular fields laid out to pasture, to the west of B3178 East Budleigh Road, north of the housing on Oak Hill, on the east side of East Budleigh village. Hedgerows on N+E boundaries. Site is bisected by central E-W belt of hedgerow/mature trees (and possibly a barn). Existing field access from the B3178 to the northern field with internal access to the southern field. To the west and south are residential properties. Agricultural land beyond to the north and east.
Total site size (ha)	0.58
Submitter's proposed use	Small residential site
Submitter development type	Affordable homes, Custom and self-build homes, Renewable energy, Other. 5 dws

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.58
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.58
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.5791 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Site is 330m from Conservation Area to the NW & 320 m from Grade 1 Listed Building (All Saints Church) plus cluster of Grade 2 building on both sides of the High Street to the NW of the site. 240m from Grade 2 building to the NE. These are separated from Ebud_03 by distance and intervening 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	All the site is within and surrounded by the East Devon AONB which could affect development potential. Devon Character Area - Pebble Bed Heaths and Farmland. LCT ref 5D. Estate wooded farmland.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no land in Flood Zone 3 within the site. All the site is in a Ground Water Protection Zone (3 - Total Catchment). Grade 1 agricultural land in strategic assessment.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	2021 East Budleigh comments: Limited capacity to support development, home to school transport implications
DCC Highways comments	Site accessibility: Access onto B3178, no scope for safe pedestrian access to wider network. Questionable whether suitable vis splays can be delivered without a TRO. Concerns
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable for housing on grounds of highway safety related to pedestrian access, and unless satisfactory means to secure visibility splays can be achieved. Note that a written comment indicated that site does have potential for housing
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	NONE		
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 %	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)	5		
3. Lower of 1. (Mid) yield and 2. yield	5		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
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)	0.00		
SITE POTENTIAL	Of the 0.5791 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is 0.5791 ha. HOUSING : Site submitted in 2022 as available for 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 5 dwellings. There are no overlaps. The site passes Stage A and Stage B Suitability Assessment for housing. But the HELAA Panel (majority) concluded that the site is Probably unachievable for housing on grounds of highway safety related to pedestrian access, and unless satisfactory means to secure visibility splays can be achieved. Therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site is not submitted as available for employment, although the site passes Stages A and B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.		
GENERAL COMMENT FOR ALL SITES			

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Exmouth

Reference

Exmo_22



Call For Sites 2022

Site address	Land adjacent to 14 Bapton Lane, Bapton Lane, Exmouth, EX8 3JT
Outside Cranbrook Plan Area	Yes
Description	This greenfield site is a green space within the urban area in a westerly part of Exmouth. It is part of a larger area of open space within the valley of the Bapton Brook. There is housing adjoining the western boundary, a garden centre to the north and housing to the east of the open space. The site forms part of the allocated Bapton Valley Park. Development would be contrary to the Exmouth Neighbourhood Plan (Policy EN2) and the objectives it's trying to achieve. Mature trees within the site and the Bapton Brook runs along the eastern site boundary.
Total site size (ha)	0.24
Submitter's proposed use	Small residential site
Submitter development type	Custom and self-build homes. 1 or 2 dws

Availability assessment

Call for site : site type	EXISTING - RESUBMISSION
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	No
Does the site meet the minimum size threshold for employment?	No
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.02 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.2ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Discounted at Stage A – Housing (ha)	0.24
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.24
Stage A Assessment conclusion	This site has not passed the Stage A Suitability Assessment for housing (as submitter is making site available for 1-2 dwellings) or for employment due to the site 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	
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	
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	Exmo_03 comment: Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded by CIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required
DCC Highways comments	Exmo_03 comment: Land accessible from public highway (pos flood issue) ?
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
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)	Exmo_03

Site overlap description	WHOLE site is same as Exmo_03. Exmo_22 is the latest proposal with yield reduced to 1 to 2 dwellings. Count Exmo_03 as NIL. Count all of Exmo_22 (but note that site is below dwelling no. threshold) ie Count as NIL.		
Total site size	0.24		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.24		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	100		
Net developable area (ha)	0.19		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 4	Mid 5	Max 6
2. Site promoter – yield (upper)	2		
3. Lower of 1. (Mid) yield and 2. yield	2		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	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)	0.00		
SITE POTENTIAL	Of the 0.2407 ha site, 0.05 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is 0.1907 ha. HOUSING : Site resubmitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 5 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 2 dwellings. The site is submitted available for 1 -2 dws which is below the site size threshold so does not pass Stages A and B Suitability Assessment. (Note: Site wholly overlaps Exmo_03 which was previously assessed just on site area, but proposed 1-3 dws so should not pass Stage A and should also count as NIL.) Therefore for the trajectory the net site capacity of Clge_22 is NIL dwellings. EMPLOYMENT : The site is not submitted as available for employment and the site does not pass Stages A and B Suitability Assessment and as		

	it is below the size threshold. Therefore the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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

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

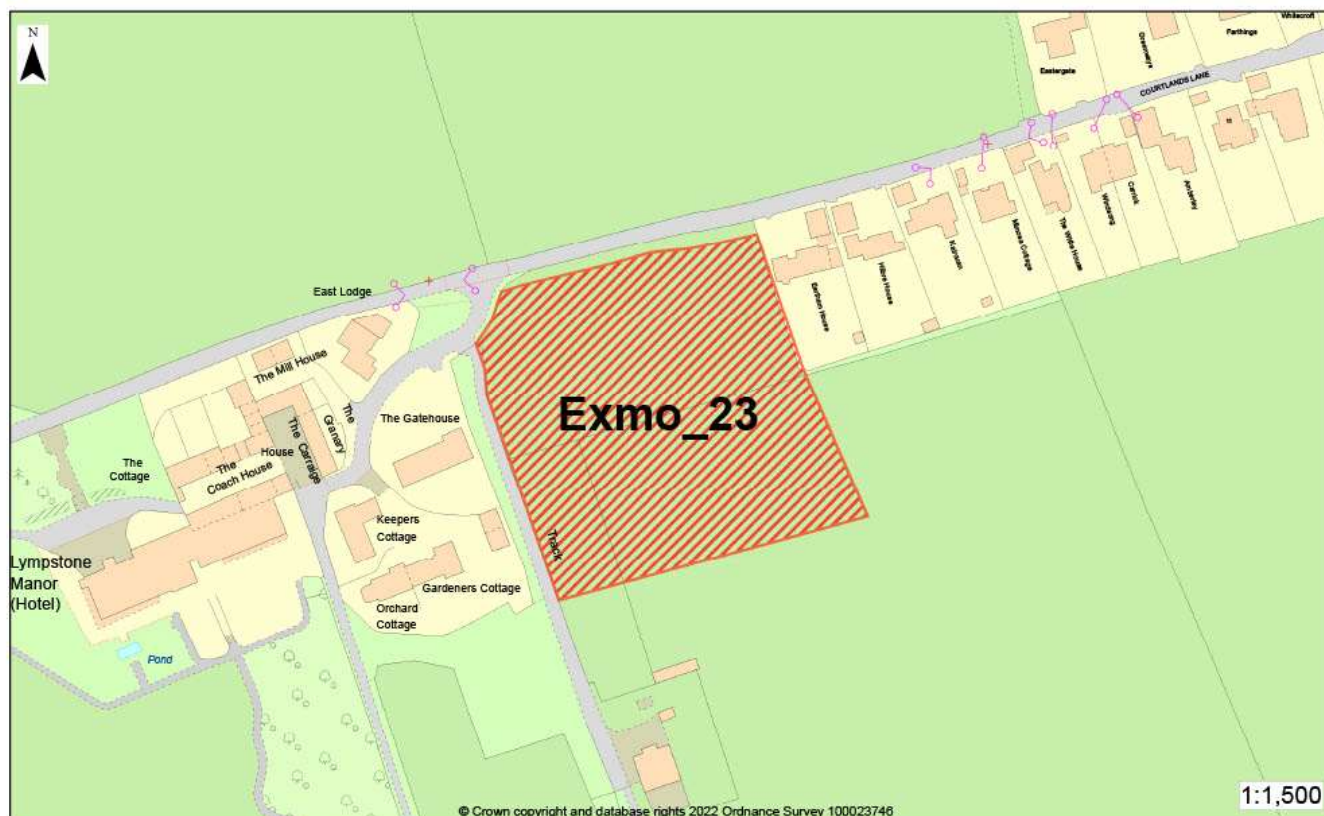
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Exmouth

Reference

Exmo_23



Call For Sites 2022

Site address	Courtlands Barn, Courtlands Lane, Exmouth, EX8 3NZ
Outside Cranbrook Plan Area	Yes
Description	Greenfield site south of Courtlands Lane, on the NW side of Exmouth, immediately west of the built up area boundary (adopted LP). Site comprises small field/paddock in the north with road frontage on Courtlands lane, plus a small part of a much larger field to the SE, and about half of a small field to the SW. To the east is linear, frontage housing south of Courtlands Lane. To the west is a small group of dwellings and Lympstone Manor Hotel, with agricultural land to the south and north. Hedgerows on N, E, S boundaries of northern field. Post and rail fence on western parcel,
Total site size (ha)	0.99
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Custom and self-build homes, Homes for older people (This could provide for an additional six or seven homes in addition to the six homes already provided for on EXMO-11. Together with EXMO-11 the total site amounts to approx. 2 acres)

Availability assessment

Call for site : site type	EXISTING - EXPANDED SITE
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years

Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.99
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 0.9876 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones. Site is about 500 m from Exe Estuary SPA /SSSI/Ramsar/ and LNR, with railway line immediately east of those designated areas. A la Ronde County Wildlife Site (Unimproved grassland and semi-improved grassland) is approx 270m to the east separated from the site by distance and housing.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No

Heritage commentary	The Grade 2 listed building Courtlands House lies close to the site (70m) and it and a listed wall may affect development potential. A La Ronde and The Point in View Grade 2 Park And Garden, and A La Ronde Grade 1 Listed building are 270m and 450m respectively to the east, separated physically and visually from the site by the intervening housing development on Exeter Road and Littlemead Lane.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Not in AONB. The site lies on a ridgeline in a visually quite prominent position from views from the south. Devon Character Area : Exe Estuary and Farmlands. LCT ref : 3B. Lower rolling farmed and settled valley slopes.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no land in Flood Zones 2 or 3 within the site. Grade 2 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	Exmo_11 comment: Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded by CIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	Direct access onto highway, no concerns with road collisions, site accessibility no significant issues. local services & facilities in area
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.

EDDC Environmental Health comments	No comments

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	Exmo_11		
Site overlap description	PARTIAL - northern half of Exmo_23 is Exmo_11. Count Exmo_11 as NIL. Count all of Exmo_23.		
Total site size	0.99		
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 %	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 25
2. Site promoter – yield (upper)	13		
3. Lower of 1. (Mid) yield and 2. yield	13		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	13		
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)	0.00		
SITE POTENTIAL	Of the 0.9876 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is 0.9876 ha.		

	HOUSING : Site submitted in 2022 as available for 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 13 dwellings. Partial overlap - all of Site Exmo_11 (which proposed 6dws) is in site Exmo_23. To avoid double counting, now count Exmo_11 as NIL, and count all of Exmo_23. The site passes Stage A and Stage B Suitability Assessment for housing and Achievability. Therefore for the trajectory the net site capacity is 13 dwellings. EMPLOYMENT : The site is not submitted as available for employment , although the site passes Stages A and B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.

GENERAL COMMENT FOR ALL SITES

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

Also, future evidence, where available, may 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	13
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

Employment - Suitable Available Achievable summary

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

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

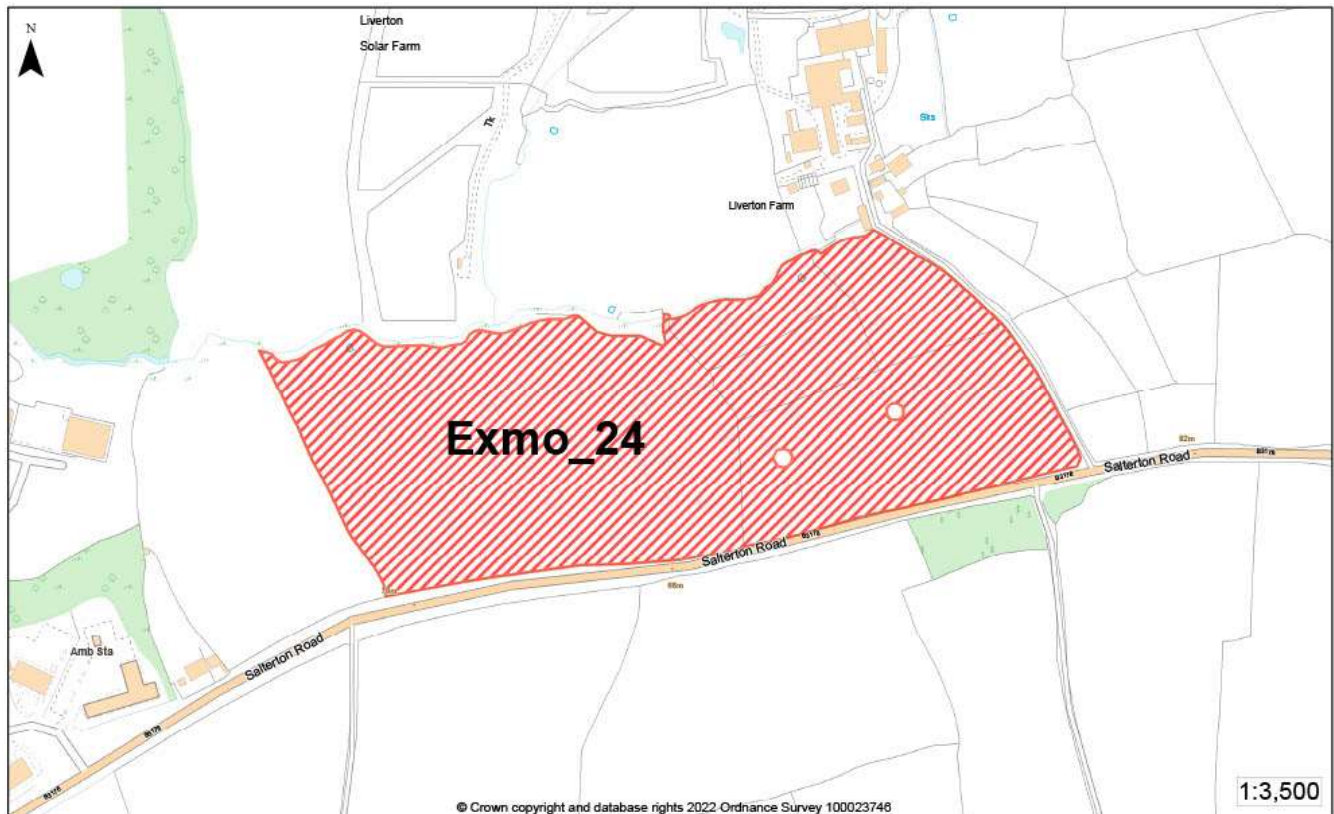
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Exmouth

Reference

Exmo_24



Call For Sites 2022

Site address	Land to the north of Salterton Road, , Exmouth, EX8 2NR
Outside Cranbrook Plan Area	Yes
Description	This undulating/ northerly sloping greenfield site is in agricultural use, comprising fields of improved grassland with boundary hedgerows. It lies on the eastern edge of Exmouth west of a field allocated for employment uses in the existing local plan. Withycombe Brook adjoins the northern boundary. To the N, S & E is agricultural land, with solar farm also to north. Salterton Road adjoins the southern boundary, and agricultural access to Liverton Farm adjoins the east boundary.
Total site size (ha)	9.88
Submitter's proposed use	Other site/use
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. Site capacity for approx 124 homes plus open space and other GI

Availability assessment

Call for site : site type	EXISTING - RESUBMISSION
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	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)	9.88
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	9.88
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 9.8768 Ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. There are no identified heritage assets within or in close proximity of the site. Nearest heritage asset is about 900-1000m to the north - a Grade 2* Listed Building (Church Of St John In The Wilderness), physically and visually separated from the site by distance, plantation and agricultural land.

For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	The site is visually open though outside of & just to the north of the East Devon AONB, separated from it by the east-west running Salterton Road. Limited inter-visibility between the AONB to the S and the site. In views from the N the site is more open and exposed, including from longer distance AONB views. Site has a rural feel for large areas, rather than an urban edge of Exmouth feel, with higher land in W parts of the site blocking views to urban built up areas. Solar farm to N of the site does compromise sense of site tranquillity to some degree.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	No flooding concerns are identified on the site. There is no land in Flood Zones 2 or 3 within the site. Land at high risk of surface water flooding (from brook) lies outside and adjoining the whole northern boundary. Narrow ribbons of land at low risk of surface water flood bisect centre of site N-S. Site comprises grade 3b agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Exmo_10 comments: Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded by CIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	Exmo_10 comments: Accessible from B3178 Salterton Rd OK
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.

EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing or housing and employment. Probably achievable for employment provided there is a good mix of E(g) and B uses and sui generis use. Could include a hotel.
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Probably achievable if

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	Exmo_10		
Site overlap description	WHOLE site is same as Exmo_10. Previously submitted for 250 dws in Exmo_10, latest submission is for 124 dws. Count Exmo_10 as NIL. Count all of Exmo_24.		
Total site size	9.88		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	9.88		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	5.93		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 119	Mid 148	Max 178
2. Site promoter – yield (upper)	124		
3. Lower of 1. (Mid) yield and 2. yield	124		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	124		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	9.88		
Percentage of site to count – employment	100		
Employment land – potential yield (Ha)	9.88		
SITE POTENTIAL	Of the 9.8768 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is 9.8768ha. HOUSING : Site resubmitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx 148 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 124 dwellings. Whole overlap - all of Site Exmo_10 is in site Exmo_24. To avoid double counting, now count Exmo_10 as NIL, and count all of Exmo_24. The site passes Stage A and Stage B Suitability Assessment and Achievability for housing and therefore for the trajectory the net site capacity is 124 dwellings. EMPLOYMENT : The site passes Stage A and Stage B Suitability Assessment and Achievability for employment. The site is submitted as available for employment (Office, Industrial/ warehouse) , therefore the site capacity for employment is 9.8768 Ha. OTHER : Site submitted as available for Hotel, and Retail but doesn't quantify or indicate type. The site passes Stage A and Stage B Suitability Assessment, and possibly Achievable for Hotel but for the purposes of the trajectory the net site capacity is NIL Ha.

GENERAL COMMENT FOR ALL SITES

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

Also, future evidence, where available, may 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	124
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

Employment - Suitable Available Achievable summary

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

Employment Trajectory	Hectares
2020-22 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	4.88
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

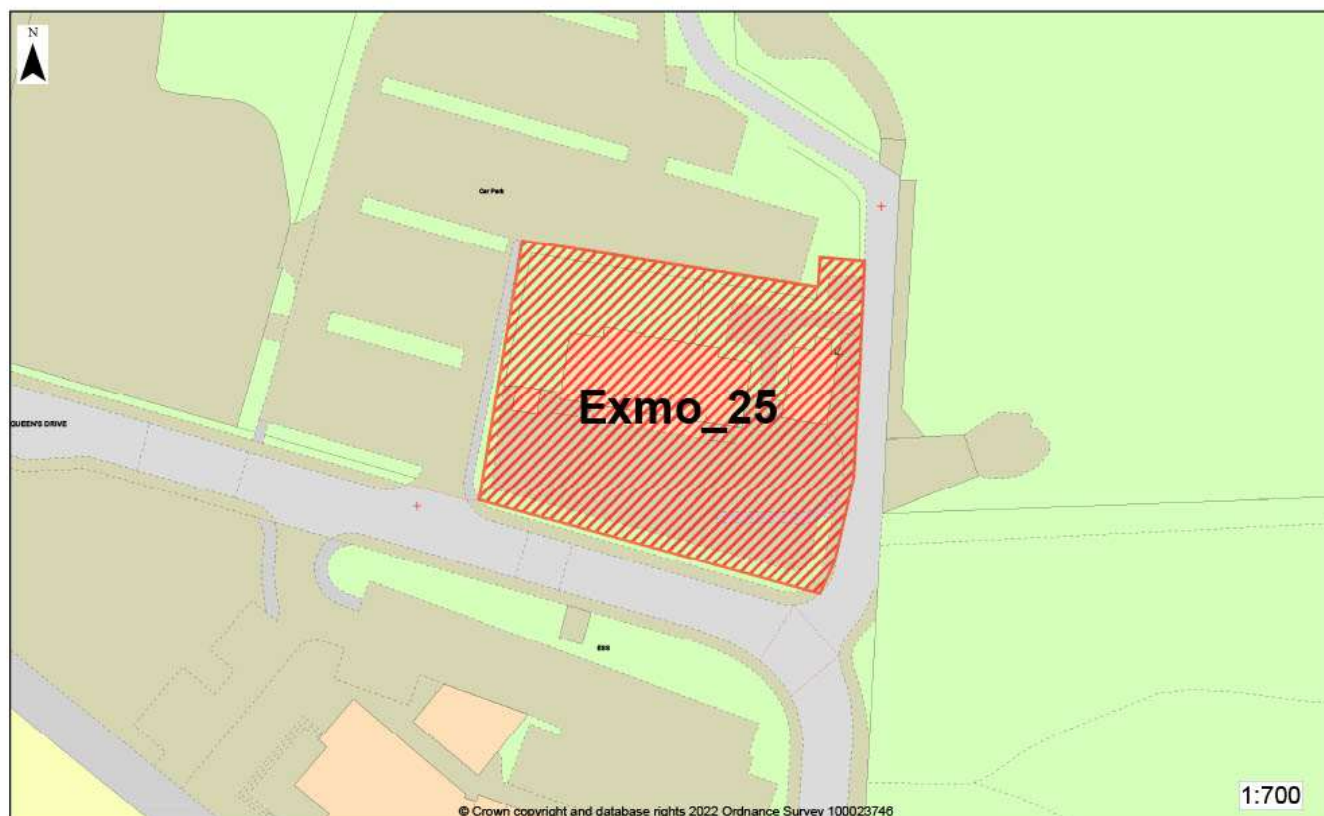
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Exmouth

Reference

Exmo_25



Call For Sites 2022

Site address	Family Amusements, Queens Drive, Exmouth, EX8 2AY
Outside Cranbrook Plan Area	Yes
Description	Flat and level brownfield site containing buildings currently in leisure use as a commercial amusements centre, and part of and surrounded by a wider leisure/tourist attractions area north of Queens Drive on the seafront at Exmouth. Site is approx 90m north of Queens Drive and is owned by East Devon District Council.
Total site size (ha)	0.23
Submitter's proposed use	Other site/use
Submitter development type	Mixed Use, Other

Availability assessment

Call for site : site type	EXISTING - SMALLER SITE
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Later than 15 years
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?	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)?	No
Flood Risk text	Whole 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). 0.2331 ha 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)	0.23
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.23
Stage A Assessment conclusion	Site has not passed Stage A Suitability Assessment for housing or employment as whole site is in Flood Zone 3. Not passed Stage A for other uses as use is unknown so vulnerability to flood risk is unknown. Site size is below size threshold for employment.
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	
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	
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	Exmo_02 comment :Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded by CIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	On recently improved realigned road, no concerns with road collisions, established access onto highway. Site accessibility no - significant issues. local services & facilities in area
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of contaminated land & consideration for noise impact from any new development.

Achievability assessment	
EDDC Economic Development comments	A small site with an existing leisure and tourism use. Lack of clarity as to the proposed use, so cannot offer a detailed comment. We would welcome regeneration of this asset to enhance the local tourism, leisure and culture offer.
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)	Exmo_02		
Site overlap description	PARTIAL - mid eastern part of Exmo_02. Site Exmo_25 is assessed, and all of Exmo_25 is counted - currently as NIL.		
Total site size	0.23		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.23		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	100		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.23		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	100		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.2331 ha site, 0.2331 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is NIL ha. HOUSING : All the site is in Flood Zone 3 and does not pass Stage A and Stage B Suitability Assessment. Furthermore, the submitter has not indicated that the site is made available for housing. Therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : All the site is in Flood Zone 3 and is below the site size threshold for employment, so does not pass Stage A and Stage B Suitability Assessment. Furthermore, the submitter has not indicated that the site is made available for employment. Therefore the site capacity for employment is NIL Ha. OTHER: Site submitted in 2022 as available for Other site/Use. The submitter does not specify the potential use (only as Mixed use/other) nor indicate whether the vulnerability of the use would be compatible with the flood risk in Flood Zone 3, so cannot assess impact or conclude that the site passes Suitability Assessment Stage A or Stage B. Also		

	the site size is small - size threshold cannot be considered in absence of specified use. Furthermore, site availability is indicated as later than 15 years ie not delivered until close to or possibly after the end of the plan period. Therefore at this time the site capacity for other 'unspecified use' is NIL Ha.

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

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

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
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

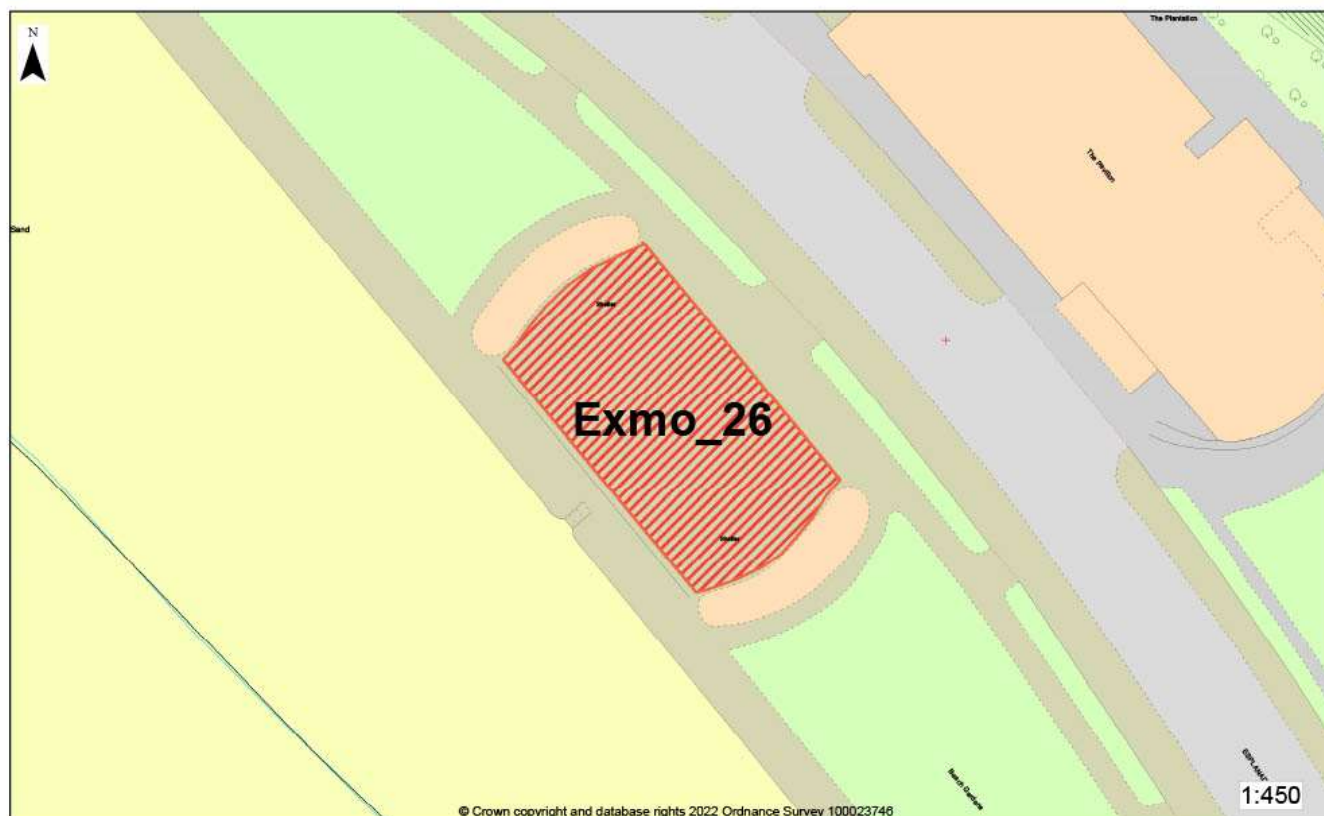
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Exmouth

Reference

Exmo_26



Call For Sites 2022

Site address	Beach Gardens Car Park, The Esplanade, Exmouth, EX8 2
Outside Cranbrook Plan Area	Yes
Description	Flat, level brownfield site, comprising most of the Beach Gardens short stay car park (26 spaces), accessed from the Esplanade which is owned and operated by East Devon District Council. The site is located west of the Esplanade, opposite Pavillion, and abuts the seafront promenade to the SW, next to the beach at Exmouth. Open shelters/seating about the NW & SE boundaries. Open sea and coastal views from the site south and west towards Dawlish Warren and beyond. As well as the road on the Esplanade there is a shared cyclepath between the road and low frontage walls plus additional footway next to the walls. SE of the site is area of grass on the sea front with a Ferris Wheel.
Total site size (ha)	0.06
Submitter's proposed use	Other site/use
Submitter development type	Mixed Use, Other (submitter indicates infrastructure to provide open space or community building)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within a 6-10 year period

Site available for Housing	No
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)	0.06
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.06
Stage A Assessment conclusion	This site has not passed Stage A Suitability Assessment for housing or for employment as the site is below the size threshold. For other uses - the use is unknown (ie not specified by submitter) & cannot be assessed at Stage B so cannot pass Stage A .
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	
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	
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	2021 Exmouth comments : Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded byCIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	Loss of parking, may lead to further increase in nuisance parking, established access onto highway and no road collision issues, local services & facilities in area
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for noise impact from any new development

Achievability assessment	
EDDC Economic Development comments	A very small site currently used as a car park with high tourism, leisure and culture potential.
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	NONE		
Total site size	0.06		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.06		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	100		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.06		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.0561 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is 0.0561 ha. HOUSING: The site does not pass Stage A and Stage B Suitability Assessment for housing as it is below the size threshold. Furthermore, the submitter has not indicated that the site is made available for housing. Therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site does not pass Stage A and Stage B Suitability Assessment for employment as it is below the size threshold. Furthermore, the submitter has not indicated that the site is made available foremployment. Therefore for the trajectory the net site capacity is NIL is NIL Ha. OTHER: Site submitted in 2022 as available for Other site/Use.The submitter does not specify the potential use, so HELAA cannot assess impacts or conclude whether the site passes Suitability Assessment Stage A and Stage B. Also the site size is very small - size threshold cannot be considered in absence of specified use. Therefore at this time the site capacity for other 'unspecified use' is NIL Ha.		

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

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

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
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

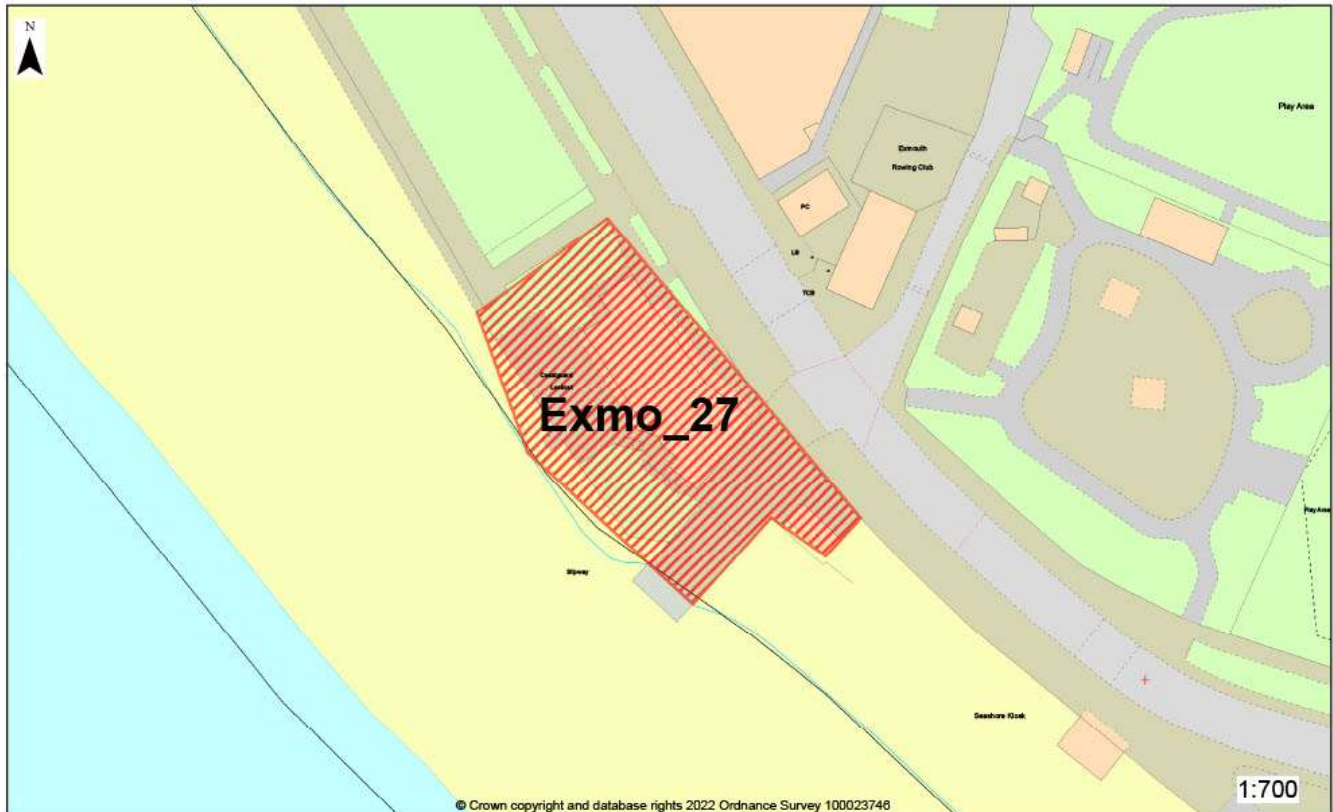
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Exmouth

Reference

Exmo_27



Call For Sites 2022

Site address	Harbour View Cafe, Queen's Drive, Exmouth, EX8 2AY
Outside Cranbrook Plan Area	Yes
Description	Brownfield site, comprising the Harbour View Café, Coastwatch Lookout & small building on the Exmouth seafront, owned by East Devon District Council. Flat and level on one side, sloping on the beachside. Roadside location west of and with existing access from Queens Drive. Opposite area of commercial leisure & attractions (Ocean; Fun Park; & toilets). Immediately next to the beach with the seafront promenade and grassy public open spaces to the NW, Open sea and coastal views from the site south and west towards Dawlish Warren and beyond. As well as the road on Queens Drive there is a shared cyclepath between the road and the site.
Total site size (ha)	0.16
Submitter's proposed use	Other site/use
Submitter development type	Mixed Use, Other (submitter indicates infrastructure to provide community building and hospitality)

Availability assessment

Call for site : site type	EXISTING - SMALLER SITE
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
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?	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)?	No
Flood Risk text	Whole 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). 0.1607 ha 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)	0.16
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.16
Stage A Assessment conclusion	Site has not passed Stage A Suitability Assessment for housing or employment as whole site is in Flood Zone 3. Below size threshold for employment. Not passed Stage A for other uses as use is unknown so vulnerability to flood risk is unknown.
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	
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	
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	Exmo_02 comment :Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded by CIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	Direct access onto highway, slight road collision history, site accessibility - no significant issues. local services & facilities in area
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for noise impact from any new development

Achievability assessment	
EDDC Economic Development comments	A small site with an existing leisure and tourism use. Lack of clarity as to the proposed use, so cannot offer a detailed comment. We would welcome regeneration of this asset to enhance the local tourism, leisure and culture offer.
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)	Exmo_02		
Site overlap description	PARTIAL - small western corner of Exmo_02. Site Exmo_25 is assessed, and all of Exmo_25 is counted - currently as NIL.		
Total site size	0.16		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.16		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	100		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.16		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.1607 ha site, 0.1607 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment and other uses is NIL ha. HOUSING : The site does not pass Stage A and Stage B Suitability Assessment as it is in Flood Zone 3. Furthermore, the submitter has not indicated that the site is made available for housing. Therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site is below the site size threshold for employment and is in Flood Zone 3, so does not pass Stage A and Stage B Suitability Assessment. Furthermore, the site has not been submitted as available for employment. Therefore the site capacity for employment is NIL Ha. OTHER: Site submitted in 2022 as available for Other site/Use. The submitter does not specify the potential use, so HELAA cannot identify tests needed, assess its vulnerability to flood risk or site's impacts or		

	conclude whether the site passes Suitability Assessment Stage A and Stage B. Site size threshold cannot be considered in absence of specified use. Therefore at this time the site capacity for other 'unspecified use' is NIL Ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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
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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Exmouth

Reference

Exmo_28



Call For Sites 2022

Site address	Foxholes Car park, Queen's Drive, Exmouth, EX8 2DB
Outside Cranbrook Plan Area	Yes
Description	Flat, level, roughly triangular brownfield site, comprising the long stay Foxholes car park, Exmouth (201 spaces) owned and operated by East Devon District Council. Site is located on the seafront east of the Maer. Within the western corner of the site are a group of buildings (café/former public toilets/ lifeguard rescue centre). Several beach huts lie outside but adjoining the site's southern boundary next to the pavement on Marine Drive. Existing site access from Marine Drive. Queens Drive lies to the W and Foxholes Hill is to the NE. South of Marine Drive is the beach. Open sea and coastal views from parts of the site S & W towards Dawlish Warren and beyond. Exmouth Lifeboat Station is opposite on the beach side of Marine Drive. Dwellings on Foxholes Hill overlook the site. Post & rail fencing on W boundary. Low stone walls on N and S boundaries.
Total site size (ha)	0.63
Submitter's proposed use	Other site/use
Submitter development type	Mixed Use, Other (submitter indicates infrastructure to provide open space or other amenity)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	

New (ie 2022 submission)	
Site promoter's availability comments	Within a 6-10 year period
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	Estimated 0.059 ha of land 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). 0.059 ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.57
GDA Discounted at Stage A – Housing (ha)	0.06
GDA Passes Stage A – Employment (ha)	0.57
GDA Discounted at Stage A – Employment (ha)	0.06
Stage A Assessment conclusion	An area of approximately 0.5662 Ha has passed Stage A Suitability Assessment for housing and for employment. For other uses - the use is unknown (ie not specified by submitter) & cannot be assessed at Stage B so cannot pass Stage A.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones. In very close proximity (20m to SW) to: Exe Estuary SSSI and Ramsar site; to The Maer Local Nature Reserve/County Wildlife Site

	(15m) to the NW; and to Orcombe Point to Straight Point County Wildlife Site (adjoining) to the 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	No significant issues. Site is approx. 480 from Exmouth New Conservation Area and 120 m from Grade 2* Listed building (Barn hotel, Foxholes Hill). Not in close proximity to these assets, being separated by intervening buildings and distance.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Whole site is in the East Devon AONB - the site's western boundary is coterminous with the SW edge of the AONB. Land rises steeply to the east to coastal cliffs. Site is in Devon Character Areas: Sidmouth and Lyme Bay Coastal Plateau. LCT ref 7 : Main cities and towns. Some views across the site from cliff path on higher land to the east.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	0.059 ha of land is in Flood Zone 3 in western corner on land occupied by café and café seating area adjoining Marine Drive. No land in Flood Zone 2. Urban land in strategic assessment
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	2021 Exmouth comments : Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded byCIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and

	reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	Loss of parking, may lead to further increase in nuisance parking, established access onto highway and no road collision issues, local services & facilities in area
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment	
EDDC Economic Development comments	A small site with high tourism, leisure and culture potential. Good access to other local tourism amenities and good access to local bus routes. Location of the site would suggest uses in the E and F classes would be most appropriate, preferably uses servicing residents and tourists in the local area, due to limited access to arterial roads. High quality broadband provision.
Panel's conclusions	In the absence of a specific proposed use of the site, the Panel is unable to reach a conclusion about the site's achievability.
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	NONE		
Total site size	0.63		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.06		
Gross development area – Passes Stage B Housing	0.57		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	0.45		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 9	Mid 11	Max 14
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		

EMPLOYMENT CAPACITY	
Land discounted Stage A and Stage B – Employment (Ha)	0.06
Gross development area – Passes Stage B Employment (Ha)	0.57
Percentage of site to count – employment	0
Employment land – potential yield (Ha)	0.00
SITE POTENTIAL	Of the 0.6252 ha site, 0.059 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is 0.5662 ha. HOUSING : Based on the gross site area (GDA) the site area is above the site size threshold and the site GDA passes Stage A and Stage B Suitability Assessment for housing (estimated mid yield of 11 dws). But the submitter has not indicated that the site is made available for housing. Therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : Site GDA passes Stage A and Stage B Suitability Assessment for employment. However , the submitter has not indicated that the site is made available for employment. Therefore the site capacity for employment is NIL Ha. OTHER: Site submitted in 2022 as available for other uses. The submitter does not specify the potential use, so HELAA cannot identify tests needed, assess impacts or conclude whether the site passes Suitability Assessment Stage A and Stage B. Therefore at this time the site capacity for other 'unspecified use' is NIL Ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

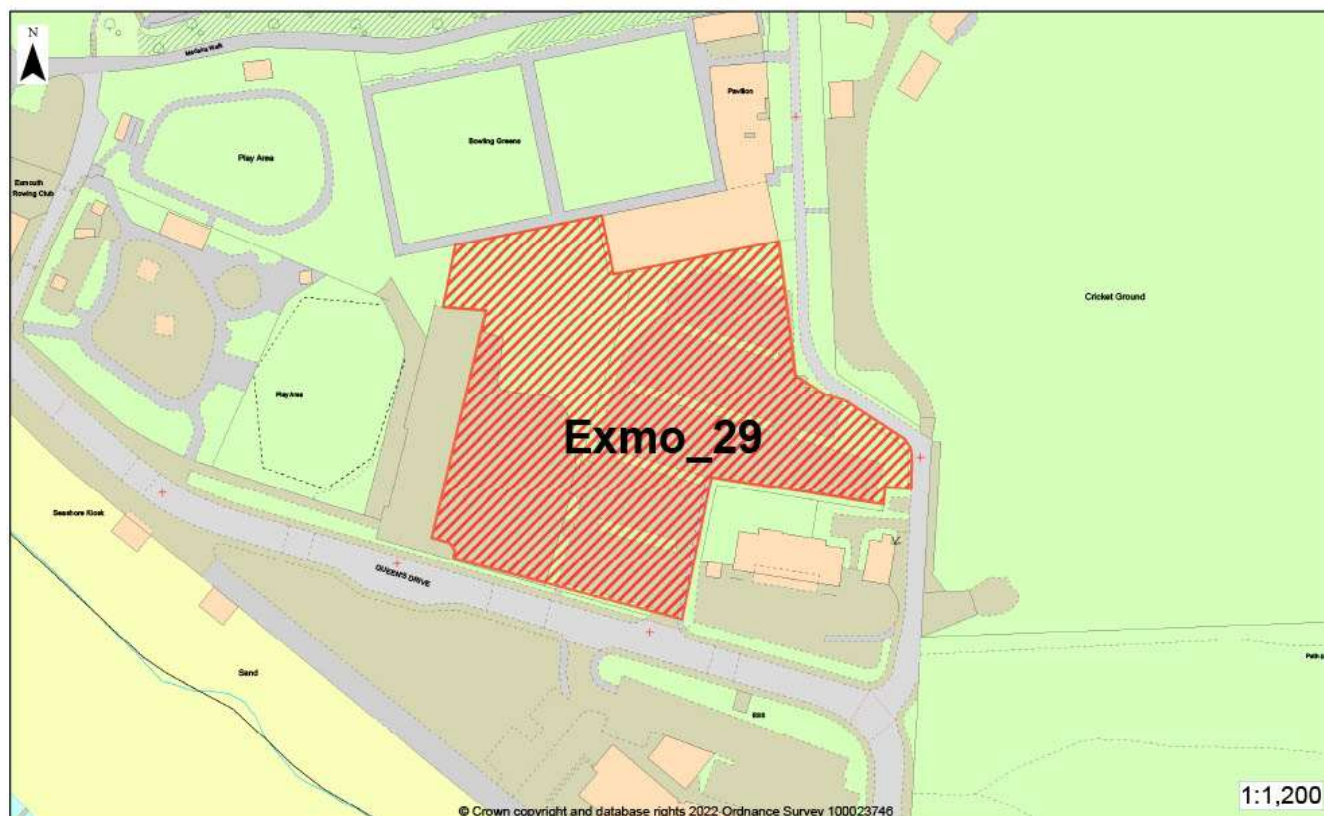
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Exmouth

Reference

Exmo_29



Call For Sites 2022

Site address	Queen's Drive Carpark, Queen's Drive, Exmouth, EX8 2A
Outside Cranbrook Plan Area	Yes
Description	Flat, level mostly brownfield site. Comprising long stay Queen's Drive Carpark, Exmouth (122 spaces) owned and operated by East Devon District Council, with area in SW of site used for parking overflow, plus grassy area in NW quarter of site. Existing site access from Queen's Drive to the south. 2 bowling greens abut the site to the north and sport playing pitches lie to the east. An amusement centre adjoins the SE corner of the site. A childrens play area lies to the west and beyond is a wider area of seafront leisure uses on Queens Drive.
Total site size (ha)	0.77
Submitter's proposed use	Other site/use
Submitter development type	Mixed Use, Other (open space or other recreational or tourism uses)

Availability assessment

Call for site : site type Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	EXISTING - SMALLER SITE
Site promoter's availability comments	Within the next 5 years
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)?	No
Flood Risk text	Whole 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). 0.7706 ha 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)	0.77
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.77
Stage A Assessment conclusion	Site has not passed Stage A Suitability Assessment for housing or employment as whole site is in Flood Zone 3. Not passed Stage A for other uses as use is unknown so vulnerability to flood risk is unknown.
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	
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	
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	Exmo_02 comment :Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded by CIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	Loss of parking, may lead to further increase in nuisance parking, local services & facilities in area, established access onto highway and no road collision issues,
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of contaminated land, consideration of the risk of pollution/contamination being caused by the demolition of structures from the development site. Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment	
EDDC Economic Development comments	A small/medium site which is seemingly underutilised with high tourism, leisure and culture potential. Good access to other local tourism amenities and good access to local bus routes. Location of the site would suggest uses in the E and F classes would be most appropriate, preferably uses servicing residents and tourists in the

	local area, due to limited access to arterial roads. High quality broadband provision.
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)	Exmo_02		
Site overlap description	PARTIAL north central part of Exmo_02 (south of bowling greens). Site Exmo_29 is assessed, and all of Exmo_29 is counted - currently as NIL.		
Total site size	0.77		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.77		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.77		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.7706 ha site, 0.7706 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment and other uses is NIL ha. HOUSING : The site is all in Flood Zone 3 so does not pass Stage A and Stage B Suitability Assessment. Furthermore, the submitter has not indicated that the site is made available for housing. Therefore for the trajectory the net site capacity is NIL dwellings.		

	EMPLOYMENT : The site is all in Flood Zone 3 so does not pass Stage A and Stage B Suitability Assessment. Furthermore, the submitter has not indicated that the site is made available for employment. Therefore the site capacity for employment is NIL Ha. OTHER: Site submitted in 2022 as available for Other site/Use. Some of the uses (open space or other recreational or tourism) indicated by the submitter may be less vulnerable to flood risk, but the uses are broad, reducing the ability for HELAA to identify tests needed, assess the site's impacts or conclude whether the site passes Suitability Assessment Stage A and Stage B. Therefore at this time the site capacity for other use is NIL Ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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
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

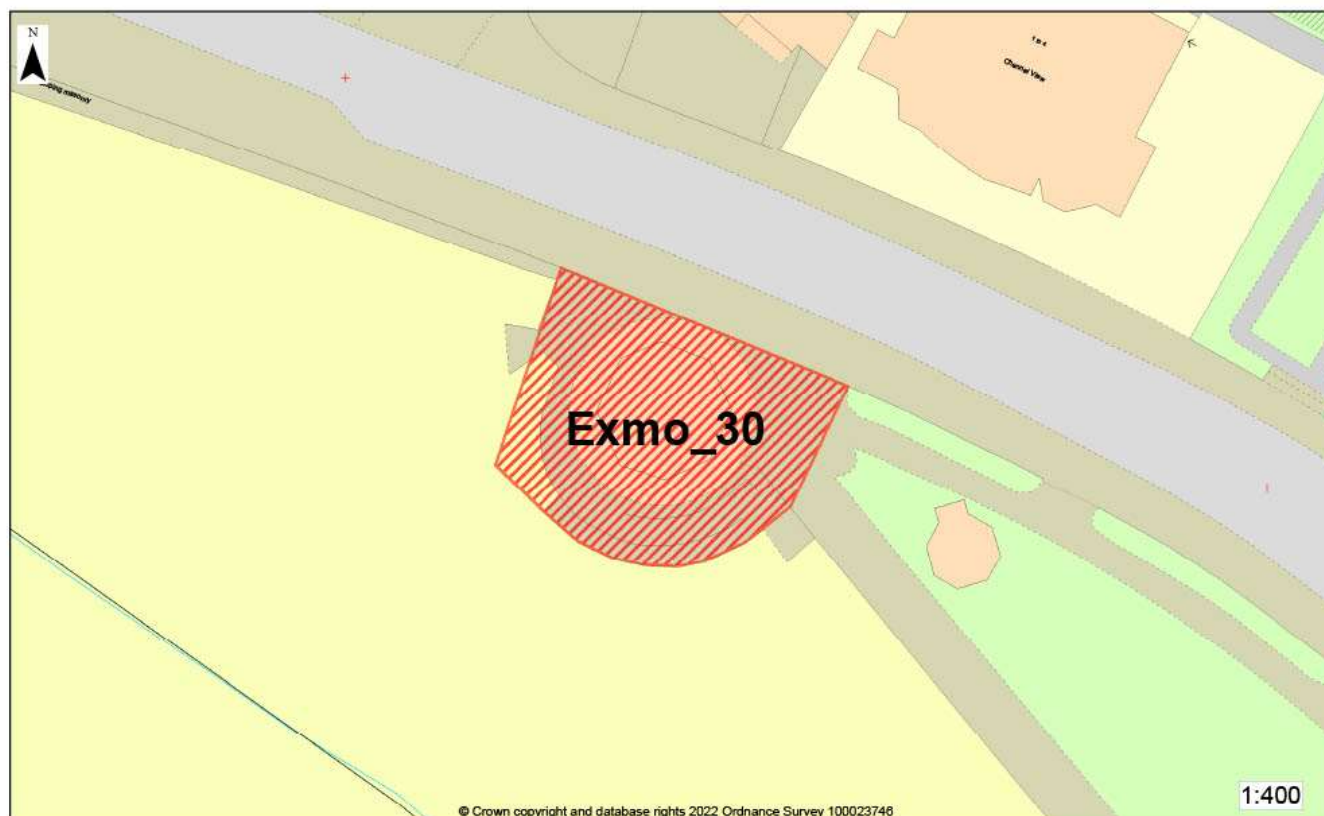
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Exmouth

Reference

Exmo_30



Call For Sites 2022

Site address	The Octagon, The Esplanade, Exmouth, EX8 1AZ
Outside Cranbrook Plan Area	Yes
Description	Flat, level brownfield site on Exmouth seafront south of The Esplanade , comprising the Octagon building owned by East Devon District Council and used as a café/takeaway. Steps from the site down to the beach below. Separate from road by cyclepath, with existing site access from the Esplanade. Grassy area and play area equipment to the east. Open sea and coastal views from the site south and west towards Dawlish Warren and beyond
Total site size (ha)	0.05
Submitter's proposed use	Other site/use
Submitter development type	Mixed Use, Other - public realm amenity

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	No
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)?	No
Flood Risk text	Whole 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). 0.0492 ha 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)	0.05
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.05
Stage A Assessment conclusion	This site has not passed Stage A Suitability Assessment for housing or for employment due to the site being below the size threshold. Not passed Stage A for other uses as only very broad uses are indicated and vulnerability to flood risk is unknown .
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	
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	
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	2021 Exmouth comments : Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded byCIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	Direct access onto highway, local services & facilities in area, slight road collision history, site accessibility - no significant issues.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of contaminated land, consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment	
EDDC Economic Development comments	A very small site with an existing tourism orientated use. Lack of clarity as to the proposed use, so cannot offer a detailed comment. We would welcome regeneration of this asset to enhance the local tourism, leisure and culture offer.
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	NONE		
Total site size	0.05		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.05		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	100		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.05		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.0492 ha site, 0.0492 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment and other uses is NIL ha. HOUSING : The site does not pass Stage A and Stage B Suitability Assessment as it is all in Flood Zone 3 and the site is below the size threshold. Furthermore, the submitter has not indicated that the site is made available for housing. Therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site does not pass Stage A and Stage B Suitability Assessment as it is all in Flood Zone 3 and the site is below the site size threshold for employment. Furthermore, the submitter has not indicated that the site is made available for employment. Therefore the site capacity for employment is NIL Ha. OTHER: Site submitted in 2022 as available for Other site/Use. Some of the uses (public realm amenity) indicated by the submitter may be less vulnerable to flood risk, but the uses are broad, reducing the ability for		

	HELAA to identify tests needed, assess the site's impacts or conclude whether the site passes Suitability Assessment Stage A and Stage B. Therefore at this time the site capacity for other use is NIL Ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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
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

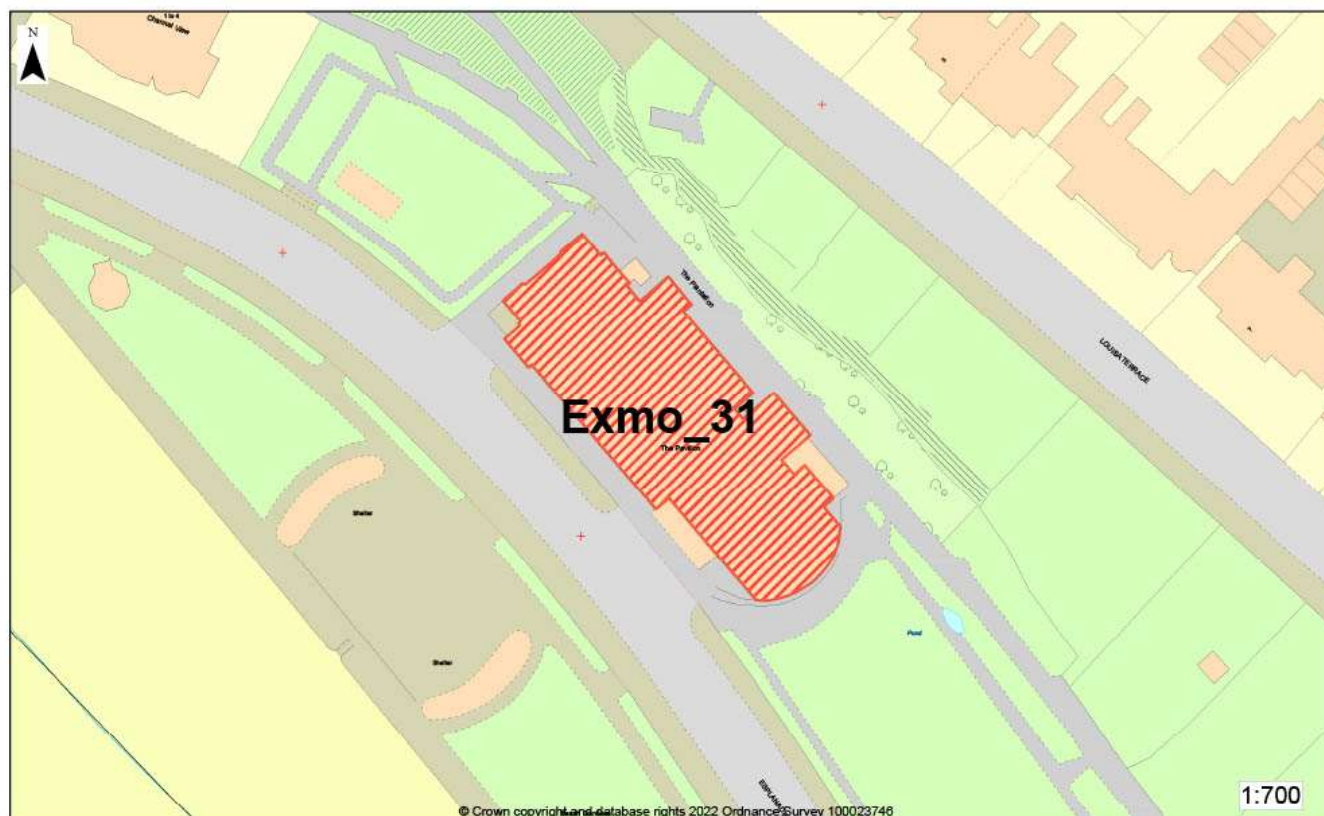
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Exmouth

Reference

Exmo_31



Call For Sites 2022

Site address	The Pavillion, The Esplanade, Exmouth, EX8 2AZ
Outside Cranbrook Plan Area	Yes
Description	Flat, level brownfield site comprising the Exmouth Pavillion building, situated in the centre of the Esplanade on Exmouth seafront east of the road. Site and building owned by East Devon District Council. Used for commercial leisure (hired for entertainment/ shows/ events/functions) with café & bar. Opposite Beach Gardens Carpark (Exmo_26) . Landscaped gardens adjoin the northern boundary, on land sloping steeply up northwards to Louisa Terrace with dwellings beyond. Land to east and west laid to grass and walkways. Currently open sea and coastal views westwards.
Total site size (ha)	0.12
Submitter's proposed use	Other site/use
Submitter development type	Mixed Use, Other - additional recreation or public amenity building

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within a 6-10 year period
Site available for Housing	No

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	A nominal 0.005 ha 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). 0.005 ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Discounted at Stage A – Housing (ha)	0.12
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.12
Stage A Assessment conclusion	This site has not passed Stage A Suitability Assessment for housing or for employment due to the site being below the size threshold. Not passed Stage A for other uses as only very broad uses are indicated and vulnerability to flood risk is unknown .
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	
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	
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	2021 Exmouth comments : Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded byCIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	Direct access onto highway, local services & facilities in area, slight road collision history, site accessibility - no significant issues.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for noise impact from any new development

Achievability assessment	
EDDC Economic Development comments	A small/medium site with an existing leisure and tourism use. Lack of clarity as to the proposed use, so cannot offer a detailed comment. We would welcome regeneration of this asset to enhance the local tourism, leisure and culture offer.
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	NONE		
Total site size	0.12		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.12		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	100		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	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)	0.00		
SITE POTENTIAL	Of the 0.1249 ha site, approx 0.005 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment and other uses is 0.1199 ha. HOUSING : The site does not pass Stage A and Stage B Suitability Assessment as the site is below the size threshold for housing. Furthermore, the submitter has not indicated that the site is made available for housing. Therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site does not pass Stage A and Stage B Suitability Assessment as the site is below the site size threshold for employment. Furthermore, the submitter has not indicated that the site is made available for employment. Therefore the site capacity for employment is NIL Ha. OTHER: Site submitted in 2022 as available for Other site/Use. Some of the uses (recreation or public amenity building) indicated by the submitter may be less vulnerable to flood risk, but the uses are broad,		

	reducing the ability of the HELAA to identify tests needed, assess the site's impacts or conclude whether the site passes Suitability Assessment Stage A and Stage B. Therefore at this time the site capacity for other use' is NIL Ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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
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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Exmouth

Reference

Exmo_32



Call For Sites 2022

Site address	Camperdown Car Park, Camperdown Terrace, Exmouth, EX8 1EJ
Outside Cranbrook Plan Area	Yes
Description	Flat, level brownfield site on western edge of Exmouth close to River Exe, comprising long stay Camperdown Car Park (116 spaces) owned and operated by East Devon District Council. Existing access from Camperdown Terrace. Imperial recreation ground and sports pitches to north and east. Tidal creek (River Exe) and slipway/boat storage area to west, and EDDC depot site (Exmo_33) to the south. Site benefits from implemented Exmouth Tidal Defence Scheme.
Total site size (ha)	0.33
Submitter's proposed use	Other site/use
Submitter development type	Mixed Use, Other (will become clearer when the plan for place making in Exmouth is written)

Availability assessment

Call for site : site type Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	NEW
Site promoter's availability comments	Within the next 5 years
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)?	No
Flood Risk text	Whole 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). 0.3268 ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Discounted at Stage A – Housing (ha)	0.33
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.33
Stage A Assessment conclusion	This site has not passed the Stage A Suitability Assessment for housing or for employment due to whole site being in Flood Zone 3. Not passed Stage A for other uses as uses and vulnerability to flood risk are unknown.
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	
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	
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	2021 Exmouth comments : Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded byCIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	Loss of parking, may lead to further increase in nuisance parking, established access onto highway and no road collision issues, local services & facilities in area
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of contaminated land, consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment	
EDDC Economic Development comments	A small site currently used as a car park. This site, along with the adjoining site to the south, could be redeveloped for industrial uses. However, due to its location in Exmouth as a gateway to the marina/coast, this space maybe more appropriate for tourism, leisure and culture uses.
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	NONE		
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 %	100		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.33		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.3268 ha site, approx 0.3268 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment and other uses is NIL ha. HOUSING : The site does not pass Stage A and Stage B Suitability Assessment as all the site is in Flood Zone 3. Furthermore, the submitter has not indicated that the site is made available for housing. Therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site does not pass Stage A and Stage B Suitability Assessment as all the site is in Flood Zone 3. Furthermore, the submitter has not indicated that the site is made available for employment. Therefore the site capacity for employment is NIL Ha. OTHER: Site submitted in 2022 as available for Other site/Use. The submitter does not specify the potential use, so HELAA cannot identify tests needed, assess impacts, including vulnerability to flood risk, or		

	conclude whether the site passes Suitability Assessment Stage A and Stage B. Therefore at this time the site capacity for other 'unspecified use' is NIL Ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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
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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Exmouth

Reference

Exmo_33



Call For Sites 2022

Site address	Camperdown Depot, Camperdown Terrace, Exmouth, EX8 1E
Outside Cranbrook Plan Area	Yes
Description	Flat, level, rectangular brownfield site on western edge of Exmouth close to River Exe, comprising depot with storage buildings and outdoor storage compounds owned by East Devon District Council. Existing access from Camperdown Terrace. Security fence on site boundaries. Langerwehe Way on southern boundary with industrial units opposite. Area of housing to SW and sports pitches to the east. Camperdown Car Park adjoins to the north (Exmo_32).
Total site size (ha)	0.33
Submitter's proposed use	Other site/use
Submitter development type	Mixed Use, Other (to be developed once the placemaking plan for Exmouth is written)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
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)?	No
Flood Risk text	Whole 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). 0.3291 ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Discounted at Stage A – Housing (ha)	0.33
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.33
Stage A Assessment conclusion	This site has not passed the Stage A Suitability Assessment for housing or for employment due to the whole site being in Flood Zone 3. Not passed Stage A for other uses as uses and vulnerability to flood risk are unknown.
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	
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	
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	2021 Exmouth comments : Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded byCIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	Established access onto highway, local services & facilities in area, no concerns with road collisions. Site accessibility no - significant issues
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	A small site currently used as a council yard. This site, along with the adjoining car park to the north, could be redeveloped for industrial uses. However, due to its location in Exmouth as a gateway to the marina/coast, this space maybe more appropriate for tourism, leisure and culture uses.
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	NONE		
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 %	100		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.33		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.3291 ha site, approx 0.3291ha 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment and other uses is NIL ha. HOUSING : The site does not pass Stage A and Stage B Suitability Assessment as all the site is in Flood Zone 3. Furthermore, the submitter has not indicated that the site is made available for housing. Therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site does not pass Stage A and Stage B Suitability Assessment as all the site is in Flood Zone 3. Furthermore, the submitter has not indicated that the site is made available for employment. Therefore the site capacity for employment is NIL Ha. OTHER: Site submitted in 2022 as available for Other site/Use. The submitter does not specify the potential use, so HELAA cannot identify tests needed, assess impacts, including vulnerability to flood risk, or conclude whether the site passes Suitability Assessment Stage A and Stage B. Therefore at this time the site capacity for other 'unspecified use' is NIL Ha.		

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

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

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
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

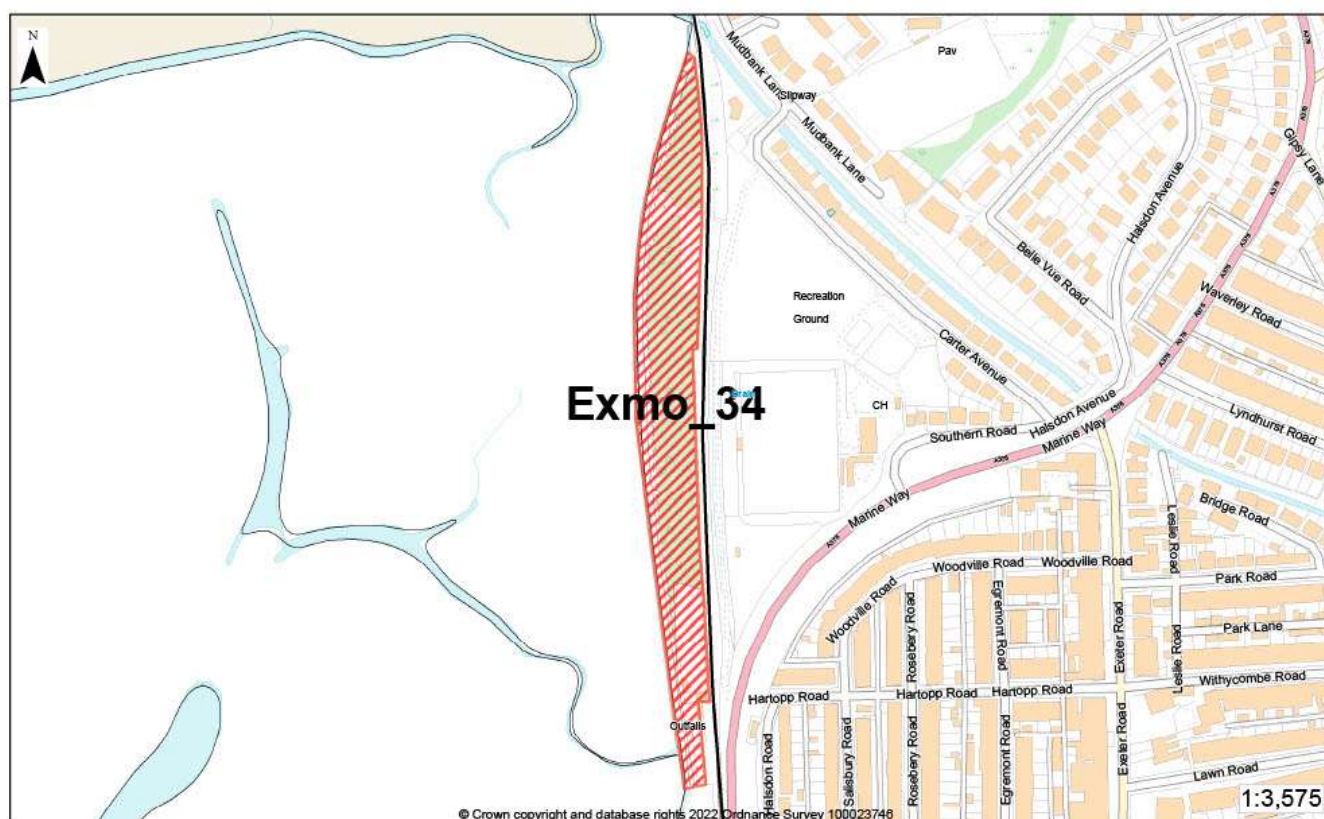
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Exmouth

Reference

Exmo_34



Call For Sites 2022

Site address	The Old Coal Yard, The Royal Avenue, Exmouth, EX8 1BZ
Outside Cranbrook Plan Area	Yes
Description	Flat, long but narrow lozenge-shaped brownfield/greenfield site, between River Exe and railway line on west side of Exmouth. Land owned by East Devon District Council, and located north of the Council's Royal Avenue Car Park (Exmo_01/Exmo_35). Southern part of the site used for outdoor boat storage. Site is low lying, although central N-S ribbon of land is slightly raised, and extensive areas of vegetation. Recreation ground to E of railway. Vehicular access only from the south via Royal Avenue Car Park. Site Exmo_34 is in Local Nature Reserve and therefore has public access. Site benefits from implemented Exmouth Tidal Defence Scheme.
Total site size (ha)	2.00
Submitter's proposed use	Other site/use
Submitter development type	Mixed Use, Other (Could be part of a wider development and possible transport interchange)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
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	Approx 1.0 ha is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 1.0 ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.00
GDA Discounted at Stage A – Housing (ha)	1.00
GDA Passes Stage A – Employment (ha)	1.00
GDA Discounted at Stage A – Employment (ha)	1.00
Stage A Assessment conclusion	An area of approximately 0.9957 Ha has passed the Stage A Suitability Assessment for housing and for employment, and for other use (transport interchange).
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Most of the site is within the much larger Exmouth Local Nature Reserve (LNR is managed by EDDC). May include bankside with flower rich areas that can be important for invertebrates. May impact on development potential. Site is not located within any other designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones. Site adjoins the Exe Estuary SPA/SSSI/Ramsar site.
For Housing - Will the site have an unacceptable impact on biodiversity?	No

For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Not in close proximity to designated heritage assets due to distance and intervening buildings in Exmouth. Nearest are the Exmouth Area 3 Conservation Area (370m) and Grade 2 Listed Building (420 m) both to the SE.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Not in the East Devon AONB. Site is in Devon Character Areas: Sidmouth and Lyme Bay Coastal Plateau. LCT ref : 4A. Estuaries. Views westwards over the riverside embankment across the river Exe estuary towards Starcross and hills/coast beyond.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is low lying, and is immediately next to the river Exe. Approx. 1.0 ha is in Flood Zone 3 located within the south, & on W & N edges of the site. Rest of site is Flood Zone 2 which is on the central N-S strip of land which is slightly raised. The possible transport interchange indicated by submitter would be "essential transport infrastructure" for the purposes of flood risk vulnerability, and a sequential test and an exceptions test is required. Housing and employment would require a sequential test, and housing an exceptions test (housing is not appropriate in Flood zone 3b). Unclassified on strategic Agricultural Land Classification.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure 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	2021 Exmouth comments : Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoore's Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth

	Community College 21/22 (phase 2 maths block - partially funded byCIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	Established access but high amount of road collision history within the front building line, local services & facilities in area
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of contaminated land, consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment	
EDDC Economic Development comments	A very narrow strip of land between the railway and coastline. Lack of clarity as to the proposed use, so cannot offer a detailed comment. We would welcome any proposal to develop this asset to improve the connectivity of Exmouth.
Panel's conclusions	In the absence of a specific proposed use of the site, the Panel is unable to reach a conclusion about the site's achievability.
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	NONE		
Total site size	2.00		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	1.00		
Gross development area – Passes Stage B Housing	1.00		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	0.80		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 16	Mid 20	Max 24
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		

EMPLOYMENT CAPACITY	
Land discounted Stage A and Stage B – Employment (Ha)	1.00
Gross development area – Passes Stage B Employment (Ha)	1.00
Percentage of site to count – employment	0
Employment land – potential yield (Ha)	0.00
SITE POTENTIAL	Of the 1.9957 ha site, approx 1.0 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment and other uses is 0.9957 ha. HOUSING : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx 20 dwellings (mid-yield). The lower of the mid yield and the site promoter's yield would have the potential for NIL dwellings. The site GDA passes Stage A and Stage B Suitability Assessment for housing but would require sequential test. However, the submitter has not indicated that the site is made available for housing. Therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site GDA passes Stage A and Stage B Suitability Assessment for employment . However the submitter has not indicated that the site is made available for employment but would require sequential test.. Therefore the site capacity for employment is NIL Ha. OTHER: Site submitted in 2022 as available for Other site/Use. The submitter indicates possible use as transport interchange. The site passes Suitability Assessment Stage A and Stage B, but noted that eg "essential transport infrastructure" would require evidence eg Flood Risk Assessment to pass suitability and exceptions tests as per NPPF/PPG if land in flood zone 3 were included (and suitability test for flood zone 2). Therefore at this time the site capacity for this use is 0.9957 Ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary

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

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

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

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Exmouth	Reference	Exmo_35



Call For Sites 2022

Site address	Estuary Car and Lorry Park, The Royal Avenue, Exmouth, EX8 1BZ
Outside Cranbrook Plan Area	Yes
Description	Flat site in two linked/adjoining land parcels, comprising the Estuary Car and Lorry Park, owned and operated by East Devon District Council, located in a south westerly part of Exmouth, next to the river Exe. The long stay car park (157 spaces) is the southerly parcel with the coach/lorry park on the northern parcel. To the north is an outdoor boat storage area and vegetated area (part of the Exmouth CWS) - Site Exmo_34). Embankment and river Exe to the west, and railway line to the east and the A376 and housing beyond. Exmouth station and carpark/public toilets to the south. Existing access to site is from the Royal Avenue. Site benefits from implemented Exmouth Tidal Defence Scheme.
Total site size (ha)	0.83
Submitter's proposed use	Other site/use
Submitter development type	Mixed Use, Other (possible transport interchange facility)

Availability assessment

Call for site : site type	EXISTING - SMALLER SITE
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
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	Approx 0.7397 ha 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). 0.7397 ha 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)	0.83
GDA Passes Stage A – Employment (ha)	0.09
GDA Discounted at Stage A – Employment (ha)	0.74
Stage A Assessment conclusion	0.09 Ha has passed the Stage A Suitability Assessment for employment but not for housing as the residual 0.09ha GDA (approx 2 dws at 25 dpa) is below size threshold. 0.09 Ha passed Stage A Suitability Assessment for other use (transport interchange).
Does site pass Stage A Assessment - Housing	No
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones. Site adjoins the Exe Estuary SPA/SSSI/Ramsar site. Site adjoins declared Exmouth Local Nature Reserve (LNR is managed by EDDC).
For Housing - Will the site have an unacceptable impact on biodiversity?	No

For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Not in close proximity to designated heritage assets due to distance and intervening buildings in Exmouth. Nearest assets are the Exmouth Area 3 Conservation Area (370m) and Grade 2 Listed Building (420 m) both to the SE.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Not in the East Devon AONB. Site is in Devon Character Areas: Sidmouth and Lyme Bay Coastal Plateau. LCT ref 7 : Main cities and towns. Views westwards over the riverside embankment across the river Exe estuary towards Starcross and hills/coast beyond.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is low lying, and is immediately next to the river Exe. Approx. 0.7397 ha is in Flood Zone 3. SW corner of the site is Flood Zone 2 . The possible transport interchange indicated by submitter would be "essential transport infrastructure" for the purposes of flood risk vulnerability, and a sequential test and an exceptions test is required. Housing and employment would require a sequential test, and housing an exceptions test (housing is not appropriate in Flood zone 3b). Northern part of site Unclassified, and southern part is Urban on strategic Agricultural Land Classification.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	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	Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded by CIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of

	Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	Potential loss of parking, may lead to further increase in nuisance parking, established access onto highway local services & facilities in area and no road collision issues,
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of contaminated land, consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment	
EDDC Economic Development comments	This site appears to be achievable for employment purposes. A medium size site currently used for car parking with Exmouth Station to the south, the coastline to the west and railway to the east. No issues regarding access to the site, with HGVs currently using the access road (The Royal Avenue) to access the M&S Food store and the parking facilities to the north of the site. Due to the necessity to drive through the town to reach the site, it would perhaps not be best utilised for uses that require regular HGV traffic. Great access to rail and bus routes, with the location in the town being ideal for both the local labour market, and those accessible via public transport. Superfast broadband available via Openreach at reasonable speeds. Although there is no specific mention of employment uses being developed here, this site could be utilised for E (g) or perhaps other E and F uses, preferably those which complement the site as a gateway to the wider town. We would also welcome any proposal to develop this asset to improve the connectivity of Exmouth.
Panel's conclusions	In the absence of a specific proposed use of the site, the Panel is unable to reach a conclusion about the site's achievability.
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	Exmo_01
Site overlap description	WHOLE All Exmo_35 is in Exmo_01. Part of western side of Exmo_01 lies outside site Exmo_35. Submitter has amended potential use,so count all of Exmo_35 for transport. Count Exmo_01 for employment.
Total site size	0.83
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.83
Gross development area – Passes Stage B Housing	0.00
Gross to net area conversion factor applied %	80
Net developable area (ha)	0.00

Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.74		
Gross development area – Passes Stage B Employment (Ha)	0.09		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL			
Of the 0.8297 ha site, approx 0.7397 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment and other uses is 0.09 ha. HOUSING : The site does not pass Stage A and Stage B Suitability Assessment as the residual GDA site is below the size threshold for housing. Furthermore, the submitter has not indicated that the site is made available for housing. Therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site GDA of 0.09 ha passes Stage A and Stage B Suitability Assessment for employment but would require sequential test. However the submitter has not indicated that the site is made available for employment. Therefore the site capacity for employment is NIL Ha. OTHER: Site submitted in 2022 as available for Other site/Use.The submitter indicates possilbe use as transport interchange. The site passes Suitability Assessment Stage A and Stage B, but as "essential transport infrastructure" would require evidence to pass suitability and exceptions tests if land in flood zone 3 were included. Therefore at this time the site capacity for this use is 0.09 Ha.			
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

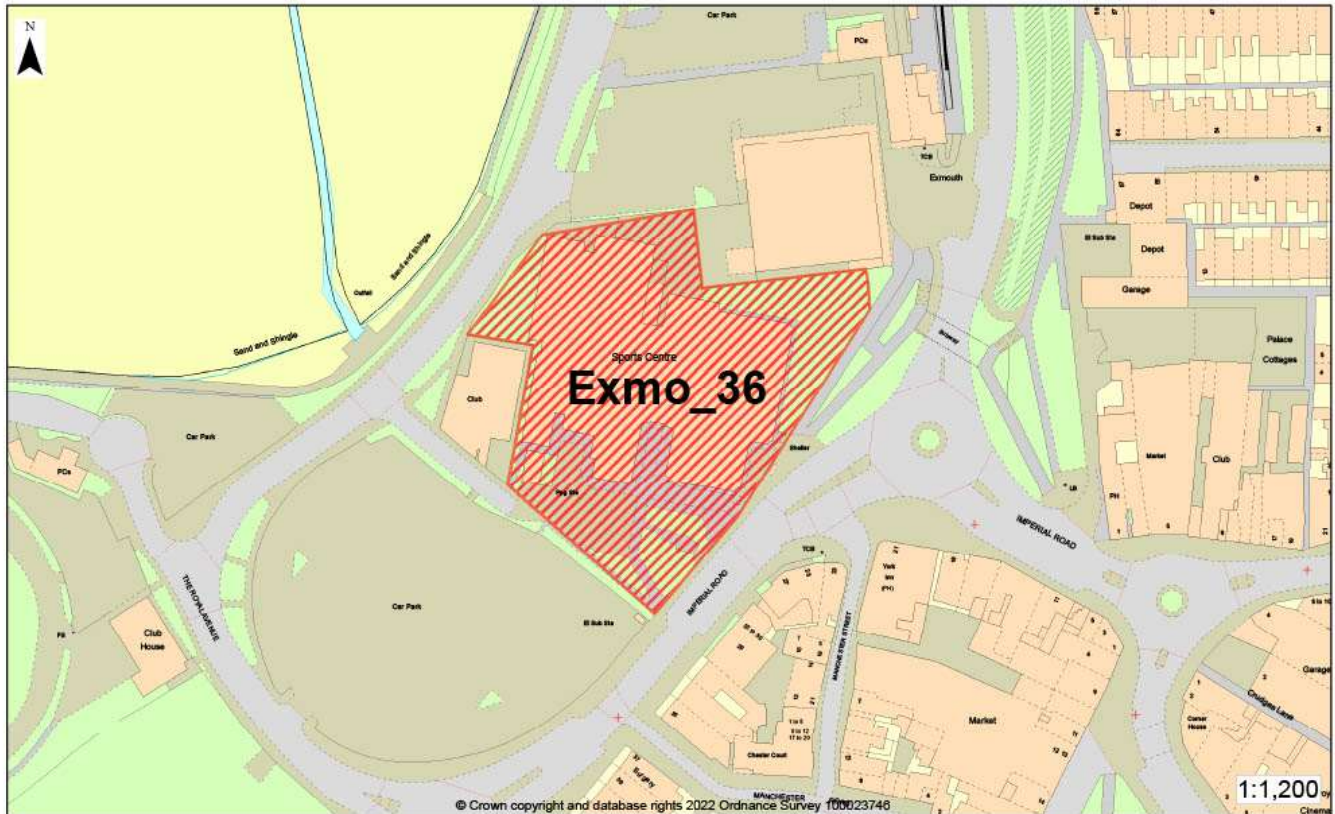
Housing Trajectory		Number of Dwellings
2020-22 Completions		0
Phasing of future housing development		
Deliverable 1/4/2022 to 31/3/2027		0
Developable 1/4/2027 to 31/3/2032		0
Developable 1/4/2032 to 31/3/2037		0
Developable 1/4/2037 to 31/3/2040		0
Post plan period		

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
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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Exmouth	Reference	Exmo_36



Call For Sites 2022

Site address	Exmouth Sports Centre, The Royal Avenue, Exmouth, EX8 1EN
Outside Cranbrook Plan Area	Yes
Description	Flat, brownfield site comprising the Exmouth Sports Centre, owned by East Devon District Council (operated by LED) located in a south westerly part of Exmouth, near to the river Exe. Station car park to north, shop to the NE, Social Club to the SW and Imperial Road short stay car park to the south. Bordered by roads to W and E (Royal Avenue and Imperial Road), with existing access from Royal Avenue. Site benefits from implemented Exmouth Tidal Defence Scheme.
Total site size (ha)	0.60
Submitter's proposed use	Other site/use
Submitter development type	Mixed Use, Other (still to be determined as part of the Placemaking Exmouth Plan)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	No
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	No
Does the site meet the minimum size threshold for employment?	No
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx 0.5754 ha 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). 0.5754 ha 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)	0.00
GDA Discounted at Stage A – Employment (ha)	0.60
Stage A Assessment conclusion	Not passed Stage A Suitability Assessment for housing or employment. Residual 0.026 ha not in FZ3 is below size thresholds. Not passed Stage A for other uses which are unspecified at this time as uses & vulnerability to flood risk are unknown.
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	
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	
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	2021 Exmouth comments : Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded byCIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	Established access to rear, local services & facilities in area, high amount of road collision history within the front building line.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	A medium site with an existing leisure based use. Lack of clarity as to the proposed use, so cannot offer a detailed comment. We would welcome regeneration of this asset to enhance the local tourism, leisure and culture offer.
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	NONE		
Total site size	0.60		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.58		
Gross development area – Passes Stage B Housing	0.03		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	0.02		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.58		
Gross development area – Passes Stage B Employment (Ha)	0.03		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.6014 ha site, approx 0.5754 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment and other uses is 0.026 ha. HOUSING : The site does not pass Stage A and Stage B Suitability Assessment as the site GDA is below the size threshold for housing. Furthermore, the submitter has not indicated that the site is made available for housing. Therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site does not pass Stage A and Stage B Suitability Assessment as the site GDA is below the size threshold for employment. Furthermore, the submitter has not indicated that the site is made available for employment. Therefore the site capacity for employment is NIL Ha. OTHER: Site submitted in 2022 as available for Other site/Use. The submitter does not specify the potential use, so HELAA cannot identify tests needed, assess impacts. So whilst 0.026 Ha of land may pass Suitability Assessment Stage A, HELAA cannot assess the impacts and		

	therefore the site does not pass Stage B. Therefore at this time the site capacity for other 'unspecified use' is NIL Ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

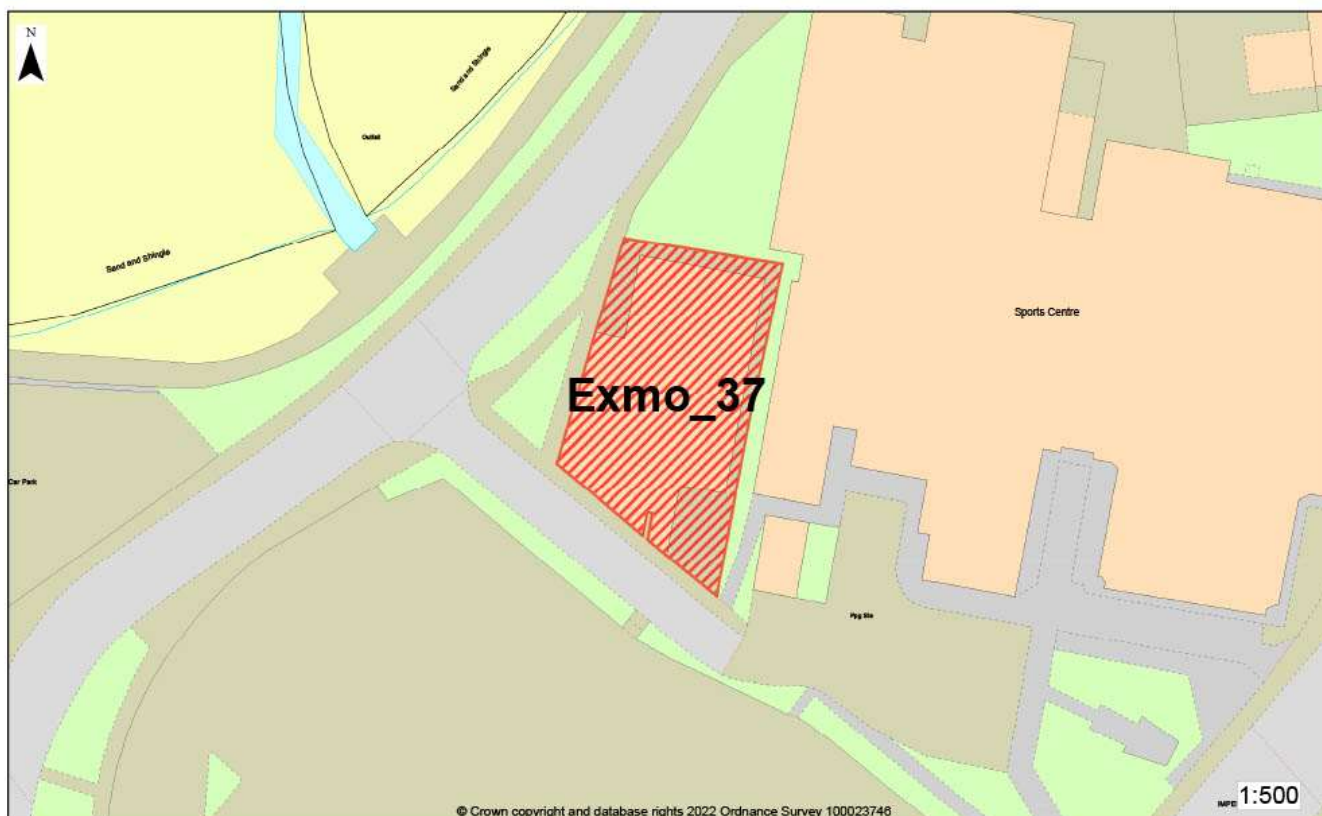
Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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
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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Exmouth	Reference	Exmo_37



Call For Sites 2022

Site address	GW RSA Social Club, The Royal Avenue, Exmouth, EX8 1EN
Outside Cranbrook Plan Area	Yes
Description	Small, flat, brownfield site comprising Great Western Railway Staff Association Social Club located in a south westerly part of Exmouth, near to the river Exe. The site is owned by East Devon District Council and abuts the SW corner of the Exmouth Sports Centre (site Exmo_36). Imperial Road short stay car park to the south. Bordered by and with access from Royal Avenue to the west. Site benefits from implemented Exmouth Tidal Defence Scheme.
Total site size (ha)	0.06
Submitter's proposed use	Other site/use
Submitter development type	Mixed Use, Other (to be agreed in the placemaking Exmouth plan) - (submitter indicates infrastructure for providing community building; public transport)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	No
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	No
Does the site meet the minimum size threshold for employment?	No
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx 0.002 ha 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). 0.002 ha 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)	0.06
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.06
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. Not passed Stage A for other uses which are unspecified at this time.
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	
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	
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 : <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	2021 Exmouth comments : Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded byCIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	Established access to rear, local services & facilities in area, high amount of road collision history within the front building line.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of contaminated land, consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment	
EDDC Economic Development comments	A small site with an existing community based use. Lack of clarity as to the proposed use, so cannot offer a detailed comment. We would welcome regeneration of this asset to enhance the local tourism, leisure and culture offer.
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	NONE		
Total site size	0.06		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.06		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	100		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.06		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.057 ha site, approx 0.002 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment and other uses is 0.055 ha. HOUSING : The site does not pass Stage A and Stage B Suitability Assessment as the site is below the size threshold for housing. Furthermore, the submitter has not indicated that the site is made available for housing. Therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site does not pass Stage A and Stage B Suitability Assessment as the site is below the size threshold for employment. Furthermore, the submitter has not indicated that the site is made available for employment. Therefore the site capacity for employment is NIL Ha. OTHER : Site submitted in 2022 as available for Other site/Use. Whilst the site GDA (0.055Ha) may pass Suitability Assessment Stage A The submitter does not specify the potential use, so HELAA cannot identify		

	tests needed, or assess impacts, and therefore the site does not pass Stage B. Therefore at this time the site capacity for other 'unspecified use' is NIL Ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

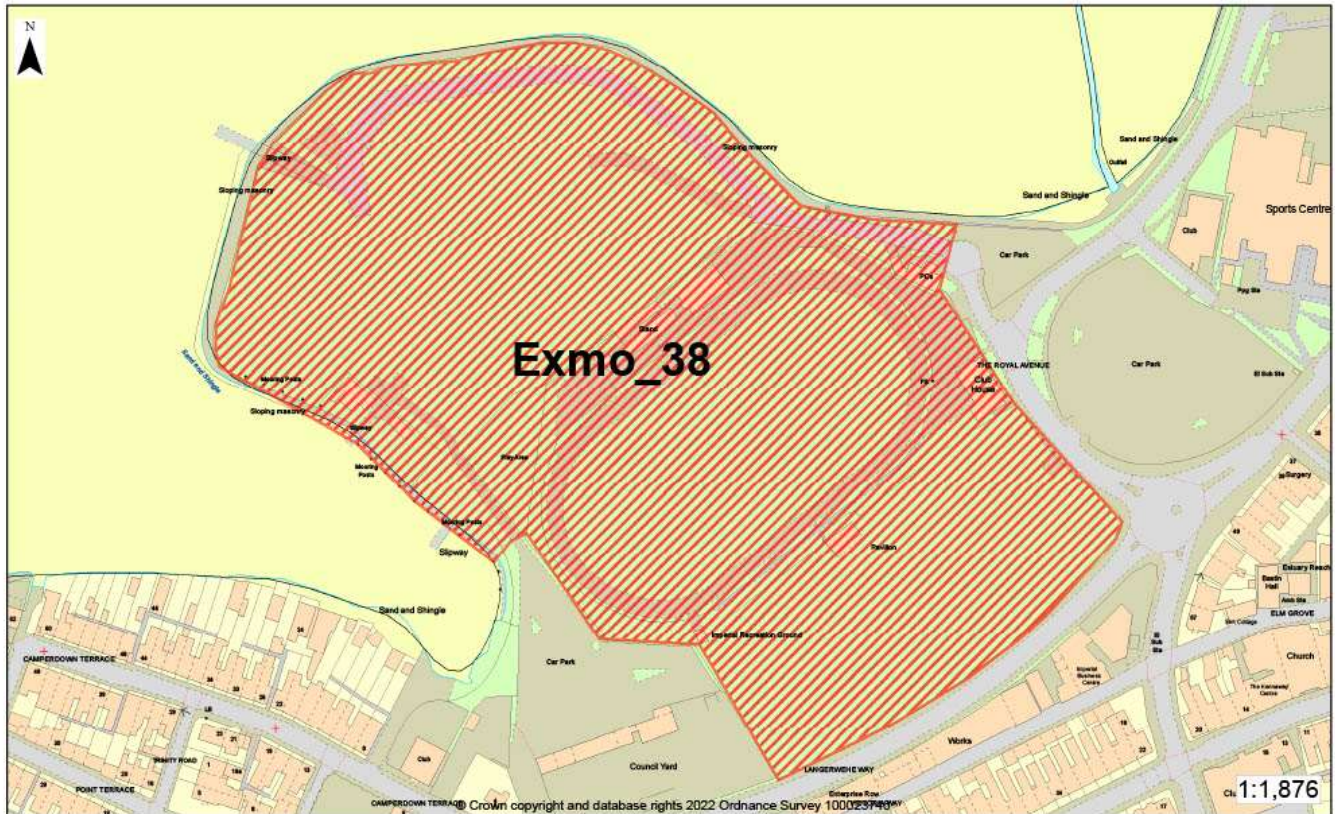
Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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
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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Exmouth	Reference	Exmo_38



Call For Sites 2022

Site address	Imperial Road Rec and Carpark Imperial Rd , Exmouth, EX8 1DB
Outside Cranbrook Plan Area	Yes
Description	Flat, mixed greenfield/brownfield site comprising Imperial Road Recreation Ground and Carpark, located in a south westerly part of Exmouth, next to the river Exe, protruding into the estuary. The site is owned by East Devon District Council. The southern part of the site includes Exmouth Rugby club (pitches, stands/oval track, and club house). Area of grass to the north. Includes former Imperial recreation ground public toilets. To the SW the site abuts Camperdown Carpark (Exmo_32) and Camperdown Depot (Exmo_33). Langerwehe Way is to S, and The Royal Avenue and car park is to E. River Exe and revetment is to the N & W. The Royal Avenue extends into the top of the northern part of the site, with access to a slipway to the river. Recreation ground is on a former landfill site. Previous works approx 10 years ago to repair concrete revetment, add topsoil and raise road. Site benefits from implemented Exmouth Tidal Defence Scheme.
Total site size (ha)	6.11
Submitter's proposed use	Other site/use
Submitter development type	Mixed Use, Other (further info will be available when the place making plan for Exmouth is completed)

Availability assessment

Call for site : site type	NEW

Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
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	Approx 3.69 ha is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 3.69 ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.42
GDA Discounted at Stage A – Housing (ha)	3.69
GDA Passes Stage A – Employment (ha)	2.42
GDA Discounted at Stage A – Employment (ha)	3.69
Stage A Assessment conclusion	2.4218 Ha has passed the Stage A Suitability Assessment for housing and employment. Not passed Stage A for other uses which are unspecified at this time, as uses and vulnerability to flood risk are unknown.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any other designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation

	zones. Site adjoins the Exe Estuary SPA/SSSI/Ramsar site.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Not in close proximity to designated heritage assets due to distance and intervening buildings in Exmouth. Nearest assets are the Exmouth Area 3 Conservation Area (130m) and Grade 2 Listed Building (15 m) both to the east.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Not in the East Devon AONB. Site is in Devon Character Areas: Sidmouth and Lyme Bay Coastal Plateau. LCT ref 7 : Main cities and towns. Views westwards over the riverside embankment across the river Exe estuary towards Starcross and hills/coast beyond.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is low lying, and is immediately next to the river Exe. Southern part of site (approx 3.69 Ha) is within Flood Zone 3. Rest of site is Flood Zone 2. The flood risk vulnerability of mixed use/other, and need for sequential test and an exceptions test is unclear at this time, as the uses are unspecified. Urban land classification in south & unclassified land in north in strategic assessment.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	2021 Exmouth comments : Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth

	Community College 21/22 (phase 2 maths block - partially funded byCIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	Loss of parking, may lead to further increase in nuisance parking, established access onto highway and no road collision issues,
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of contaminated land, consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment	
EDDC Economic Development comments	A large site with an existing leisure based use. This site could be redeveloped for industrial uses. However, due to its location in Exmouth as a gateway to the marina/coast, this space maybe more appropriate for tourism, leisure and culture uses.
Panel's conclusions	In the absence of a specific proposed use of the site, the Panel is unable to reach a conclusion about the site's achievability.
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	NONE		
Total site size	6.11		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	3.69		
Gross development area – Passes Stage B Housing	2.42		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	1.45		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 29	Mid 36	Max 44
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		

EMPLOYMENT CAPACITY	
Land discounted Stage A and Stage B – Employment (Ha)	3.69
Gross development area – Passes Stage B Employment (Ha)	2.42
Percentage of site to count – employment	0
Employment land – potential yield (Ha)	0.00
SITE POTENTIAL	Of the 6.1118 ha site, approx 3.69 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment and other uses is 2.4218 ha. HOUSING : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx 36 dwellings (mid-yield). The lower of the mid yield and the site promoter's yield would have the potential for NIL dwellings. The site GDA (2.4218 ha) passes Stage A and Stage B Suitability Assessment for housing, but would require sequential test. However the submitter has not indicated that the site is made available for housing. Therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site GDA (2.4218 Ha) passes Stage A and Stage B Suitability Assessment for employment but would require sequential test. However, the submitter has not indicated that the site is made available for employment. Therefore the site capacity for employment is NIL Ha. OTHER: Site submitted in 2022 as available for Other site/Use. The submitter does not specify the potential use. So whilst 2.4218 Ha of land may pass Suitability Assessment Stage A, HELAA cannot identify the tests needed, assess the impacts and therefore the site does not pass Stage B. Therefore at this time the site capacity for other 'unspecified use' is NIL Ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

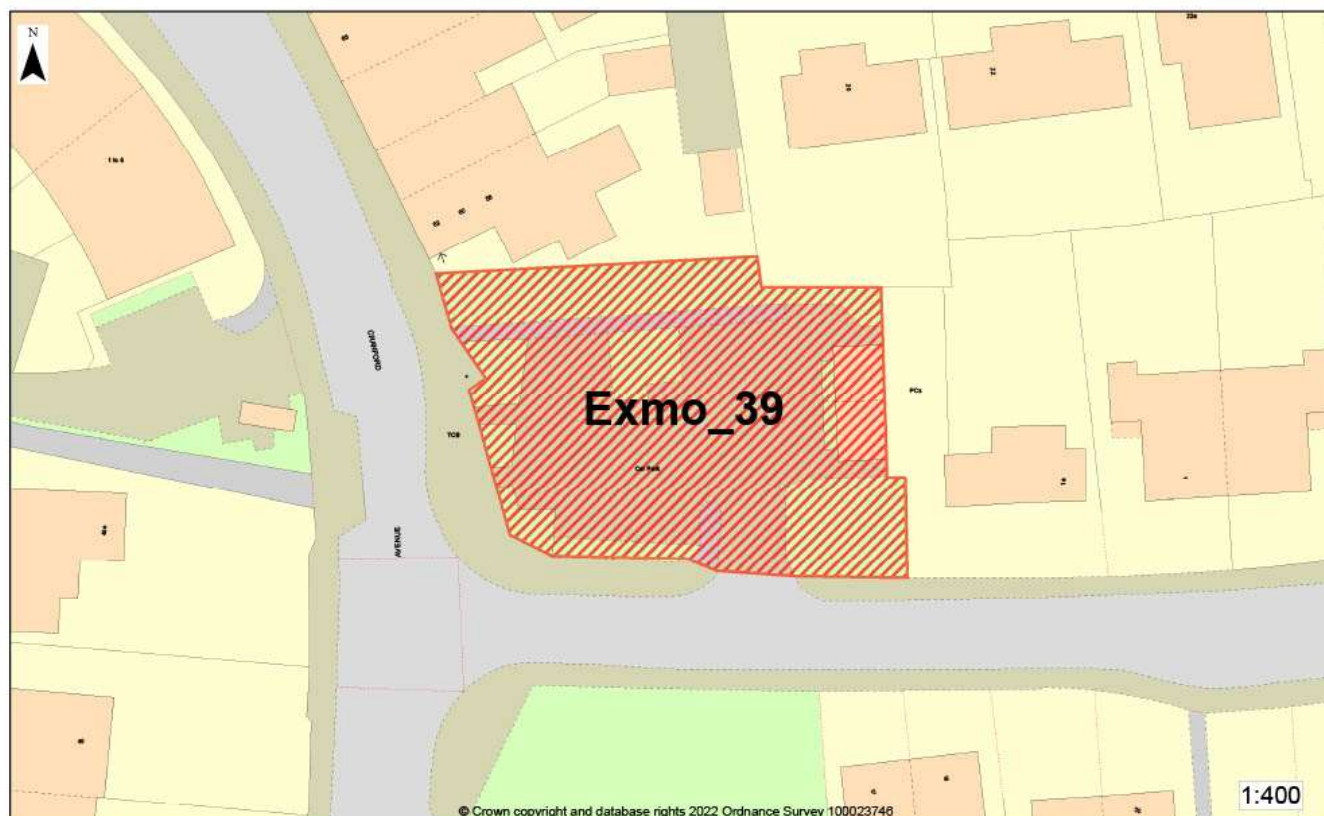
Post plan period	

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Exmouth	Reference	Exmo_39



Call For Sites 2022

Site address	Jarvis Close Car Park, Jarvis Close, Exmouth, EX8 2PX
Outside Cranbrook Plan Area	Yes
Description	Small, flat, unfenced brownfield site in a south easterly part of Exmouth. Comprising the Jarvis Close Car Park (14 spaces for max stay 23 in 24 hours-free) owned and operated by East Devon District Council, plus former public toilets in eastern part of site. On the corner of Cranford Avenue and Jarvis Close with existing access from Jarvis Close. Surrounded by housing, including 3 storey dw adjoining northern boundary with south facing windows overlooking site. Local shops at Littleham Cross in close proximity, including small parade of shops immediately north of the site on Cranford Avenue.
Total site size (ha)	0.09
Submitter's proposed use	Other site/use
Submitter development type	Mixed Use, Other (More info will become available in the placemaking Exmouth plan)

Availability assessment

Call for site : site type Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	NEW
Site promoter's availability comments	Within a 6-10 year period
Site available for Housing	No

Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	No
Does the site meet the minimum size threshold for employment?	No
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Discounted at Stage A – Housing (ha)	0.09
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.09
Stage A Assessment conclusion	This site has not passed the Stage A Suitability Assessment for housing or for employment due to the site size being below the size threshold. Not passed Stage A for other uses which are unspecified at this time.
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	
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	
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	2021 Exmouth comments : Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded byCIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	Loss of parking, may lead to further increase in nuisance parking, established access onto highway and no road collision issues,
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of contaminated land, consideration of the risk of pollution/contamination being caused by the demolition of structures from the development site. Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment	
EDDC Economic Development comments	A small site currently used as a car park. Lack of clarity as to the proposed use, so cannot offer a detailed comment.
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	NONE		
Total site size	0.09		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.09		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	100		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.09		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.0898 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment and other uses is 0.0898 ha. HOUSING : The site is below the size threshold so does not pass Stage A and Stage B Suitability Assessment for housing. Furthermore the submitter has not indicated that the site is made available for housing. Therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site is below the size threshold so does not pass Stage A and Stage B Suitability Assessment for employment. Furthermore , the submitter has not indicated that the site is made available for employment. Therefore the site capacity for employment is NIL Ha. OTHER: Site submitted in 2022 as available for Other site/Use. The submitter does not specify the potential use. The site may pass Suitability Assessment Stage A, but HELAA cannot identify the tests needed, or assess the impacts and therefore the site does not pass		

	Stage B. Therefore at this time the site capacity for other 'unspecified use' is NIL Ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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
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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Exmouth

Reference

Exmo_40



Call For Sites 2022

Site address	London Inn CP, Union St, Exmouth, EX8 1HZ
Outside Cranbrook Plan Area	Yes
Description	Flat brownfield site in Exmouth town centre. Comprising the London Hotel short car park (157 spaces) owned and operated by East Devon District Council. Existing vehicular entrance from the south via Church Street and short access road, with car park exit onto Union Street to the east. Surrounded by existing, mixed use development (housing /leisure/rear of retail outlets on Chapel Street & Albion St and rear servicing). Royal Mail vehicle compound adjoins site to the SW. Magnolio public toilets are outside but abutting the western boundary of the site.
Total site size (ha)	0.38
Submitter's proposed use	Other site/use
Submitter development type	Mixed Use, Other (A hotel was suggested for the site some time ago)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within a 6-10 year period
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	Approx 0.11 ha 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). 0.11 ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.27
GDA Discounted at Stage A – Housing (ha)	0.11
GDA Passes Stage A – Employment (ha)	0.27
GDA Discounted at Stage A – Employment (ha)	0.11
Stage A Assessment conclusion	An area of approximately 0.2742 Ha has passed the Stage A Suitability Assessment for housing, employment and hotel. Not passed Stage A for other uses which are unspecified at this time.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any other designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Abuts but not within the southern boundary of Exmouth Area 3 Conservation boundary (rear of properties on Albion

	St). Nearest Grade 2 Listed building is 85m to NE , not in close proximity due to distance and intervening buildings in Exmouth.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Not in the East Devon AONB. Site is within the urban area of Exmouth surrounded by built, mixed use, town centre development.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no land in Flood Zones 2 or 3 within the site. Small SW corner of site is at low risk of surface water flooding. Urban land classification in strategic assessment.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	2021 Exmouth comments : Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded byCIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	Loss of parking, may lead to further increase in nuisance parking, established access onto highway and no road collision issues,
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of contaminated land, consideration of the risk of pollution/contamination being caused by the demolition of structures from the development site. Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring

	arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment	
EDDC Economic Development comments	A small site currently used as a car park. Lack of clarity as to the proposed use, so cannot offer a detailed comment.
Panel's conclusions	In the absence of a specific proposed use of the site, the Panel is unable to reach a conclusion about the site's achievability.
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	NONE		
Total site size	0.38		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.11		
Gross development area – Passes Stage B Housing	0.27		
Gross to net area conversion factor applied %	100		
Net developable area (ha)	0.27		
Density assumption applied (dwellings per Ha)	Min 51	Mid 75	Max 100
1. Calculated yield (HELAA Methodology)	Min 14	Mid 21	Max 27
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 (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.11		
Gross development area – Passes Stage B Employment (Ha)	0.27		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.3842 ha site, 0.11 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment and other uses is 0.2742 ha.		

	HOUSING : Based on the gross site area and after applying the gross to net conversion factor, and town centre densities, the site has potential to deliver approx 21 dwellings (mid-yield). The lower of the mid yield and the site promoter's yield would have the potential for NIL dwellings. The site GDA passes Stage A and Stage B Suitability Assessment for housing but the submitter has not indicated that the site is made available for housing. Therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : Site GDA passes Stage A and Stage B Suitability Assessment for employment. However , the submitter has not indicated that the site is made available for employment. Therefore the site capacity for employment is NIL Ha. OTHER: Site submitted in 2022 as available for Other site/Use. The submitter does not specify the potential use, although there is reference to a hotel. The site GDA for a hotel would pass Stage A and Stage B Suitability Assessment. It may pass Suitability Assessment Stage A for other uses, but HELAA cannot identify the tests needed or assess the the impacts of unspecified uses. Therefore the site does not pass Stage B. Therefore at this time the site capacity for other 'use' is NIL Ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Exmouth

Reference

Exmo_41



Call For Sites 2022

Site address	Maer Rd Car Park, Maer Rd, Exmouth, EX8 2DA
Outside Cranbrook Plan Area	Yes
Description	Flat, level, roughly triangular brownfield site at the southern edge of Exmouth, east of Maer Road. Comprising the long stay Maer Road car park, Exmouth (217 spaces) owned and operated by East Devon District Council. Existing access from Maer Road. It also includes former public toilets (The Maer). Site is approx 140 m from the sea front. The Maer (Local Nature Reserve) is on the western side of Maer Road opposite the site). Littleham Brook lies to the south approx 140 away. Mature conifers screening sewage pumping station to the east, and the valley with Littleham Brook, agricultural land former Rolle College playing fields beyond. Some housing to NW and to SE , east of Maer Road.
Total site size (ha)	0.79
Submitter's proposed use	Other site/use
Submitter development type	Mixed Use, Other (The will become available in the placemaking plan for Exmouth) -(infrastructure to provide open space; tourist amenity; community building)

Availability assessment

Call for site : site type

NEW

Existing – expanded/smaller/combined/change in use

New (ie 2022 submission)

Site promoter's availability comments	Within a 6-10 year period
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	Approx 0.28 ha 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). 0.28 ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.51
GDA Discounted at Stage A – Housing (ha)	0.28
GDA Passes Stage A – Employment (ha)	0.51
GDA Discounted at Stage A – Employment (ha)	0.28
Stage A Assessment conclusion	An area of approximately 0.5078 Ha has passed the Stage A Suitability Assessment for housing and for employment. Not passed Stage A for other uses which are unspecified at this time.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any other designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones. The Maer Local Nature Reserve is on the western side of Maer Road, immediately opposite 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	No significant issues. Not in close proximity to designated heritage assets due to distance and intervening buildings in Exmouth. Nearest assets are the southern end of the Exmouth New Conservation Area (260 m away) and eastern end of the Exmouth Conservation Area (290m away). Nearest Grade 2 Listed building (The Barn Hotel Foxholes Hill) is approx. 290m to SE.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not in the East Devon AONB but is approx. 140m from the SW edge of the AONB. Land rises steeply to the east /SE to coastal cliffs. Site is in Devon Character Areas: Sidmouth and Lyme Bay Coastal Plateau. LCT ref 7 : Main cities and towns. Some views from the site across The Maer.
For Housing - Will the 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 low lying, and is within 20m of the Littleham Brook. Southern part of site (approx 3.69 Ha) is within Flood Zone 3, with a narrow band of north of Flood Zone 3. The flood risk vulnerability of mixed use/other, and need for sequential test and an exceptions test is unclear at this time, as the uses are unspecified. Urban land classification in strategic assessment.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	2021 Exmouth comments : Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth

	Community College 21/22 (phase 2 maths block - partially funded byCIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	Loss of parking, may lead to further increase in nuisance parking, established access onto highway and no road collision issues,
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of contaminated land, consideration of the risk of pollution/contamination being caused by the demolition of structures from the development site. Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment	
EDDC Economic Development comments	A small site currently used as a car park. Lack of clarity as to the proposed use, so cannot offer a detailed comment. We would welcome regeneration of this asset to enhance the local tourism, leisure and culture offer.
Panel's conclusions	In the absence of a specific proposed use of the site, the Panel is unable to reach a conclusion about the site's achievability.
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application	16/0787/MOUT		
Planning Status	Outline approval 26/08/2016; Rolle College pitches upgrade - Access to pitches via Maer Road Car Park. 17/1582/MRES approved + commenced. May impact on Exmo_41 development potential		
Previous HELAA site ref no(s)			
Site overlap description	NONE		
Total site size	0.79		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.28		
Gross development area – Passes Stage B Housing	0.51		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	0.41		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 8	Mid 10	Max 12
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield	0		

(ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	
EMPLOYMENT CAPACITY	
Land discounted Stage A and Stage B – Employment (Ha)	0.28
Gross development area – Passes Stage B Employment (Ha)	0.51
Percentage of site to count – employment	0
Employment land – potential yield (Ha)	0.00
SITE POTENTIAL	Of the 0.7878 ha site, 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment and other uses is 0.5078 ha. HOUSING : Based on the gross site area (GDA) the site area is above the site size threshold and the site GDA passes Stage A and Stage B Suitability Assessment for housing (estimated mid yield of 10 dws). But the submitter has not indicated that the site is made available for housing. Therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : Site GDA passes Stage A and Stage B Suitability Assessment for employment. However , the submitter has not indicated that the site is made available for employment. Therefore the site capacity for employment is NIL Ha. OTHER: Site submitted in 2022 as available for Other site/Use. The submitter does not specify the potential use. The GDA may pass Suitability Assessment Stage A for other uses, but HELAA cannot identify the tests needed or assess the the impacts of unspecified uses. Therefore the site does not pass Stage B. Therefore at this time the site capacity for other 'use' is NIL Ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary

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

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

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

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Exmouth

Reference

Exmo_42



Call For Sites 2022

Site address	Marpool Workshops, Marpool, Exmouth, EX8 3QD
Outside Cranbrook Plan Area	Yes
Description	Small, flat brownfield site in Withycombe Raleigh, Exmouth containing garage/workshops at Marpool Yard, tucked to the rear of dwellings on Green Close. Land owned by East Devon District Council. Short access road to the site, between two dwellings, with entrance from Green Close. Site is surrounded by housing.
Total site size (ha)	0.05
Submitter's proposed use	Other site/use
Submitter development type	Mixed Use, Other (this will become know once the place making plan for Exmouth is written)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	No
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)	0.05
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.05
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. Not passed Stage A for other uses which are unspecified at this time.
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	
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	
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 : <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	2021 Exmouth comments : Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded byCIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	Site accessibility: Existing access into the apparent brownfield site with surrounding pedestrian infrastructure. Such a proposal may see increased interaction and presence of larger vehicles in a residential area.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of contaminated land, consideration of the risk of pollution/contamination being caused by the demolition of structures from the development site. Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment	
EDDC Economic Development comments	A very small site. Lack of clarity as to the proposed use, so cannot offer a detailed comment.
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	NONE		
Total site size	0.05		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.05		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	100		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.05		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.0547 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment and other uses is 0.0547ha. HOUSING : The site is below the size threshold so does not pass Stage A and Stage B Suitability Assessment for housing. Furthermore the submitter has not indicated that the site is made available for housing. Therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site is below the size threshold so does not pass Stage A and Stage B Suitability Assessment for employment. Furthermore , the submitter has not indicated that the site is made available for employment. Therefore the site capacity for employment is NIL Ha. OTHER: Site submitted in 2022 as available for Other site/Use.The submitter does not specify the potential use,The site may pass Suitability Assessment Stage A, but HELAA cannot identify the tests needed or assess the impacts and therefore the site does not pass Stage B. Therefore at this time the site capacity for other 'unspecified use' is NIL Ha.		
GENERAL COMMENT FOR ALL SITES			

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

Housing - Available Suitable Achievable summary

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

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

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
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

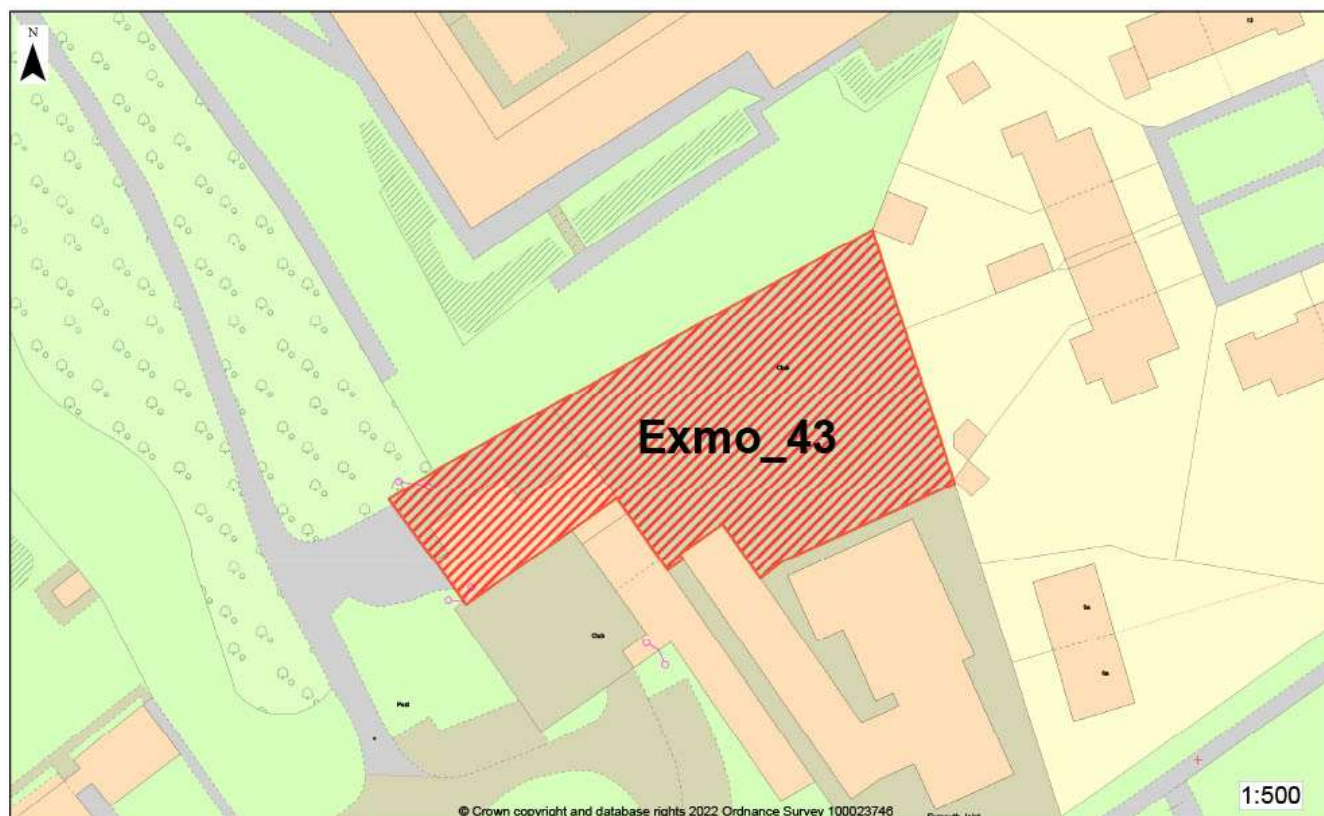
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Exmouth

Reference

Exmo_43



Call For Sites 2022

Site address	Phear Park Depot, Phear Park, Exmouth EX8 1TJ, EX8 1TJ
Outside Cranbrook Plan Area	Yes
Description	Flat, irregular shaped brownfield site comprising Phear Park Depot and Yard, owned by East Devon District Council. Located to the north of Exmouth Joint Cadet Centre and south of Exmouth Community College. Phear Park lies to the west including nearby bowling and putting greens, and public open space. Housing to the east. Some vehicular access through Park up to Pavillion/ Bumble and Tee/ public toilets/club which are to SW of site.
Total site size (ha)	0.12
Submitter's proposed use	Other site/use
Submitter development type	Mixed Use, Other (This will become available when the placemaking plan for exmouth is written) (infrastructure provided - open space; community building)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	No
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. Not passed Stage A for other uses which are unspecified at this time.
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	
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	
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	2021 Exmouth comments : Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded byCIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	Direct access onto highway, local services & facilities in area, slight road collision history, site accessibility - no significant issues.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of contaminated land, consideration of the risk of pollution/contamination being caused by the demolition of structures from the development site. Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment	
EDDC Economic Development comments	A small site. Lack of clarity as to the proposed use, so cannot offer a detailed comment. We would welcome regeneration of this asset to enhance the local tourism, leisure and culture offer.
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	NONE		
Total site size	0.12		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.12		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	100		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	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)	0.00		
SITE POTENTIAL	Of the 0.1176 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment and other uses is 0.1176 ha. HOUSING : The site is below the size threshold so does not pass Stage A and Stage B Suitability Assessment for housing. Furthermore the submitter has not indicated that the site is made available for housing. Therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site is below the size threshold so does not pass Stage A and Stage B Suitability Assessment for employment. Furthermore , the submitter has not indicated that the site is made available for employment. Therefore the site capacity for employment is NIL Ha. OTHER: Site submitted in 2022 as available for Other site/Use.The submitter does not specify the potential use. The site may pass Suitability Assessment Stage A, but HELAA cannot identify the tests needed or assess the impacts and therefore the site does not pass		

	Stage B. Therefore at this time the site capacity for other 'unspecified use' is NIL Ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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
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

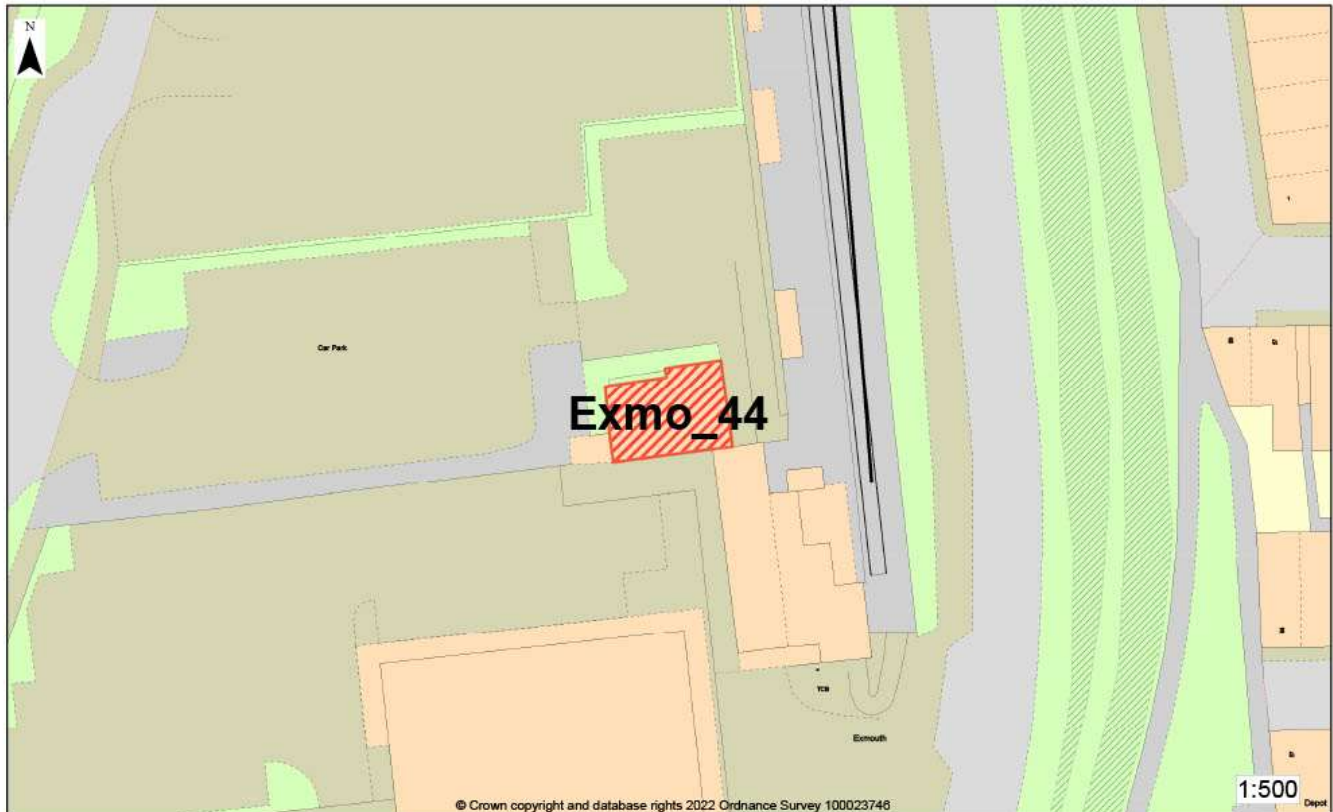
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Exmouth

Reference

Exmo_44



Call For Sites 2022

Site address	Exmouth Station Public Conveniences, Imperial Rd, Exmouth, EX8 1BZ
Outside Cranbrook Plan Area	Yes
Description	Very small, flat brownfield site comprising public toilets owned and run by East Devon District Council in SW Exmouth. They are adjacent to and NW of Exmouth Bus Station/Train Station. Car parks to the north (including Exmo_01/Exmo_35) and west, retail outlet and car park to the south. Site benefits from implemented Exmouth Tidal Defence Scheme.
Total site size (ha)	0.01
Submitter's proposed use	Other site/use
Submitter development type	Mixed Use, Other (Possible part of transport interchange)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	No
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)?	No
Flood Risk text	Whole 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). 0.0112 ha 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)	0.01
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.01
Stage A Assessment conclusion	Site has not passed Stage A Suitability Assessment for housing or for employment due to site size being below size threshold & all in Flood Zone 3. Not passed Stage A for other uses (transport) as site is in flood zone 3.
Does site pass Stage A Assessment - Housing	No
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	
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	2021 Exmouth comments : Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded byCIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	Established access on rear but high amount of road collision history within the front building line local services & facilities in area.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of contaminated land, consideration of the risk of pollution/contamination being caused by the demolition of structures from the development site. Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment	
EDDC Economic Development comments	A very small site currently used as a public toilet. Lack of clarity as to the proposed use, so cannot offer a detailed comment. We would welcome regeneration of this asset to enhance the local tourism, leisure and culture offer.
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	NONE		
Total site size	0.01		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.01		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	100		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.01		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.0112 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment and other uses is NIL ha. HOUSING : The site is below the size threshold and is in Flood Zone 3 so does not pass Stage A and Stage B Suitability Assessment for housing. Furthermore the submitter has not indicated that the site is made available for housing. Therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site is below the size threshold so does not pass Stage A and Stage B Suitability Assessment for employment and is in Flood Zone 3. Furthermore , the submitter has not indicated that the site is made available for employment. Therefore the site capacity for employment is NIL Ha. OTHER: Site submitted in 2022 as available for Other site/Use. The submitter indicates possilbe use as transport interchange. The site passes Suitability Assessment Stage A and Stage B, but as "essential		

	transport infrastructure" would require evidence to pass suitability and exceptions tests if land in flood zone 3 were included. Therefore at this time the site capacity for this use is NIL Ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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
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

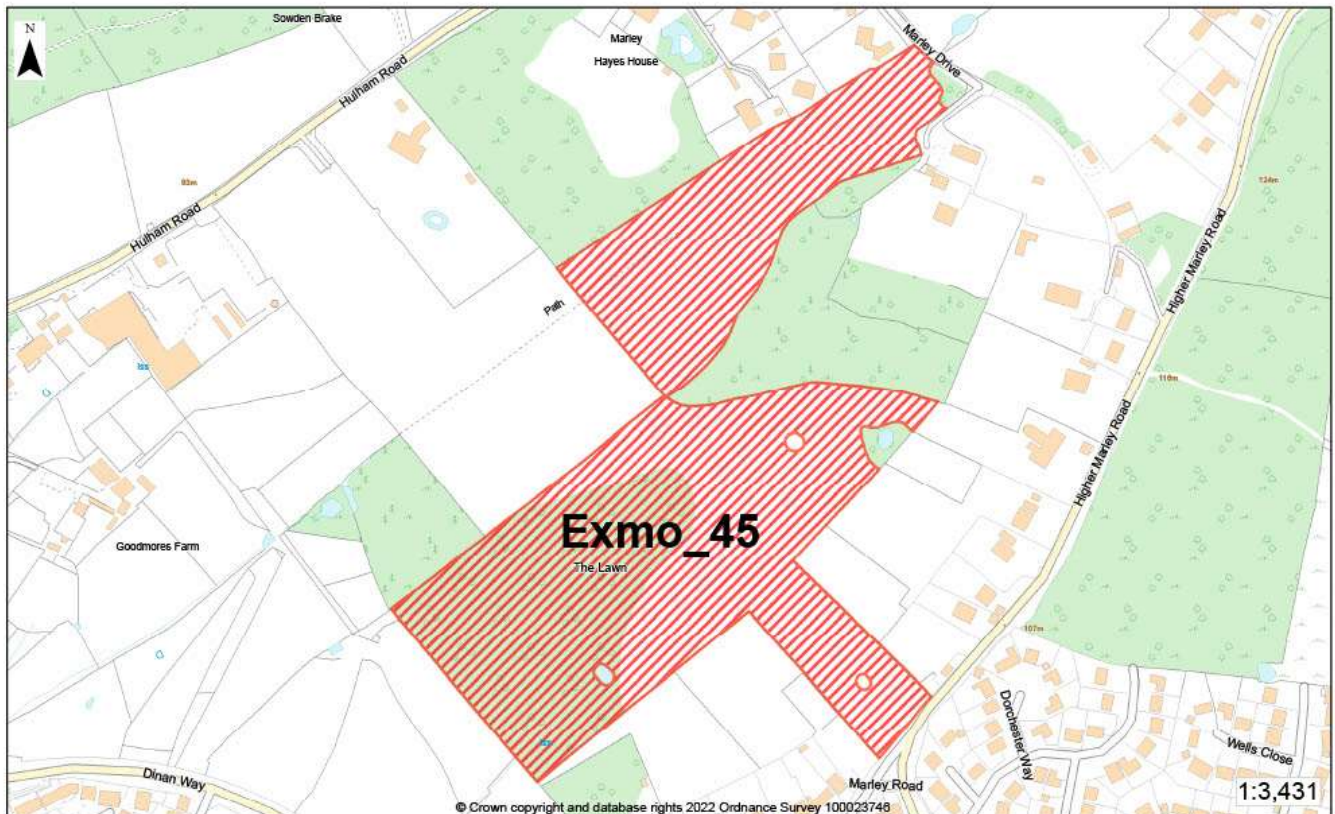
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Exmouth

Reference

Exmo_45



Call For Sites 2022

Site address	Land off Marley Road, , Exmouth, EX8 5QB
Outside Cranbrook Plan Area	Yes
Description	Extensive greenfield site in two adjoining land parcels that are in agricultural use. Comprising open grassed areas with areas of tree coverage, located west of Higher Marley Road, to the north of the northern edge of Exmouth. Moderate sloping site, rising up from SW to NE. Existing vehicular site access (gated entrance from Marley Road). Proposed access opposite Marley Rd/Bystock Rd junction. North parcel abuts Marley Drive, and housing at Marley Drive. Agricultural land to S & W. Areas of woodland adjoining parts of some boundaries. Road frontage housing nearby on Higher Marley Road. Previously refused application for 98 dwellings under 14/3022/MOUT.
Total site size (ha)	8.57
Submitter's proposed use	Other site/use
Submitter development type	Homes for sale, Affordable homes, Renewable energy (150 dwellings of which 25% (38) would be affordable homes.)

Availability assessment

Call for site : site type	EXISTING - SMALLER SITE
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	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)	8.57
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	8.57
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 8.5725 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	Site is not located within any other designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones. Tree preservation orders run along the edge of the site along the boundary to Higher Marley Road which may impact on site access. Other TPOs located throughout notably on S part of site within the area of "the Lawn which may affect development potential. Further area TPOs abutting but outside the site. The southern-most part of the site which links to Higher Marley Road abuts but does not include the 2 parts of Marley Hayes County Wildlife Site (lowland meadow).
For Housing - Will the site have an unacceptable impact on biodiversity?	No

For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Not in close proximity to nearest designated heritage assets as the site is separated physically and visually from identified heritage assets by the intervening housing development south of Dinan Way and by planned development at Goodmores Farm (Approx 550m from NE corner of A La Ronde and The Point in View Grade 2 Park And Garden, and approx 750 m and 1100m from The Point in View and A La Ronde Grade 1 Listed buildings respectively to the west.)
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Not in the AONB. At its closest, the site lies 460 m to the SW of the East Devon AONB. Site is attractive but not visually prominent from public viewpoints. Has an enclosed character. Few viewpoints from publicly accessible land or paths/roads into the site or outward to the wider countryside. Mature hedgerows and trees to site boundaries plus number of residential properties, mostly set in large mature gardens, that border the site & front roads around the site. it sits on N urban edge of Exmouth and exhibits an urban fringe character, albeit one with a low density residential character that blends into more open countryside.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no land in Flood Zones 2 or 3 within the site. Small area of site is at low risk of surface water flooding. Site comprises Grade 3b agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary

	schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded by CIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	Direct access onto highway, local services & facilities in area slight road collision history, site accessibility - no significant issues.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of contaminated land, consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development. Consideration for Air Quality

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing with mixed use employment compatible with housing (eg live-work units) subject to respecting TPOs on site, and subject to satisfactorily achieving internal vehicular access between the north and south land parcels and subject to respecting the TPO on adjoining land; or possible development in-combination with adjoining site respecting the TPOs on the sites.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	Exmo_12 & Exmo_04		
Site overlap description	PARTIAL. All of site Exmo_12 is in South part of Exmo_45. Part of Exmo_04 overlaps all the North part of Exmo_45. Count all of Exmo_45. Count Exmo_12 as NIL. Count residual of Exmo_04 (9.6ha- but NIL dws-as in Pebblebed Heaths exclusion zone or is woods)		
Total site size	8.57		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	8.57		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	5.14		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 103	Mid 129	Max 154
2. Site promoter – yield (upper)	150		
3. Lower of 1. (Mid) yield and 2. yield	129		

4. Percentage of site to count– housing	100
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	129
EMPLOYMENT CAPACITY	
Land discounted Stage A and Stage B – Employment (Ha)	0.00
Gross development area – Passes Stage B Employment (Ha)	8.57
Percentage of site to count – employment	0
Employment land – potential yield (Ha)	0.00
SITE POTENTIAL	Of the 8.5725 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment and other uses is 8.5725 ha. HOUSING : Site submitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx 129 dwellings (mid-yield). The lower of the mid yield and the site promoter's yield would have the potential for 129 dwellings. The site overlaps with Exmo_12 and Exmo_04. To avoid double counting, count all of Exmo_45, count Exmo_12 as NIL (wholly overlapped) and count residual of Exmo_04 (which is nil). Site Exmo_45 passes Stage A and Stage B Suitability Assessment and Achievability for housing. Therefore for the trajectory the net site capacity of Exmo_45 is 129 dwellings. EMPLOYMENT : The site is not submitted as available for employment, although the site GDA passes Stage A and Stage B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may 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	129

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

Employment - Suitable Available Achievable summary

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

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

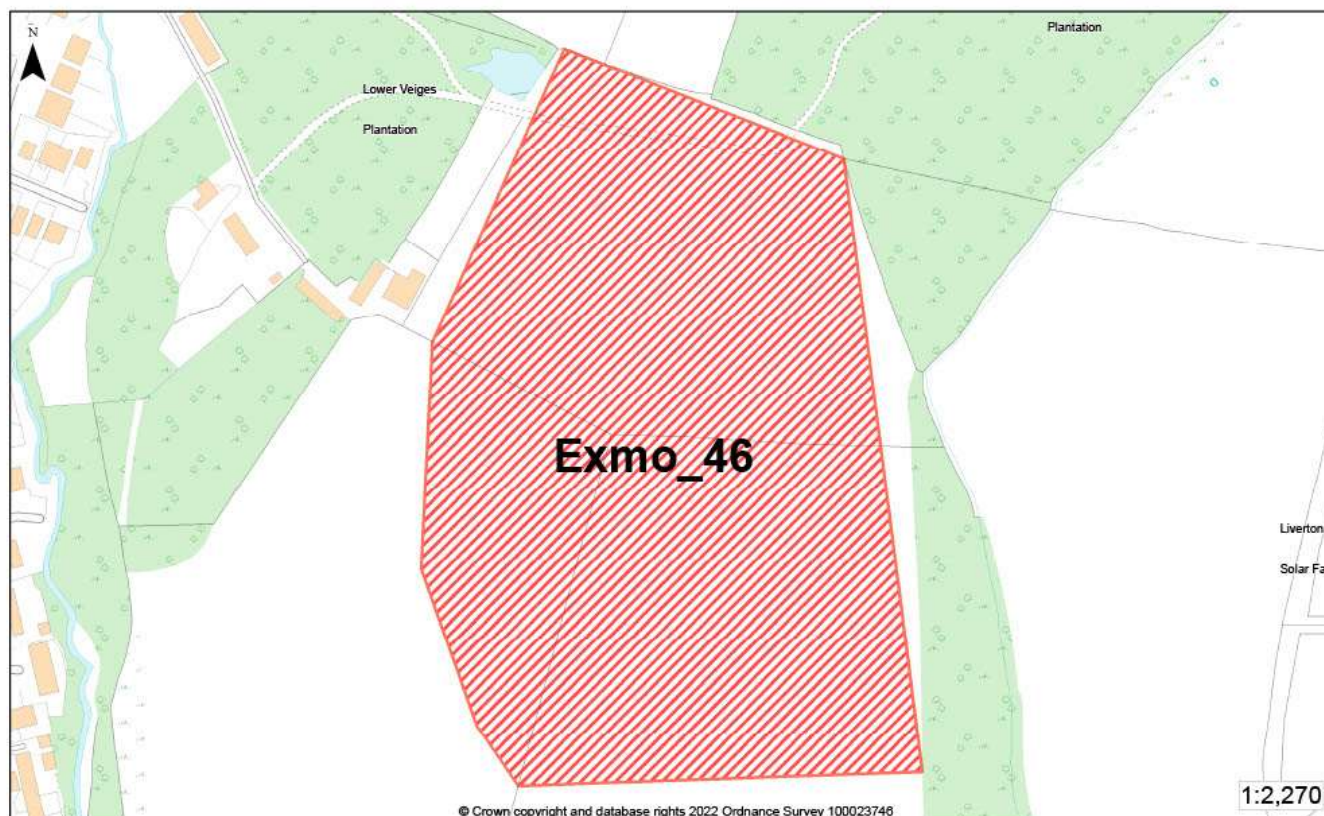
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Exmouth

Reference

Exmo_46



Call For Sites 2022

Site address	Veiges Farm, St Johns Road, Withycombe, Raleigh, Exmouth,
Outside Cranbrook Plan Area	Yes
Description	Enclosed greenfield site comprising the western field of 3 fields to the east of Veiges Farm, which are surrounded by woodland and tree belts, located to the east of housing suburbs at eastern Exmouth. Excludes the farm buildings and farmhouse at and east of Lower Vieges Plantation. Gentle to moderate slope across the whole site sloping up from SW to NE. Bordered to the west by existing residential properties. To the east beyond the trees are agricultural fields and Liverton Solar Farm. Small brook on S & W boundaries, and to the South is Liverton Business Park. Vehicle access is proposed into the west edge of the site off of Southern Wood.
Total site size (ha)	5.50
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people, Residential institution. (circa 75 dwellings)

Availability assessment

Call for site : site type	EXISTING - SMALLER SITE
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	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)	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 5.5039 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any other designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Not in close proximity to designated heritage assets. The nearest is 435m to the north - Grade 2* Church Of St John In The Wilderness, Exmouth which is separated from the site by distance and agricultural fields.

For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Not in AONB, but approx 400m NW of the East Devon AONB. Devon Character Area : Pebble Bed Heaths and Farmland. LCT Ref: 1B. Open coastal plateaux. Site surrounded by woodland and tree belts.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no land in Flood Zones 2 or 3 within the site. Land on flood zone 3 to the south and west adjacent to the site, associated with brooks, including the location of the proposed road /site access from the eastern end of the cul-de sac on Southern Wood. Site comprises Grade 3b agricultural land. Outside Aggregates Mineral Safeguarding Area.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some 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	GH/ED/76 comments: The development would require a new primary school and / or the expansion of Brixington Primary onto a single school site, replacing the lower school which is in poor condition. Exmouth CC is at capacity and has very limited opportunities for expansion over and above what has been planned. The secondary solution for Exmouth CC needs to be seen in the wider context of the GESP plan i.e. development in Exmouth itself is likely to see changes in the school's catchment area and therefore the need for additional secondary capacity elsewhere in the area, to potentially include changes to the catchment area.
DCC Highways comments	Rural from the rest of Exmouth, St Johns road only way in/out with limited capacity.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development. Consideration for Air Quality

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing/mixed employment subject to achieving a satisfactory access from Southern Wood and provision of adequate footway/ cycle link to existing networks. Note that a written comment queried whether the site has potential for housing.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application	15/2017/MFUL		
Planning Status	03/02/2016 approval for Installation of 5MW ground mounted photovoltaic solar arrays with transformer stations;		
Previous HELAA site ref no(s)	Exmo_20 & GH/ED/76		
Site overlap description	PARTIAL All of site Exmo_46 lies within Exmo_20. But Site Exmo_46 is only part of the southern quarter of Exmo_20.		
Total site size	5.50		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	5.50		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	33023.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 66	Mid 83	Max 99
2. Site promoter – yield (upper)	75		
3. Lower of 1. (Mid) yield and 2. yield	75		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	75		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	5.50		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the5.5039 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 Use Classes C3/Eg/B2/B8 planning		

	commitments. Thus the gross site development area for housing and for employment and other uses is 5.5039 ha. HOUSING : Site submitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx 83 dwellings (mid-yield). The lower of the mid yield and the site promoter's yield would have the potential for 75 dwellings. The site is overlapped by Exmo_20 and GH/ED/76 and Exmo_04. To avoid double counting, count all of Exmo_46, count residue of Exmo_20, and count GH/ED/76 as NIL. Site Exmo_46 passes Stage A and Stage B Suitability Assessment and Achievability for housing Therefore for the trajectory the net site capacity of Exmo_45 is 75 dwellings. EMPLOYMENT : The site is not submitted as available for employment, although the site GDA passes Stage A and Stage B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	75
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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
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

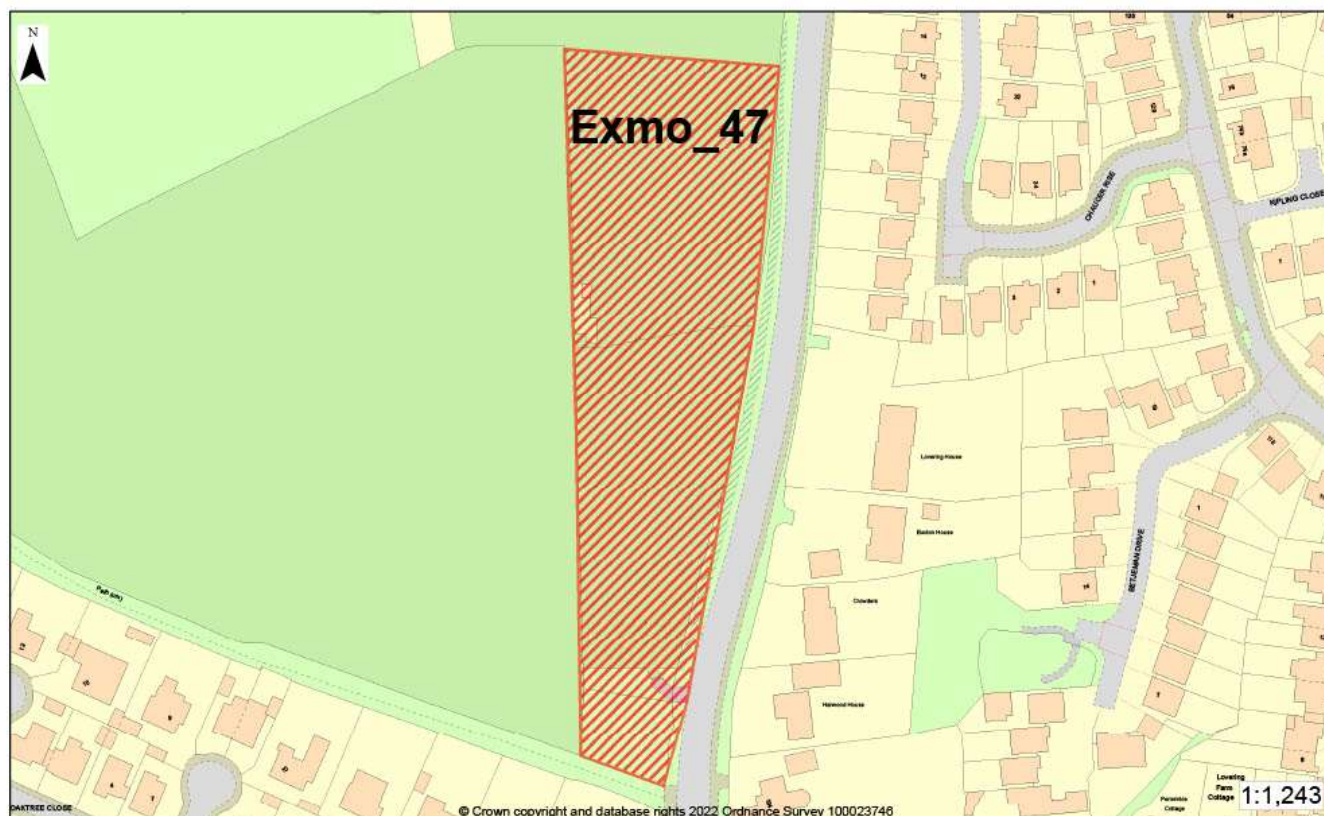
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Exmouth

Reference

Exmo_47



Call For Sites 2022

Site address	Land to the west of Hulham Road, , Exmouth, EX8 5BB
Outside Cranbrook Plan Area	Yes
Description	Narrow,triangular site with moderate slope, rising up from south to north, in agricultural use, lying west of Hulham Road adjacent to NW Exmouth. Comprising one field with hedgerow boundaries & small area of scrub/trees in south. Existing agricultural field access in the S on to Hulham Rd. This is a sensitive location, as part of designated historic garden which is an ornamented estate. 98% of site is in the A La Ronde and The Point in View historic garden. Park land also lies to the north. To the west are listed buildings - the Point in View (chapel, Manse and almshouses) with A La Ronde further to the west. To the south is housing, with further housing on the eastern side of Hulham Road.
Total site size (ha)	0.81
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people, Residential Institution (circa 20 dwellings).

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	

Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.81
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.81
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.809 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones. Approx 1500 m from Exe Estuary SPA/Ramsar/SSSI. And County Wildlife Site, separated by built development, railway and A376.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	0.789 Ha of the site lies within the A La Ronde and The Point in View Listed Grade 2 HER Registered Park And Garden of Special Historic Interest. Site is also in close proximity to three Grade 1 Listed

	buildings The Point in View (80m) and the Manse (60m); and A La Ronde (400m). These buildings are on land elevated above the site
For Housing - Will the site have an unacceptable impact on heritage?	Yes
For Employment - Will the site have an unacceptable impact on heritage?	Yes
Landscape commentary	Not in AONB, lying approx 1650m SW of the East Devon AONB. Devon Character Area : Sidmouth and Lyme Bay Coastal Plateau LCT Ref: 3B. Lower rolling farmed and settled valley slopes. Site slopes up from S to N, and has hedgerow boundaries with some mature trees within site boundaries. Has urban fringe character with modern built development that is quite prominent to E & S, to the E is the busy Hulham Road. Site likely to be visible in longer views from S, but would be seen against an urban edge of Exmouth 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	There is no land in Flood Zones 2 or 3 within the site. Ribbon of land at low risk of surface water flooding immediately adjoining eastern boundary on western verge of Hulham Rd. Site comprises Grade 3 agricultural land on strategic assessment.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	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	2021 Exmouth comments : Approximately 186 ha of development sites are proposed in the vicinity of Exmouth. There is capacity within Exmouth primary schools to support some development and there is a site for a new primary school allocated at Goodmoores Farm. Additional primary provision requirement considered likely. Safe walking routes would be required between proposed residential sites and primary schools/secondary schools. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded byCIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.

DCC Highways comments	Direct access onto highway, known speed issue on Hulham Road, local services & facilities in area
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing. Note that a written comment indicated that site does not have potential for housing.
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	NONE		
Total site size	0.81		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.81		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	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)	20		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.81		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		

Employment land – potential yield (Ha)	0.00
SITE POTENTIAL	Of the 0.809 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment and other uses is 0.809 ha. HOUSING : Site submitted in 2022 as available for housing. The site passes Stage A but does not pass Stage B Suitability Assessment for housing, due to unacceptable environmental impact on designated heritage assets. Therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site is not submitted as available for employment, and although the site GDA passes Stage A it does not pass Stage B Suitability Assessment for employment due to unacceptable environmental impact on designated heritage assets. Therefore the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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

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

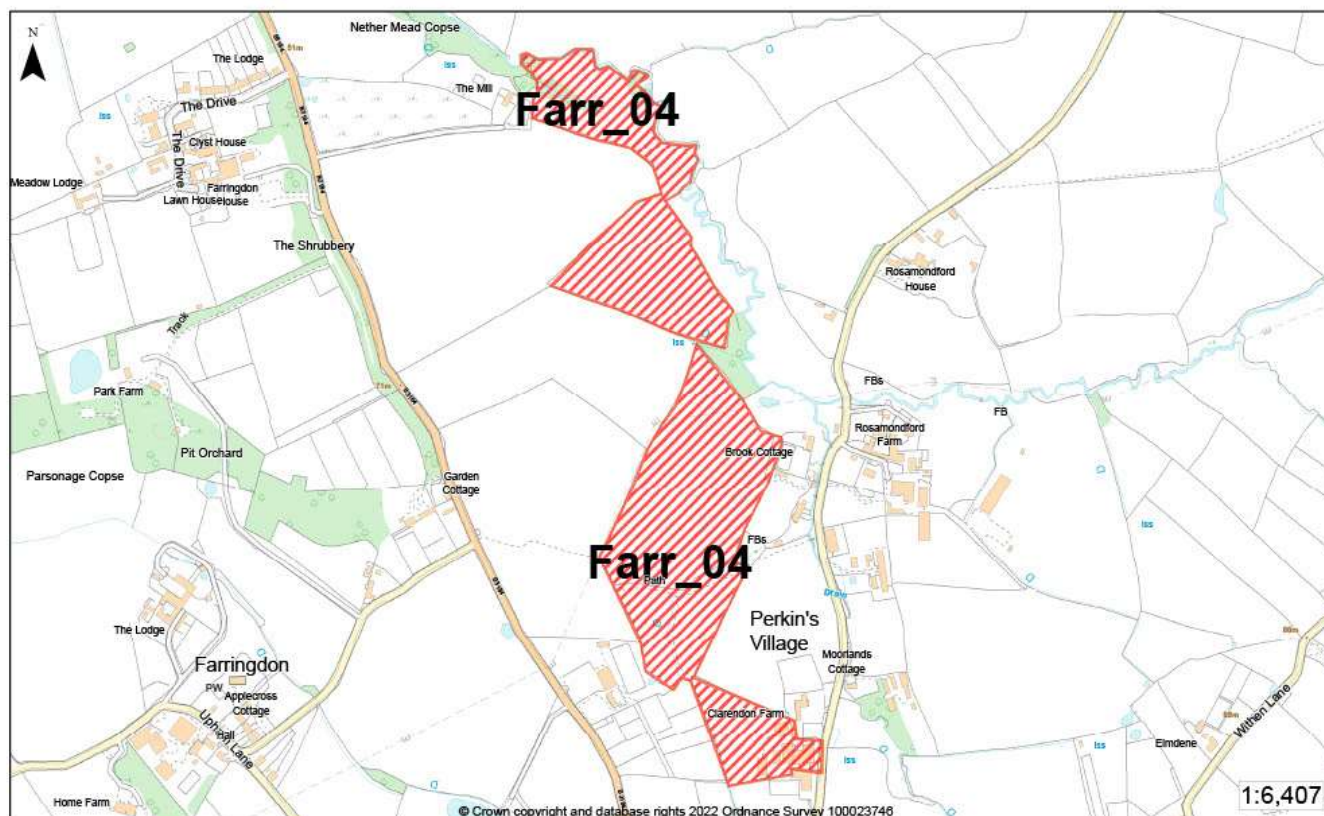
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Farringdon

Reference

Farr_04



Call For Sites 2022

Site address	Area2, Land Adjacent and North of Perkins Village, Perkins Village, EX5 2JG
Outside Cranbrook Plan Area	Yes
Description	Isolated, elongated greenfield site in the countryside comprising 4 connected irregularly shaped fields with hedgerow boundaries, clustered on a N-S alignment. Site is in agricultural use, surrounded by agricultural land, and not adjacent to any settlement in the Settlement Hierarchy. Farr_04 contains approx 45% of the total area of 3 submitted sites north of Perkins Village (not a settlement with a built up area boundary, and has no facilities). A water course with trees lining the stream banks is to the east of the northern 3 fields. Agricultural buildings at Clarendon Farm comprise about one third of the southernmost field. No roadside frontage except on the southern field whose eastern boundary abuts the C road providing access north through Perkins Village and south to the B3184.
Total site size (ha)	15.17
Submitter's proposed use	Other site/use
Submitter development type	proposal looks to potentially provide land across the three sites that are developable for small scale residential development and employment sites . Each of the three areas have the following approximate square meterage. • Area 1: 138,990m2 • Area 2: 151,710m2 • Area 3: 46,100m2 Provides a total of 336,800m2 of land for residential and employment area. On an assumption this would be split halfway and taking into account internal road networks, communal spaces and that the average residential

	plot size is approximately 300m2, this provides enough land for potentially 750-850 residential properties.

Availability assessment	
Call for site : site type Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	NEW
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	Yes

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx 0.7 ha of the site is in Flood zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.7 ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	14.47
GDA Discounted at Stage A – Housing (ha)	0.70
GDA Passes Stage A – Employment (ha)	14.47
GDA Discounted at Stage A – Employment (ha)	0.70
Stage A Assessment conclusion	An area of approximately 14.471 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

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

reasonable range of services and facilities?	
Biodiversity commentary	Area TPO on parts of the site and on adjoining land (79/0011/PTO which) covers over 80% of the middle 2 fields in the site cluster which will affect the development potential. Site is not located within any other designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No serious issues. Not in close proximity to designated heritage assets. 1450 m from Rockbeare Manor HER Registered Park and Garden- Grade II, but separated from it by the A30, woodland at Great Covert, and intervening farmland. Approx 140 m from Grade 2 building in Perkins Village to east of site. Also 420m from Grade 2 building located on higher ground to the W of the site, separated by valley with watercourse.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Outside AONB. Devon Character Area - Clyst Lowland Farmlands. LCT ref 3E Lowland plains. Low lying, intensively farmed landscape with a uniformity to its undulating topography. TPO covering over 80% of the middle 2 fields in the cluster which will affect the development potential. (79/0011/TO).
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Approx 0.7 ha is in Flood zone 3 (Approx Flood zone 3 on 33% of the northern field. Floodzones 2 & 3 are in very close proximity to the eastern boundary of the 2nd field plus a narrow ribbon flood zone 3 bisecting the southern part of the 3rd field with Floodzone 3 on the western boundary of the southernmost field). Will reduces the gross development areas Additional 0.3 ha in FZ2. Small additional patches of areas at risk of surface water flooding. Mostly Grade 2 agricultural land, with a small area of Grade 3b in the NE.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	(Use comments on nearby Ayle_11): Very limited capacity at West Hill Primary to support additional development - certainly not on the level proposed by these 9 sites around Aylesbeare (29ha). Uncertain where new capacity could be provided - need to be funded by development. School transport costs would apply for primary and secondary. All proposed development impacting on West Hill Primary should be looked at in conjunction with proposed development sites in the vicinity of Ottery St Mary - depending on level could be the need for a new primary school site within Ottery? Kings school has no capacity to support additional development and it would be difficult to extend the school on its current site. Academy has previously clearly indicated it will not expand with significant investment and potentially new school. Educationally unsuitable due to home to school transport implications (Ayle_08, Ayle_09 and Ayle_15 possible exceptions in terms of primary, but would require safe route)
DCC Highways comments	Established access onto highway, lane network only, no concerns with road collisions. Site accessibility no - significant issues
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for air quality, transport movements, & noise. Consideration of contaminated land, consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment

EDDC Economic Development comments	This site is unlikely to be achievable without considerable investment to the local road network. A rural location with a significant quantity of employment space proposed. The site is relatively far from other residential or employment uses, although the employment uses in this site would primarily service the new dwellings. The scattered nature of the parcels of land in question make it difficult to ascertain the proposed access point to the site. The roads nearby the site to the east and west would not be appropriate for HGVs, meaning small scale B2 and E uses would be more suitable unless infrastructure is upgraded. Ultrafast broadband is available through Jurassic Fibre, but no superfast connection at an affordable rate as yet. Poor access to public transport. Existing bus route along A3052, with no pavements for safe pedestrian access along either roads leading north towards the site.
Panel's conclusions	Probably achievable for housing/mixed used provided that mixed use is small-scale E(g)/B2 which does not result in high levels of HGV traffic. Note that a written comment indicated that the site does not have potential for housing /employment. Probably unachievable for employment only development. Note that a written comment indicated that the site does not have potential for employment.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Probably unachievable

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	NONE -same landowner submitted 3 groups of land parcels initially through a single submission but later confirmed that these are 3 separate sites Ayle_16; Ayle _17 & Farr_04 that do not overlap.		
Total site size	15.17		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.70		
Gross development area – Passes Stage B Housing	14.47		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	8.68		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 174	Mid 217	Max 260
2. Site promoter – yield (upper)	383		
3. Lower of 1. (Mid) yield and 2. yield	217		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	217		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.70		
Gross development area – Passes Stage B Employment (Ha)	14.47		
Percentage of site to count – employment	50		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 15.171 ha site, 0.7Ha 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 4.61 ha. HOUSING : Site submitted in 2022 as available for 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 69 dwellings. There are no overlaps. The site passes Stages A and B Suitability Assessment and Achievability for housing, and therefore for the trajectory the net site capacity is 69 dwellings.		

	EMPLOYMENT : The site is available in part for employment (50:50 split) and passes Stages A and B Suitability Assessment. Panel assessed site as probably unachievable for employment-led development (possibly housing/mixed use provided that mixed use employment is small-scale E(g)/B2 uses which does not result in high levels of HGV traffic). Therefore the site capacity for employment led is NIL Ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may 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	217
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

Employment Trajectory	Hectares
2020-22 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

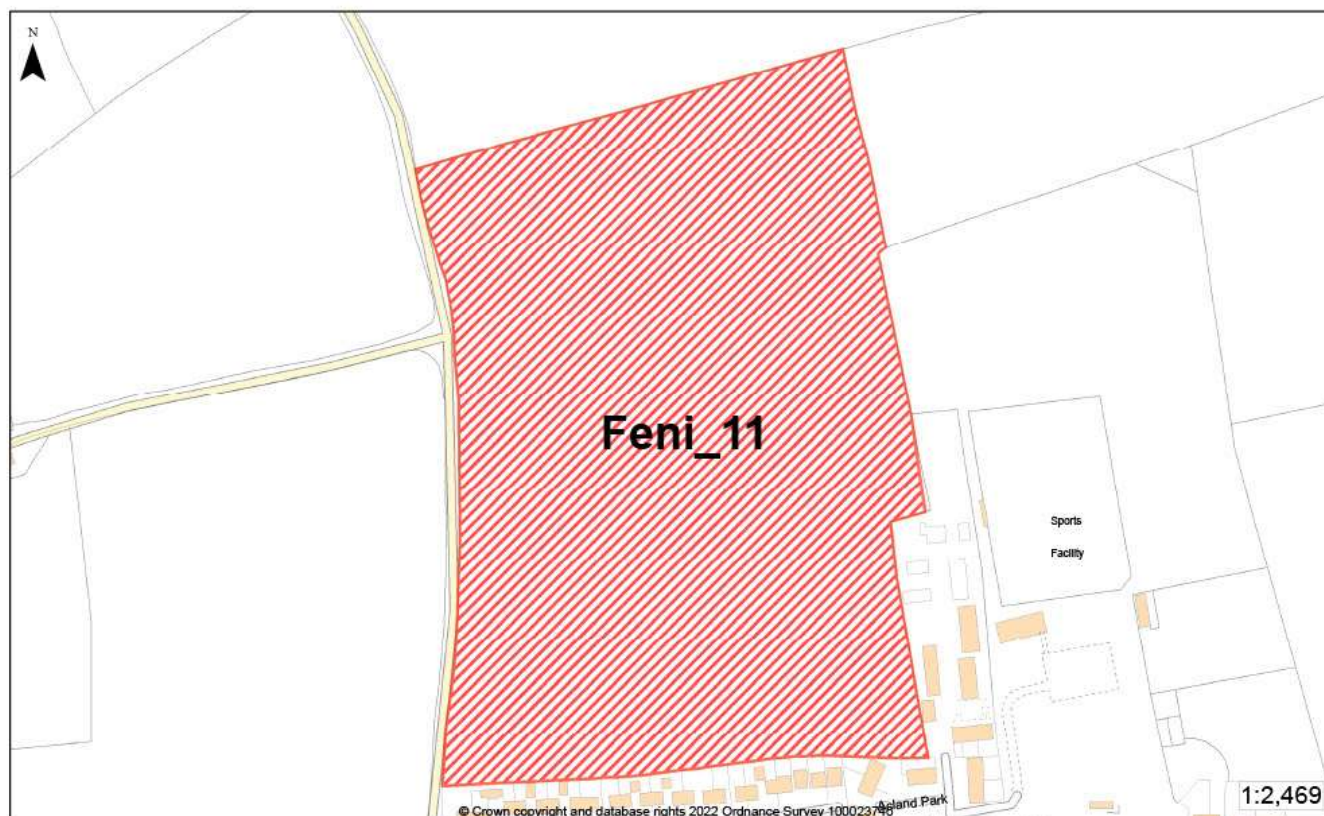
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Feniton

Reference

Feni_11



Call For Sites 2022

Site address	Land at Sherwood Cross, , Feniton, EX14 3EQ
Outside Cranbrook Plan Area	Yes
Description	Relatively level greenfield site on the edge of built-up area of Feniton, comprising regularly shaped fields with hedgerow boundaries. The site is in agricultural use, adjacent to agricultural land and the existing settlement. Colestocks Road is the main access road for the site, it is a narrow access road.
Total site size (ha)	8.38
Submitter's proposed use	Other site/use
Submitter development type	Homes for sale, Affordable homes (approximately 120 dwellings, with substantial areas of public open space, including community play area, allotments and meadow in the northern part of the site, and an area of attenuation in the south west corner)

Availability assessment

Call for site : site type	EXISTING - SMALLER SITE
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	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)	8.38
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	8.38
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 8.3772 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Pebblebed Heaths catchment. Tpos within the edge of site, 13/0013/TPO
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Not in close proximity to designated heritage assets due to distance. Nearest assets is two Grade 2 Listed Buildings (243 m) to the west.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Outside AONB. Site is in Devon Character Areas: Clyst Lowland Farmlands. LCT ref 3E: Lowland plains.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no land in Flood Zones 2 or 3 within the site. Small area of site is at low risk of surface water flooding. Most of site is Grade 1 Agricultural land in the strategic assessment, with grade 2 in the SW corner..
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	Feni_09 comments: 37 ha development sites proposed. Feniton Primary School has no capacity to support additional development and no capacity to extend on the current site. Payhembury primary has limited capacity to support some development. No capacity at Kings School, academy not willing to expand without significant investment and new school. Any additional primary/secondary capacity would need to be funded by development. Transport cost would apply.
DCC Highways comments	Direct access onto highway, no concerns with road collisions, site accessibility no - significant issues.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	Feni_09 and GH/ED/38

Site overlap description	PARTIAL all of site Feni_11 is in Feni_09, but western part of Feni_09 and northern strip of eastern part is not included in site Feni_11. All Feni_11 is in GH/ED/38. Count all of Feni_11. Count western half of Feni_09. Count GH/ED/38 residue as NIL.		
Total site size	8.38		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	8.38		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	5.03		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 101	Mid 126	Max 151
2. Site promoter – yield (upper)	120		
3. Lower of 1. (Mid) yield and 2. yield	120		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	120		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	8.38		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.8.3772 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment and other uses is 8.3772 ha. HOUSING : Site resubmitted in 2022 as a smaller site available for housing. , Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx 126 dwellings (mid-yield). The lower of the mid yield and the site promoter's yield would have the potential for 120 dwellings. Feni_11 is the eastern half of Feni_09, which is part of the larger GH/ED/38. To avoid double counting in the trajectories, count all of Feni_11 , count only the western half of Feni_09 and only the residue of GH/ED/38 (ie excluding Fen_09 and Fen_11). The site Feni_11 passes Stage A and Stage B Suitability Assessment for housing and Achievability. Therefore for the trajectory the net site capacity of Feni_11 is 120 dwellings. EMPLOYMENT : The site is not submitted as available for employment, and although the site GDA passes Stage A it does not pass Stage B		

	Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may 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	120
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

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

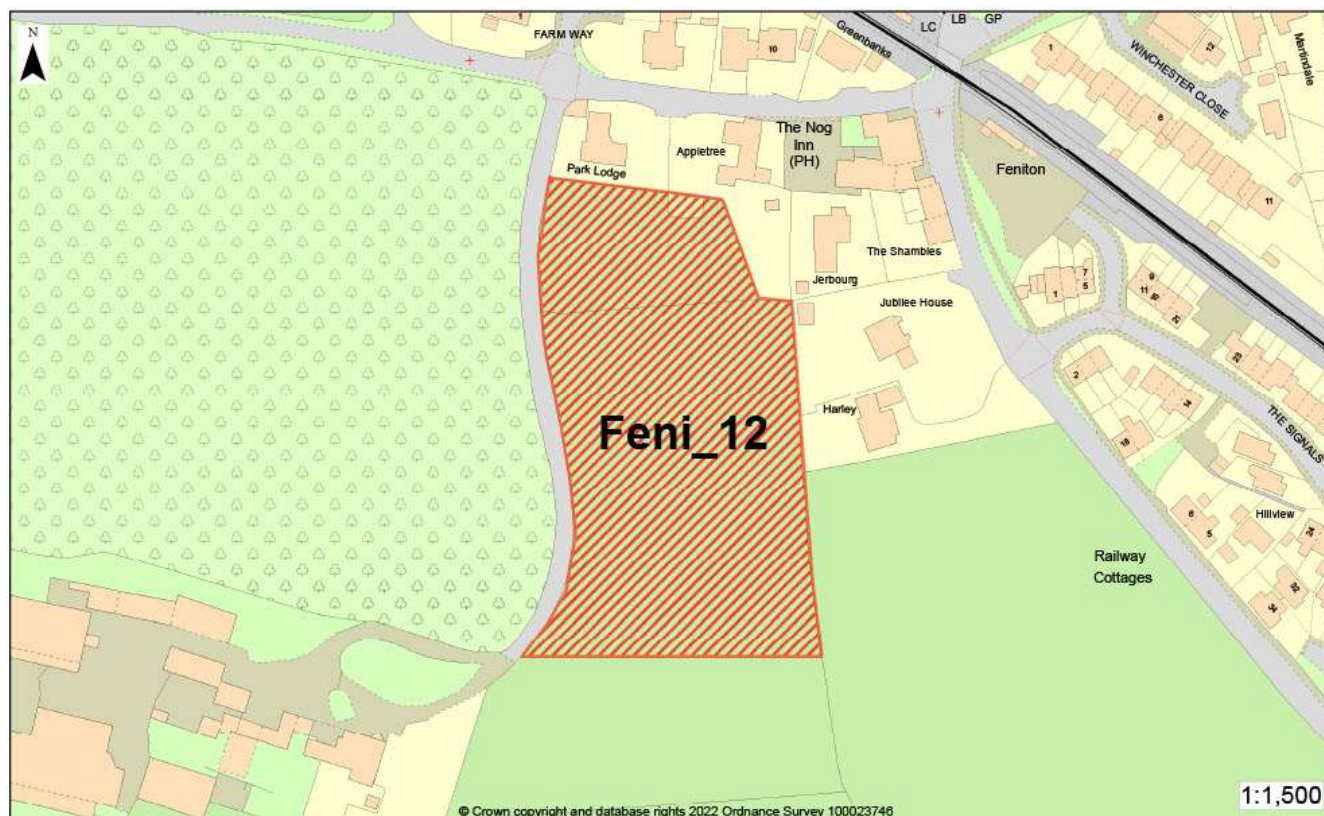
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Feniton

Reference

Feni_12



Call For Sites 2022

Site address	Long Park Farm Talaton Road, , Feniton, EX14 3BU
Outside Cranbrook Plan Area	Yes
Description	Gently sloping greenfield site on the western edge of built-up area of Feniton, close to the railway line. Comprising regularly shaped fields with hedgerow boundaries. The site is in agricultural use, adjacent to agricultural land, woodland and the existing settlement. Submitter proposes access off of existing farm entrance from Station Road. This is currently a narrow access road to west of the site. The site is most of Site Feni_13
Total site size (ha)	1.15
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people (site can range from 0.5ha to 1.5 ha. At the smaller scale the site (Feni_12) could provide approximately 7 to 10 dwellings while the larger site (Feni_13) could see around 30 dwellings brought forward. The landowners preference is to bring forward a self-build/ custom scheme, where they would build site infrastructure then sell the plots individually)

Availability assessment

Call for site : site type

Existing – expanded/smaller/combined/change in use

EXISTING - SMALLER SITE

New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.15
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.15
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.1488 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Pebblebed Heaths catchment.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Not in close proximity to heritage assets, 382 m to the nearest Grade 2 Listed Building,
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Outside AONB. Site is in Devon Character Areas: Clyst Lowland Farmlands. LCT ref 3E: Lowland plains.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no land in Flood Zones 2 or 3 within the site. Site comprises Grade 2 agricultural land
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	37 ha development sites proposed. Feniton Primary School has no capacity to support additional development and no capacity to extend on the current site. Payhembury primary has limited capacity to support some development. No capacity at Kings School, academy not willing to expand without significant investment and new school. Any additional primary/secondary capacity would need to be funded by development. Transport cost would apply.
DCC Highways comments	Direct access onto highway, local services & facilities in area, slight road collision history, site accessibility - no significant issues.
DCC Minerals comments	The site is located within the MCA for aggregates and is close to the MSA and a reasonably sized area of resource which may be economic for mineral working. As such Devon County Council objects to the inclusion of this site on the basis that development has the potential to constrain future working within other parts of the Mineral Safeguarding Area. It is open to EDDC to commission a Mineral Resource Assessment to establish the potential economic value of the sand and gravel resource if it wishes to pursue allocation of this site.
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable due to minerals constraints, subject to MRA

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	Feni_03		
Site overlap description	PARTIAL Site Feni_12 is the same as Feni_03, and is the northern part of Feni_13		
Total site size	1.15		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.15		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	0.92		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 18	Mid 23	Max 28
2. Site promoter – yield (upper)	10		
3. Lower of 1. (Mid) yield and 2. yield	10		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.15		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 1.1488 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment and other uses is 1.1488 ha. HOUSING : Site re-submitted in 2022 as a smaller site available for 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 10 dwellings. Site overlapped by Feni_13. For trajectories Count all of Feni_11; count residue of Feni_13, count Feni_03 as NIL. The site passes Stage A and		

	Stage B Suitability Assessment for housing. But the Panel conclude that the site is Probably unachievable due to minerals constraints, subject to a Mineral Resource Assessment. Therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site is not submitted as available for employment , although the site passes Stages A and B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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

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

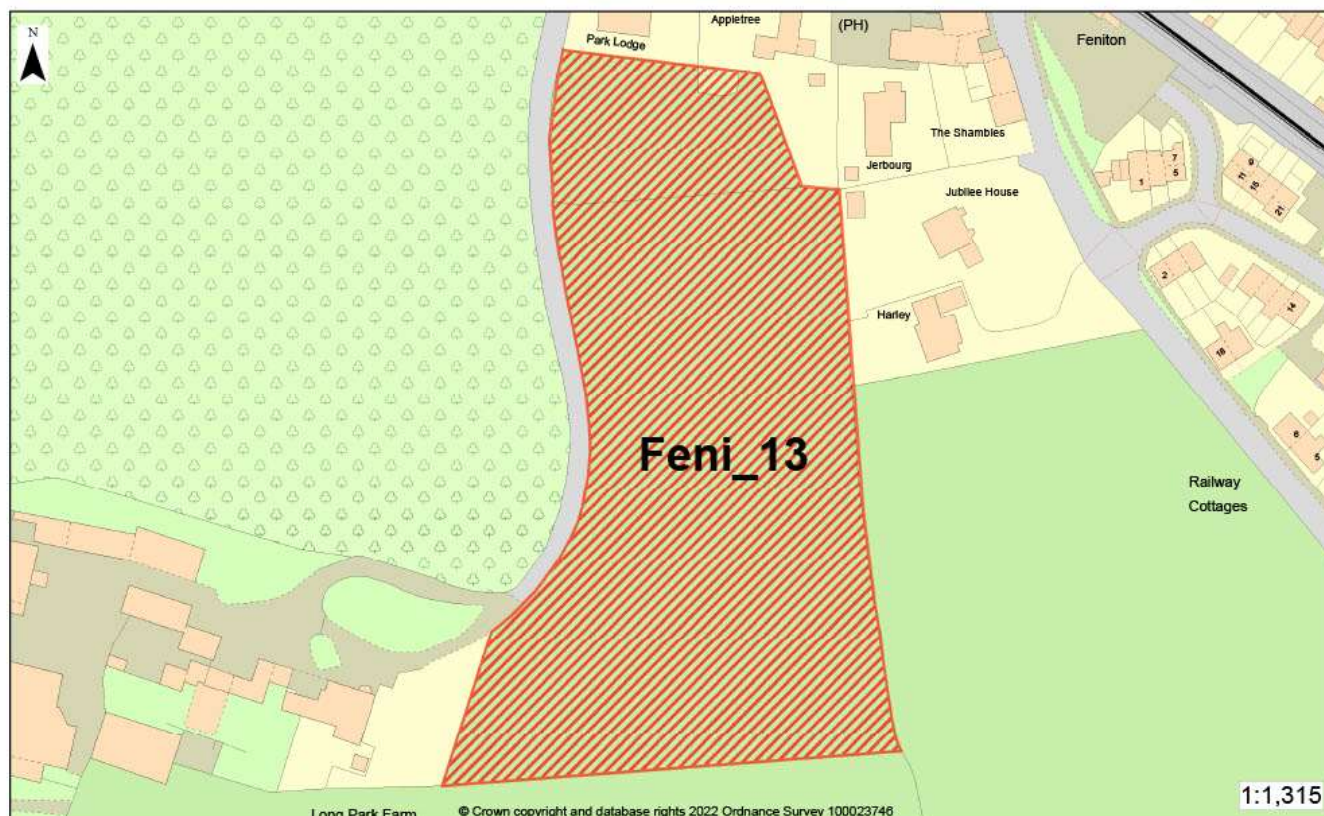
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Feniton

Reference

Feni_13



Call For Sites 2022

Site address	Long Park Farm Talaton Road, , Feniton, EX14 3BU
Outside Cranbrook Plan Area	Yes
Description	Gently sloping greenfield site on the western edge of built-up area of Feniton, close to the railway line. Comprising regularly shaped fields with hedgerow boundaries. The site is in agricultural use, adjacent to agricultural land, woodland and the existing settlement. Submitter proposes access off of existing farm entrance from Station Road. This is currently a narrow access road to west of the site. The site contains all of Site Feni_12.
Total site size (ha)	1.71
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people (site can range from 0.5ha to 1.5 ha. At the smaller scale the site (Feni_12) could provide approximately 7 to 10 dwellings while the larger site (Feni_13) could see around 30 dwellings brought forward. The landowners preference is to bring forward a self-build/custom scheme, where they would build site infrastructure then sell the plots individually)

Availability assessment

Call for site : site type

Existing – expanded/smaller/combined/change in use

EXISTING - EXPANDED SITE

New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.71
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.71
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.7097 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Pebblebed Heaths catchment.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Not in close proximity to heritage assets, 350 m to the nearest Grade 2 Listed Building.
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Outside AONB. Site is in Devon Character Areas: Clyst Lowland Farmlands. LCT ref 3E: Lowland plains.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no land in Flood Zones 2 or 3 within the site. Site comprises Grade 2 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	37 ha development sites proposed. Feniton Primary School has no capacity to support additional development and no capacity to extend on the current site. Payhembury primary has limited capacity to support some development. No capacity at Kings School, academy not willing to expand without significant investment and new school. Any additional primary/secondary capacity would need to be funded by development. Transport cost would apply.
DCC Highways comments	Direct access onto highway, local services & facilities in area, slight road collision history, site accessibility - no significant issues.
DCC Minerals comments	The site is located within the MCA for aggregates and is close to the MSA and a reasonably sized area of resource which may be economic for mineral working. As such Devon County Council objects to the inclusion of this site on the basis that development has the potential to constrain future working within other parts of the Mineral Safeguarding Area. It is open to EDDC to commission a Mineral Resource Assessment to establish the potential economic value of the sand and gravel resource if it wishes to pursue allocation of this site.
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment

EDDC Economic Development comments	

Panel's conclusions	Probably unachievable for housing due to minerals constraints, subject to Mineral Resource Assessment. Note that a written comment indicated that site does have potential for housing
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)	Feni_03		
Site overlap description	PARTIAL Site Feni_13 contains all of Feni_03, but is larger than Feni_03 by including additional land to the south. Feni_03 is the same as Feni_12. Count all of Feni_12, Count the residue of Feni 13 (20 dws). Count Feni_03 as NIL.		
Total site size	1.71		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.71		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	1.37		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 27	Mid 34	Max 41
2. Site promoter – yield (upper)	30		
3. Lower of 1. (Mid) yield and 2. yield	30		
4. Percentage of site to count– housing	66		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.71		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 1.7097 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment and other uses is 1.7097 ha. HOUSING : Site re-submitted in 2022 as a smaller site available for housing. Based on the gross site area and after applying the gross to		

	net conversion factor, the site has potential to deliver approx 34 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 30 dwellings. Site overlapped by Feni_13. For trajectories Count all of Feni_11 (10 dws), count residue of Feni_13 (ie 20 dws), Count Feni_03 as NIL. The site Feni_13 passes Stage A and Stage B Suitability Assessment for housing. However the HELAA Panel (majority) concluded that the site is Probably unachievable for housing due to minerals constraints, subject to a Mineral Resource Assessment. Therefore for the trajectory for Feni_13 the net site capacity is NIL dwellings. EMPLOYMENT : The site is not submitted as available for employment , although the site passes Stages A and B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

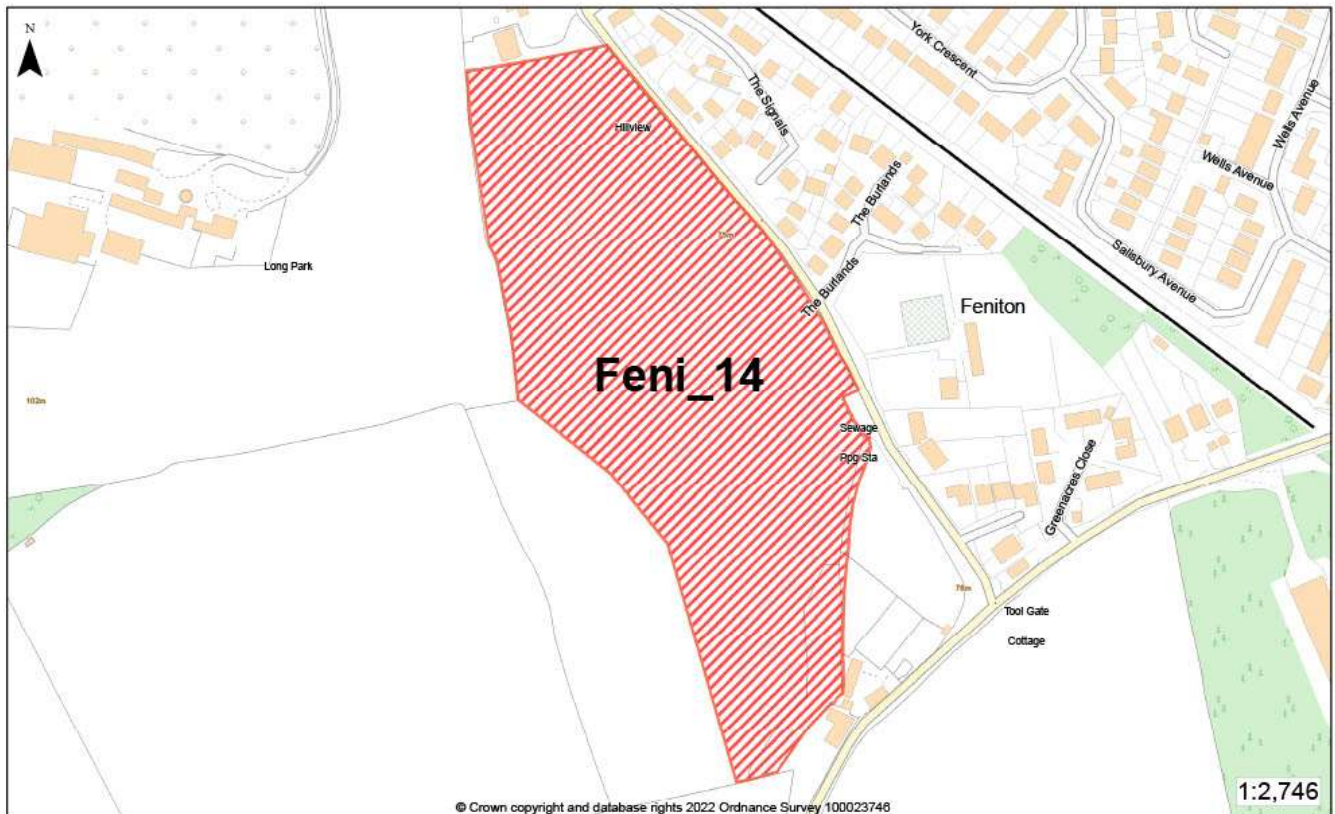
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Feniton

Reference

Feni_14



Call For Sites 2022

Site address	Land off Ottery Road, , Feniton,
Outside Cranbrook Plan Area	Yes
Description	Relatively level greenfield site on the edge of the built-up area of Feniton, irregularly shaped fields with hedgerows in the East and southeast boundaries. The site is in agricultural use adjacent to agricultural land and existing settlement. Ottery Road is the main access road. Adjoins sites Feni_12 & Feni_13.
Total site size (ha)	5.43
Submitter's proposed use	Other site/use
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, (residential dwellings with the opportunity to consider the potential for associated employment floorspace and/or community floorspace along with associated public open space, play space, allotments, and infrastructure.)

Availability assessment

Call for site : site type	EXISTING - RESUBMISSION
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	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)	5.43
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	5.43
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 5.4332 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Pebblebed Heaths catchment. Area TPO (20/0047/TP) on adjoining land 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 Grade 2 listed building Metcombe Cottage on adjoining land to to the site (3m) which may affect development potential.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	Outside AONB. Site is in Devon Character Areas: Clyst Lowland Farmlands. LCT ref 3E: Lowland plains.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no land in Flood Zones 2 or 3 within the site. Small area of site is at low & medium risk of surface water flooding. The Feniton Flood Alleviation scheme is being progressed. Part of the scheme runs through the southern portion of the Site. Grade 2 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	37 ha development sites proposed. Feniton Primary School has no capacity to support additional development and no capacity to extend on the current site. Payhembury primary has limited capacity to support some development. No capacity at Kings School, academy not willing to expand without significant investment and new school. Any additional primary/secondary capacity would need to be funded by development. Transport cost would apply.
DCC Highways comments	Accessible from Ottery Rd OK
DCC Minerals comments	The site is located within the MCA for aggregates and is close to the MSA and a reasonably sized area of resource which may be economic for mineral working. As such Devon County Council objects to the inclusion of this site on the basis that development has the potential to constrain future working within other parts of the Mineral Safeguarding Area. It is open to EDDC to commission a Mineral Resource Assessment to establish the potential economic value of the sand and gravel resource if it wishes to pursue allocation of this site.
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Previous Panel conclusion (housing only) : Probably unachievable due to minerals constraints, subject to MRA.
Site Achievable for Housing	Probably unachievable unless
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	Feni_04		
Site overlap description	WHOLE - Feni_14 and Site Feni_04 are effectively identical. Count all of Feni_14. Count Feni_04 as NIL.		
Total site size	5.43		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	5.43		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	3.26		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 65	Mid 81	Max 98
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	81		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	5.43		
Percentage of site to count – employment	10		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 5.4332 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment and other uses is 5.4332 ha. HOUSING : Site re-submitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx 81 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. In the absence of a specified site promoter's yield, the site would have the potential for 81 dwellings. Site wholly overlaps by Feni_04. For trajectories Count all of Feni_14 and count Feni_04 as NIL. The site Feni_14 passes Stage A and Stage B Suitability Assessment for housing. However the HELAA Panel concluded that this site is probably unachievable due to minerals constraints, subject to a Mineral		

	Resource Assessment. Therefore for the trajectory for Feni_14 the net site capacity is NIL dwellings. (Note MRA prepared by Wardell Armstrong, dated September 2022 was submitted to EDDC on 11 October 2022, after the last HELAA Panel Meeting). EMPLOYMENT : The site submitted as available for employment (amount and type unquantified) in association with housing , although the site passes Stages A and B Suitability Assessment for employment. Therefore assuming employment land of 0.5 Ha (approx 10% of GDA) the site capacity for employment is 0.5 ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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

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

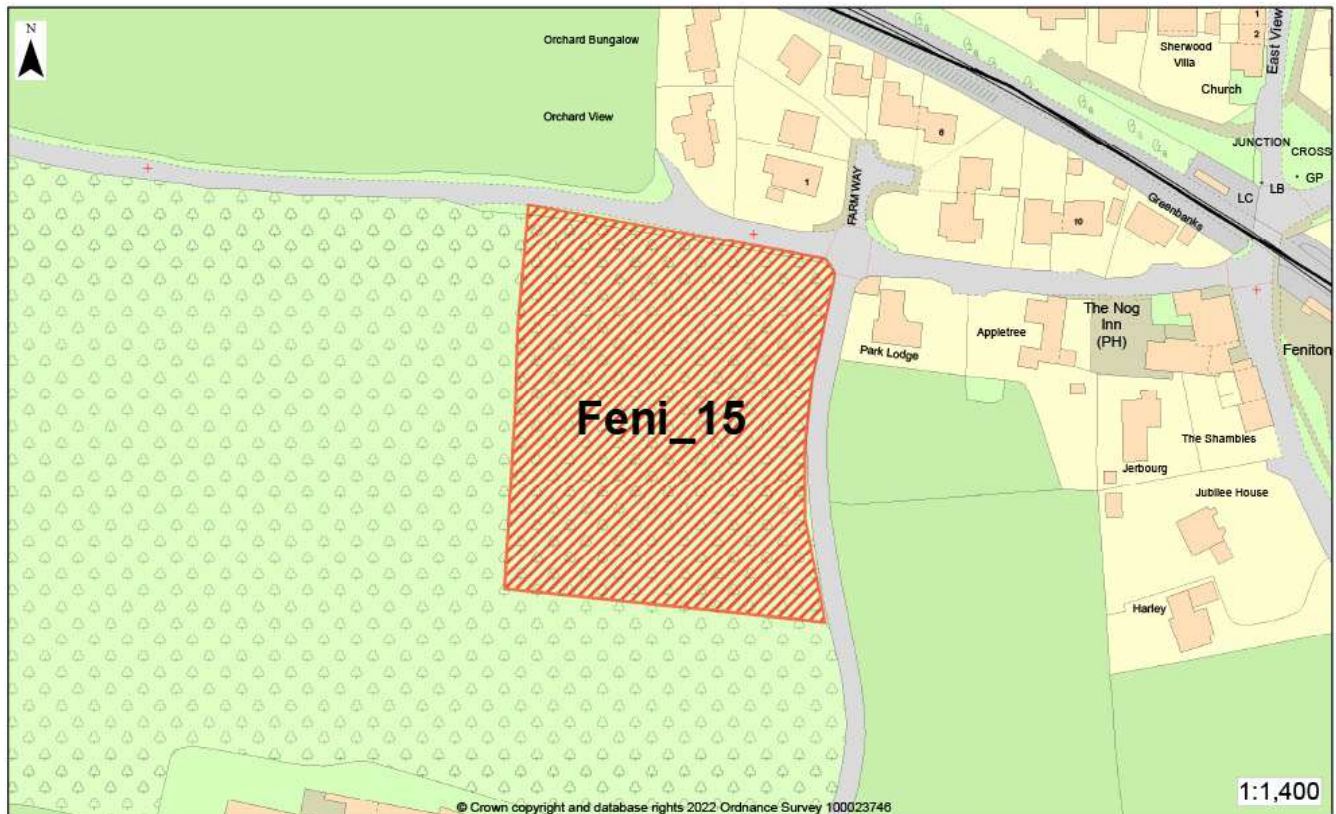
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Feniton

Reference

Feni_15



Call For Sites 2022

Site address	Long Park Farm Talaton Road, , Feniton, EX14 3BU
Outside Cranbrook Plan Area	Yes
Description	Relatively flat woodland site on the edge of a built-up area, close to the railway line, regularly shaped fields with hedgerow boundaries, the site is part of the larger woodland, adjacent to agricultural land, woodland and existing settlement. Adjoining Feni_12 & Feni_13.
Total site size (ha)	1.02
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people (10 to 20 self build dwellings)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.02
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 1.0216 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Pebblebed Heaths catchment.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Not in close proximity to heritage asset. Site is 389 m north of the nearest Grade 2 Listed Building (Sherwood Farm).
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Outside AONB. Site is in Devon Character Areas: Clyst Lowland Farmlands. LCT ref 3E: Lowland plains.
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no land in Flood Zones 2 or 3 within the site. Small area of site is at low risk of surface water flooding. Grade 2 Agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	2021 Feniton comments: 37 ha development sites proposed. Feniton Primary School has no capacity to support additional development and no capacity to extend on the current site. Payhembury primary has limited capacity to support some development. No capacity at Kings School, academy not willing to expand without significant investment and new school. Any additional primary/secondary capacity would need to be funded by development. Transport cost would apply.
DCC Highways comments	Direct access onto highway, local services & facilities in area, slight road collision history, site accessibility - no significant issues.
DCC Minerals comments	The site is located within the MCA for aggregates and is close to the MSA and a reasonably sized area of resource which may be economic for mineral working. As such Devon County Council objects to the inclusion of this site on the basis that development has the potential to constrain future working within other parts of the Mineral Safeguarding Area. It is open to EDDC to commission a Mineral Resource Assessment to establish the potential economic value of the sand and gravel resource if it wishes to pursue allocation of this site.
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable for housing due to minerals constraints, subject to Mineral Resource Assessment.
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	NONE		
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 %	80		
Net developable area (ha)	0.82		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 16	Mid 20	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 (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
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)	0.00		
SITE POTENTIAL	Of the 1.0216 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment and other uses is 1.0216 ha. HOUSING : Site submitted in 2022 as available for 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. In the absence of a specified site promoter's yield, the site would have the potential for 20 dwellings. No overlaps The site passes Stage A and Stage B Suitability Assessment for housing . However the HELAA Panel concluded that this site is Probably unachievable for housing due to minerals constraints, subject to Mineral Resource Assessment. Therefore for the trajectory the net site capacity is NIL dwellings.		

	EMPLOYMENT : The site is not submitted as available for employment, although the site passes Stages A and B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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

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

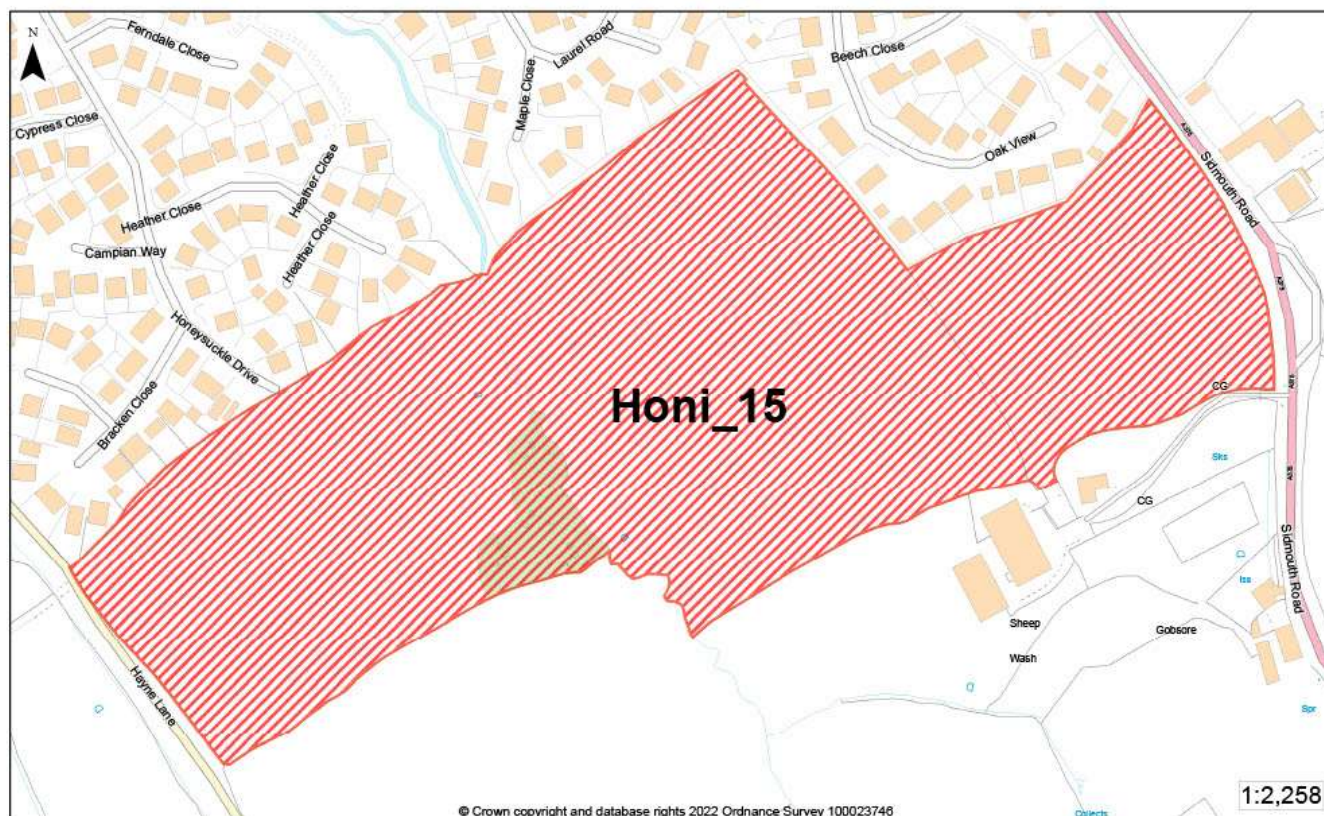
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Honiton

Reference

Honi_15



Call For Sites 2022

Site address	Land at Heathfield, , Honiton, EX14 3TX
Outside Cranbrook Plan Area	Yes
Description	Greenfield site, Comprising 3 connected agricultural fields with hedgerow boundaries on the southwest edge of Honiton. Site is sloping, rising from north to the south, more gentle slope in the north but steeper in parts (within the category 1:10 to 1:3). Site abuts residential development to the north and agricultural land to the south and west. Sidmouth Road A375 lies to the east, and the submitter proposes that the main access road for the site is from Sidmouth Road. Hayne Lane would be another point of access. Except for the northern edge of the central field, the rest of the site is in the AONB.
Total site size (ha)	8.94
Submitter's proposed use	Other site/use
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people. Gleeson Land have previously submitted 2 planning applications for residential development of around 150 homes on the site (ref 13/2430/MOUT) and 15/1027/MOUT). Both applications were refused on basis of impact on the AONB. Want EDDC to change AONB boundary. 2022 Presentation to Strategic Planning Committee was based on Honi_01.

Availability assessment

Call for site : site type

EXISTING - EXPANDED SITE

Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx 0.0874 ha 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). 0.01 ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	8.85
GDA Discounted at Stage A – Housing (ha)	0.09
GDA Passes Stage A – Employment (ha)	8.85
GDA Discounted at Stage A – Employment (ha)	0.09
Stage A Assessment conclusion	An area of approximately 8.8494 Ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest The site located close to TPOs area 92/0015/TP.
For Housing - Will the site have an unacceptable impact on biodiversity?	No

For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Nearest Two Grade II Listed buildings, 230m NE, not in close proximity due to distance and intervening residential 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	most of the site falls in East Devon AONB. LCT ref 3 a: Upper farmed and wooded valley slopes;
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	0.0874 ha of land is in Flood Zone 3 in middle of the land. Small part of the site is in high risk of surface water flooding. Grade 3 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?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	Honi_01 Comment: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with proposed sites at Gittisham and Dunkerswell - possibility that new primary school site needs to be allocated. safe walking routes required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.
DCC Highways comments	More than one access onto highway, local services & facilities in area, slight road collision history, site accessibility - no significant issues.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Half of this site extends into the WCZ but no WPA objection as there is considerable distance to the waste site and various landuses in between (such as roads, railway, houses and businesses).
EDDC Environmental Health comments	Consideration for Air Quality. Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing subject to achieving appropriate engineering solution regarding highway safety in relation to the use of Sidmouth Road for site 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)	Honi_01		
Site overlap description	PARTIAL OVERLAP orthern main part of Honi_01 is the Central part of site Honi_15. Southern part of Honi_01 outwith the site in 2022 SPC Presentation . So count all of Honi_15 but count Honi_01 as NIL.		
Total site size	8.94		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.09		
Gross development area – Passes Stage B Housing	8.85		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	5.31		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 106	Mid 133	Max 159
2. Site promoter – yield (upper)	150		
3. Lower of 1. (Mid) yield and 2. yield	133		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	133		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.09		
Gross development area – Passes Stage B Employment (Ha)	8.85		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 8.9368 ha site, 0.0874 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment and other uses is 8.8494 ha.		

	HOUSING : Site submitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx 133 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. In the absence of a specified site promoter's yield, the site would have the potential for 133 dwellings. Site overlaps northern part of Honi_01. To avoid double counting count all of Honi_15 and Count Honi_01 as NIL. The site passes Stage A and Stage B Suitability Assessment and Achievability for housing, and therefore for the trajectory the net site capacity is 133 dwellings. EMPLOYMENT : The site is not submitted as available for employment, although the site passes Stages A and B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha

GENERAL COMMENT FOR ALL SITES

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

Also, future evidence, where available, may 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	133
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

Employment - Suitable Available Achievable summary

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

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

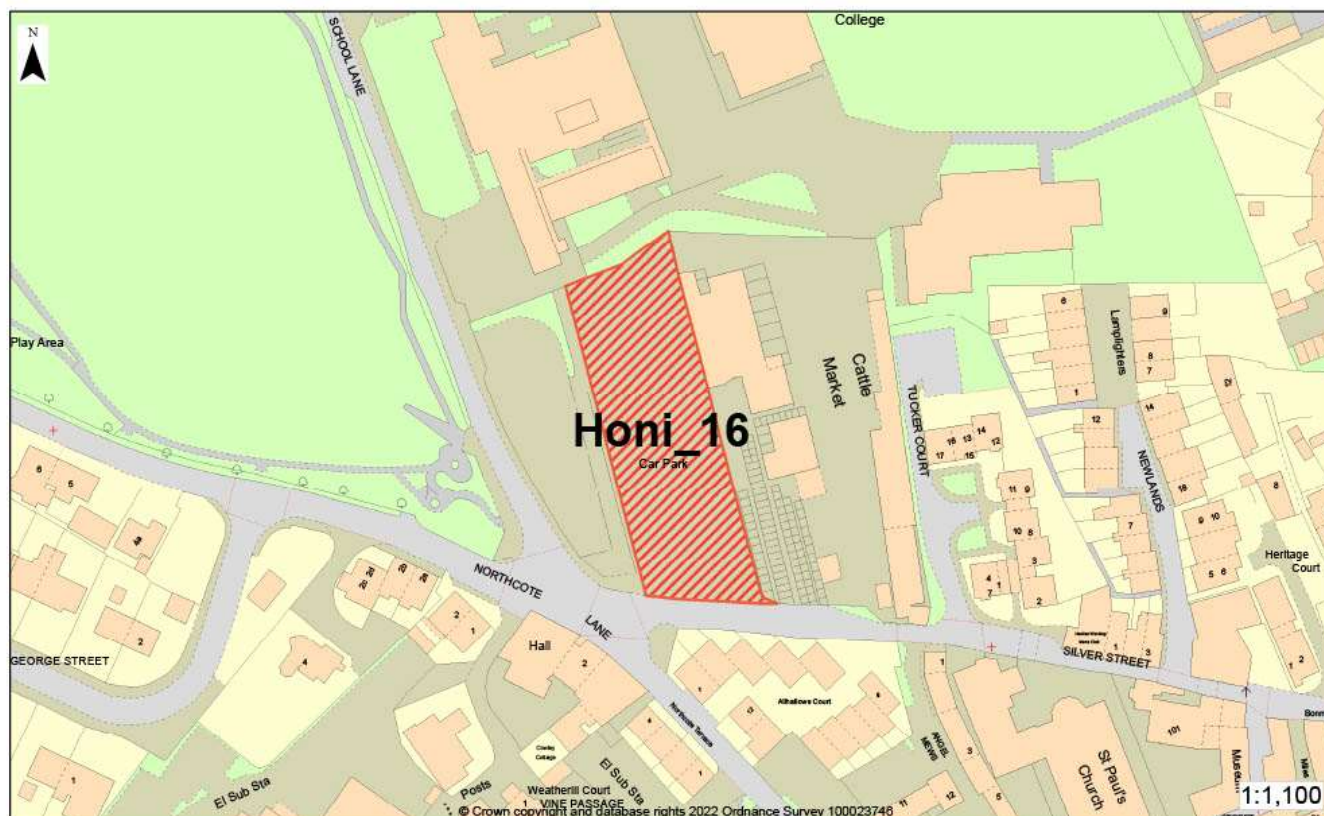
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Honiton

Reference

Honi_16



Call For Sites 2022

Site address	Silver Street Car Park, , Honiton, EX14 1QL
Outside Cranbrook Plan Area	Yes
Description	Flat existing brownfield site close to the town centre of Honiton, comprising a long stay public car park (93 spaces) owned and operated by East Devon District Council. It doesn't include the adjoining carpark east of School Lane. The site Honi_16 lies adjacent to the cattle market, Honiton community college and Honiton rugby football club, and is on the western boundary of Site Honi_11. Silver Street adjoins the southern boundary and the current site access is directly off Silver Street.
Total site size (ha)	0.22
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Office, Industrial / warehouse, Retail, Hotel, Mixed Use (Town centre site with possible residential uses or employment or mixed use options)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the period of 11-15 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?	No
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.22
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.22
Stage A Assessment conclusion	An area of approx. 0.2192 Ha has passed the Stage A Suitability Assessment for housing, but not for employment as the site is below the size threshold. In the absence of site size threshold for other uses, the site passes Stage A for other (retail/hotel)
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest
For Housing - 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 impact of new build development on significance of heritage assets due to close proximity of CHURCH OF ST PAUL - 50m - grade 2*listed building, and the Pre 1974 Conservation Area - Honiton which have numbers of Grade 2 & Grade 2* listed buildings. May impact on development potential.

For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Outside AONB. Site is in National Character Areas: Blackdowns; Devon Character Areas: Clyst Lowland Farmlands. LCT ref 7. Main cities and towns
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no land in Flood Zones 2 or 3 within the site. Classified as urban land on 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?	No
Safety	No overhead high voltage electricity lines and no high pressure 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	(Use comments on nearby Honi_11) - Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with proposed sites at Gittisham and Dunkerswell - possibility that new primary school site needs to be allocated. safe walking routes required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.
DCC Highways comments	Loss of parking, may lead to further increase in nuisance parking, established access onto highway and no - road collision issues,
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of contaminated land, consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase.

Achievability assessment

EDDC Economic Development comments	This site could potentially be achievable for limited employment uses. A small site nestled in between a car park to the west and a former cattle market to the east, the latter recently given permission (via appeal) to develop a retirement complex. Due to its size it is unlikely that any significant employment generating uses will be developed

	here. It is also unclear how the removal of parking capacity will impact the accessibility of the town from an economic perspective.
Panel's conclusions	Probably achievable for housing and limited employment subject to robust evidence demonstrating there are no potentially significant impacts from likely loss of public parking spaces that cannot be mitigated satisfactorily.
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	NONE		
Total site size	0.22		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.22		
Gross to net area conversion factor applied %	100		
Net developable area (ha)	0.22		
Density assumption applied (dwellings per Ha)	Min 51	Mid 75	Max 100
1. Calculated yield (HELAA Methodology)	Min 11	Mid 16	Max 22
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	16		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	16		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.22		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.2192 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment and other uses is 0.2192ha. HOUSING : Site submitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx 16 dwellings (mid-yield -		

	town centre type density). However, constraints highlighted above, may significantly reduce this potential. In the absence of a specified site promoter's yield, the site would have the potential for 16 dwellings. There are no overlaps. The site passes Stage A and Stage B Suitability Assessment and Achievability for housing, and therefore for the trajectory the net site capacity is 16 dwellings. EMPLOYMENT : The site is submitted as available for employment, but the site does not pass Stages A and B Suitability Assessment for employment as it is below the site size threshold. Therefore the site capacity for employment is NIL ha. OTHER : The site is submitted as available for other uses (retail/hotel). In the absence of a size threshold for 'other' the site passes Stage A and Stage B. Therefore the site capacity for 'other' is 0.2192 ha

GENERAL COMMENT FOR ALL SITES

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

Also, future evidence, where available, may 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	16
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

Employment - Suitable Available Achievable summary

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

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

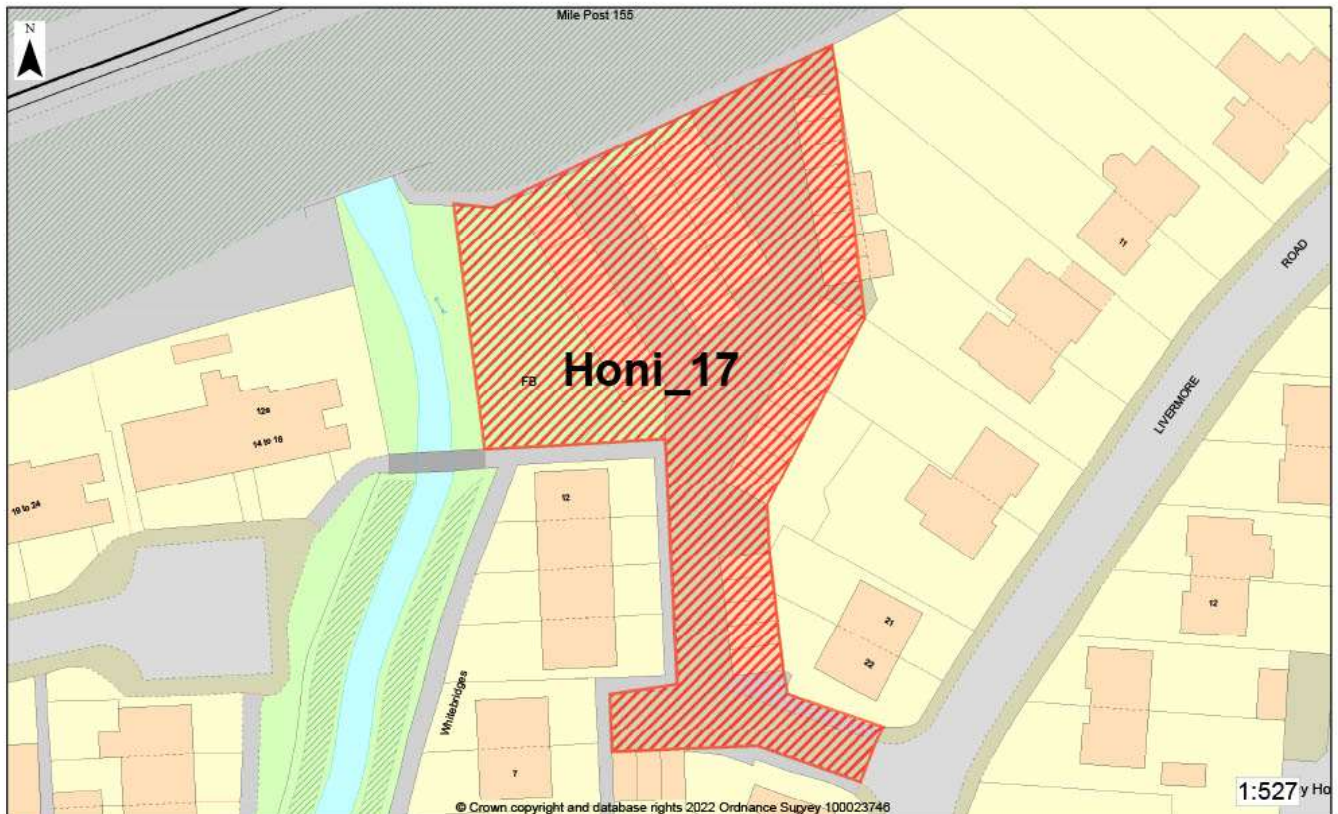
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Honiton

Reference

Honi_17



Call For Sites 2022

Site address	Garages off Livermore Road, , Honiton, EX14 2DJ
Outside Cranbrook Plan Area	Yes
Description	Relatively flat existing brownfield site in the existing neighbourhood on Littletown Road, to the rear of Livermore Road, within the urban area of Honiton. The site is currently used as blocks of garages (approx. 46 within the site) that are owned and rented out by East Devon District Council for motor vehicle storage. It is surrounded to the E, W and S by residential dwellings, and to the north is the steep embankment up to the railway line. Livermore Road is the main access road. Submitter indicates that currently tight/narrow access could be widened by using land with 2 houses on the end which the Council also owns.
Total site size (ha)	0.21
Submitter's proposed use	Small residential site
Submitter development type	Affordable homes (10 dwellings)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	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?	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 0.01 ha 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). 0.01 ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.20
GDA Discounted at Stage A – Housing (ha)	0.01
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 0.1951 Ha has passed the Stage A Suitability Assessment for housing , but not for employment as the site is below the site size threshold for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Nearest designated heritage assets are two Grade 2 Listed buildings, 80m & 125m to South East located south of

	Littletown Rd , not in close proximity due to distance and intervening residential buildings.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Outside AONB. Site is in National Character Areas: Blackdowns; Devon Character Areas: Clyst Lowland Farmlands. LCT ref 7. Main cities and towns
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	0.01 ha of land is in Flood Zone 2 & 3 in western on land. Majority of the site is in Low and Medium risk of surface water flooding; and the western part of the site is in High risk of surface water flooding. (from adjoining leat and surface water flooding during storm events). Classified as urban land on 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?	NO
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	(Use comments on nearby Honi_05) - Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with proposed sites at Gittisham and Dunkerswell - possibility that new primary school site needs to be allocated. safe walking routes required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.
DCC Highways comments	Direct access onto highway, local services & facilities in area, no concerns with road collisions, site accessibility no - significant issues.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment

EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing, subject to robust evidence about the impacts of the loss of motor vehicle storage.
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	NONE		
Total site size	0.21		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.01		
Gross development area – Passes Stage B Housing	0.20		
Gross to net area conversion factor applied %	100		
Net developable area (ha)	0.20		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 4	Mid 5	Max 6
2. Site promoter – yield (upper)	10		
3. Lower of 1. (Mid) yield and 2. yield	5		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	5		
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)	0.00		
SITE POTENTIAL	Of the 0.2051 ha site, 0.01 Ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment and other uses is 0.1951 ha. HOUSING : Site submitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx 5 dwellings (mid-yield - town centre type density). However, constraints highlighted above, may significantly reduce this potential. In the absence of a specified site		

	promoter's yield, the site would have the potential for 5 dwellings. There are no overlaps. The site passes Stage A and Stage B Suitability Assessment and Achievability for housing, and therefore for the trajectory the net site capacity is 5 dwellings. EMPLOYMENT : The site is not submitted as available for employment, and does not pass Stages A and B Suitability Assessment for employment as it is below the site size threshold. Therefore the site capacity for employment is NIL ha.

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

Employment Trajectory	Hectares
2020-22 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

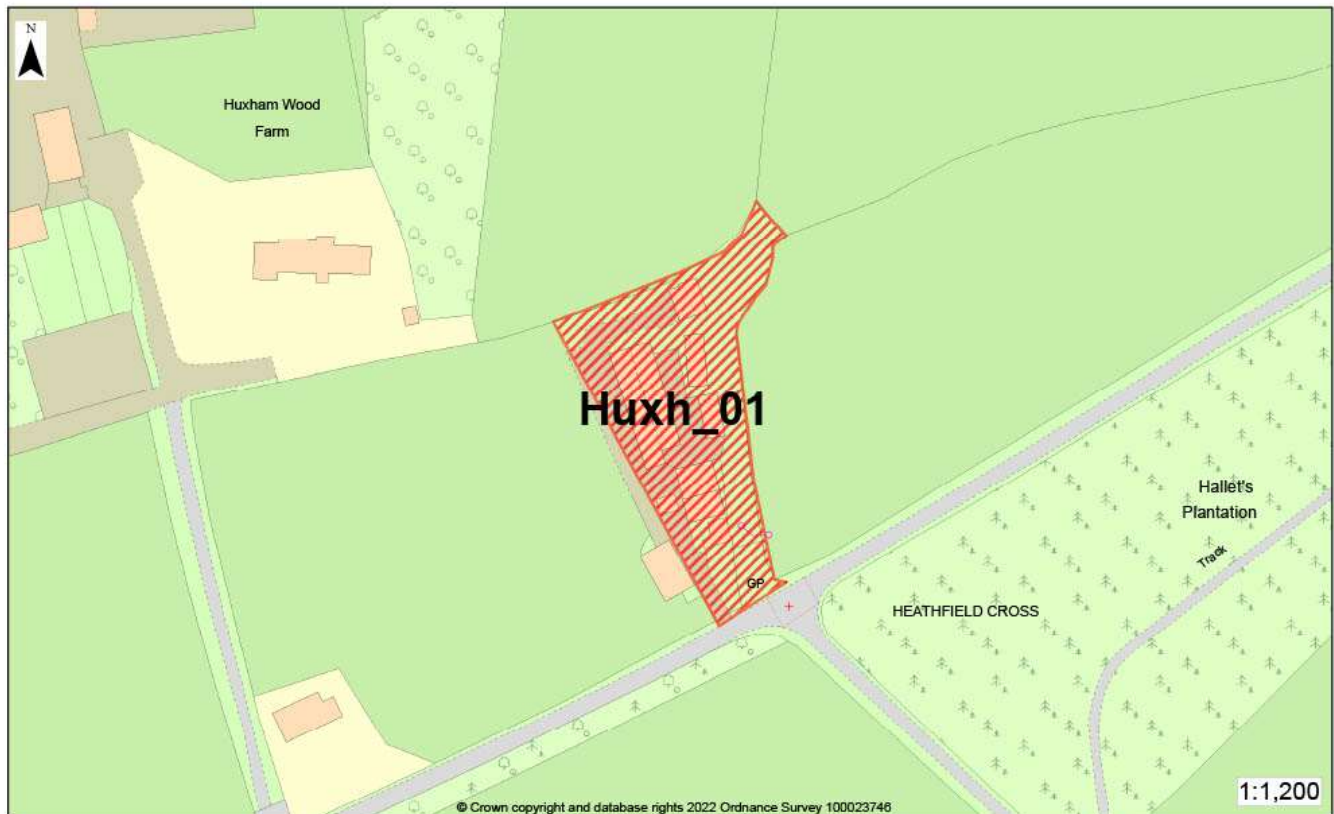
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Huxham

Reference

Huxh_01



Call For Sites 2022

Site address	The Bungalow, Poltimore, EXETER, EX4 0AA
Outside Cranbrook Plan Area	Yes
Description	Small greenfield site comprising a group of 8 agricultural buildings in a detached, rural location at Heathfield Cross, approx 1200m from western edge of Poltimore village and 1400m from Stoke Canon village. Relatively flat site (slight slope rising from north to south. Surrounded by agricultural land with C road to the south. Approx 60m E of Huxham Wood. Group of large agricultural buildings approx 280m to the E, single bungalow approx 110m to the SW, and dwelling at Huxham Wood Farm 50m to WNW. Existing, gated vehicular access to the agricultural buildings from road to the south of the site.
Total site size (ha)	0.30
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes (up to 5 dwellings from conversion of agricultural buildings).

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes

Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.30
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.30
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.3009Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones. Physically separated from Huxham Wood (Ancient replanted woodland) by distance (approx 110m), fields and buildings at Huxham Wood Farm.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Not in close proximity to designated heritage assets (nearest is Grade 2 listed building (Rosemead) 800m to the south of the site.)

For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Not in AONB. Devon Character Area : Exeter Slopes and Hills. LCTRef: 3A. Upper farmed and wooded valley slopes. Located within wider landscape of agricultural fields interspersed with with coverts, copses, plantations and larger woodland areas including Huxham Brake and Stoke Woods.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no land in Flood Zones 2 or 3 within the site. Site comprises Grade 3 agricultural land on strategic assessment.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	2021 Stoke Canon comments : Stoke Canon primary has some capacity to support some development, safe walking routes are required. Additional secondary provision required and secondary transport costs would apply.
DCC Highways comments	Direct access onto highway, some works already permitted, no concerns with road collisions, site accessibility no - significant issues.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	No Comments

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing. Note that a written comment indicated that site does not have potential for housing.
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	NONE		
Total site size	0.30		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.30		
Gross to net area conversion factor applied %	100		
Net developable area (ha)	0.30		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 6	Mid 8	Max 9
2. Site promoter – yield (upper)	5		
3. Lower of 1. (Mid) yield and 2. yield	5		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	5		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.30		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.3009 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 0.3009 ha. HOUSING : Site submitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 8 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 5 dwellings. There are no overlaps. The site passes Stages A and B Suitability Assessment and Achievability for housing, and therefore for the trajectory the net site capacity is 5 dwellings. EMPLOYMENT : The site is not submitted as available for employment, although the site passes Stage A and Stage B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.		
GENERAL COMMENT FOR ALL SITES			

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

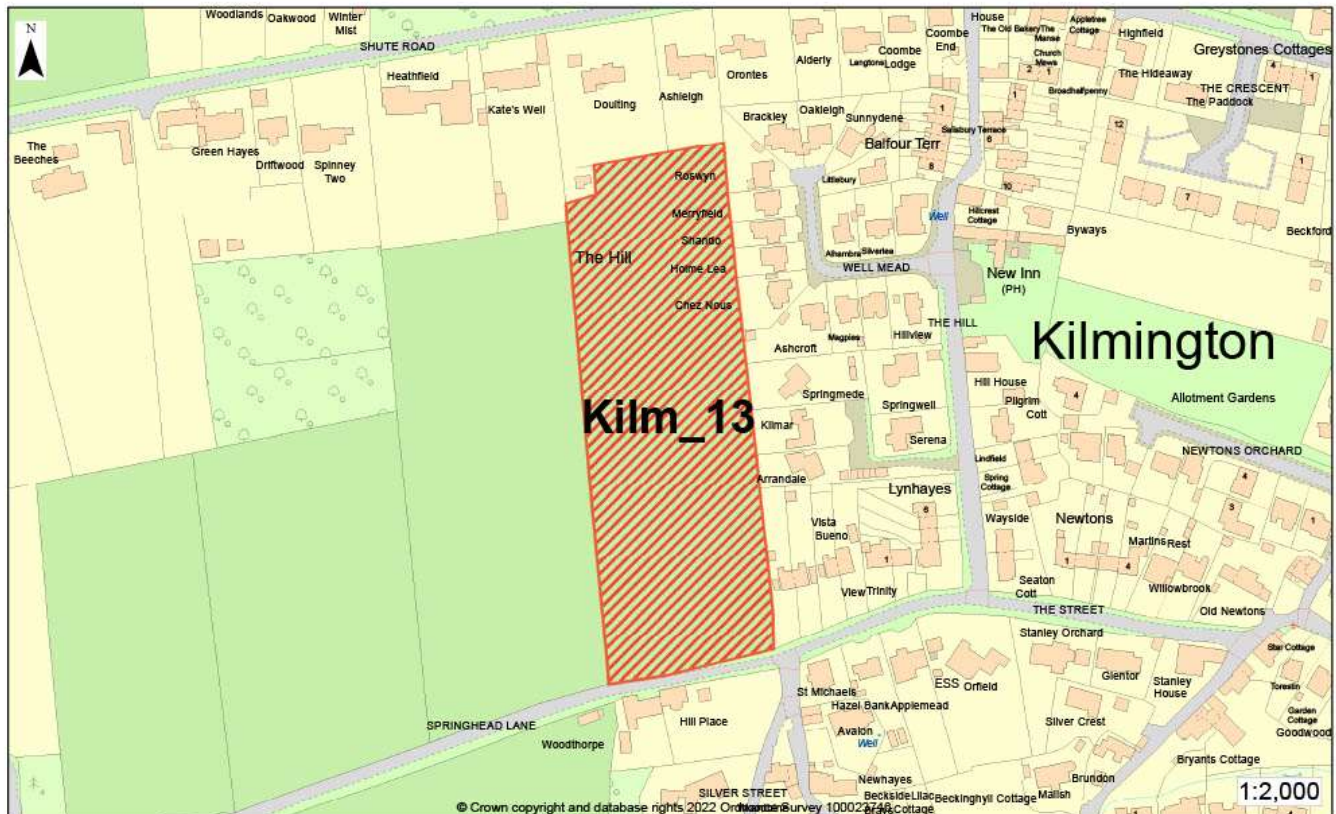
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Kilmington

Reference

Kilm_13



Call For Sites 2022

Site address	Land to North of Springhead Lane, , Kilmington, EX13 7RZ
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising one rectangular shape agricultural field which slopes gently up from SE to NW, bounded by relatively low hedgerows, located on western edge of Kilmington village. Does not include small corner parcel to NW (former stables/garage at Doultings). Two adjoining groups of housing on cul-de-sacs to the east of the site, plus road frontage housing S of Shute Road to the north and S of Springfield Lane to the south. Agricultural land to the west (Kilm_03). Current field access on SW corner of site from Springfield Lane which is public highway.
Total site size (ha)	1.57
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Homes for older people. Would prefer homes for older people.

Availability assessment

Call for site : site type	EXISTING - RESUBMISSION
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes

Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.57
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.57
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.5655 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Tree Preservation Order on two groups of trees on the eastern boundary (91/0018/TPO). Also, site is within River Axe nutrient management zone. This could affect development potential. Not in close proximity to other designated biodiversity sites. (60m from Kilmington Common County Wildlife Site which lies to the north, but is separated from the site by the road frontage housing on S side of Shute Road. Approx 750m from Shute Hill Ancient replanted Woodland which is SW 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	No significant issues. Not in close proximity to designated heritage assets - the nearest is a Grade 2 Listed Building at the New Inn, 55m to east of site, plus Grade II listed dwellings 95m to south of site. There is substantial existing development in between eg housing development in the Well Mead cul-de-sac so no intervening views. Approx 400m from the western edge of the Kilmington 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	Located entirely in the East Devon AONB. Kilmington village lies within the AONB. Site adjoins the western edge of the village, surrounded on 3 sides by built development and would be viewed in that context of the built edge of the village. Views into site from public highway (Springfield Lane due to low/sparse hedgerow with intermittent mature trees on the S boundary. This affords views across the whole site, and more distant views towards woodland on higher ground to the NW.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no land in Flood Zones 2 or 3 within the site. Narrow ribbon of land on western boundary at low risk of surface water flooding. Site comprises Grade 3 agricultural land on strategic assessment.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	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	Kilm_04 comment: Significant ha development sites proposed. Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.
DCC Highways comments	Kilm_04 comment: The site is served by an existing access off Springhead Lane. Good visibility can be achieved from the site in both directions on Springhead Lane.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.

EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Previous Panel conclusion (housing only) : 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)	Kilm_04		
Site overlap description	WHOLE - all of site is in Kilm_04. Probable change in ownership; 2022 submission does not specify number of dwellings. Count Kilm_04 as NIL. Count all of Kilm_13.		
Total site size	1.57		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.57		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	1.25		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 25	Mid 31	Max 38
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	31		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	31		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)			
Gross development area – Passes Stage B Employment (Ha)	1.57		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 1.5655 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 Use Classes C3/Eg/B2/B8 planning		

	commitments. Thus the gross site development area for housing and for employment is approx. 1.5655 ha. HOUSING : Site resubmitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 31 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. In the absence of a specified site promoter's yield, the site would have the potential for 31 dwellings. To avoid double counting, count Kilm_04 as NIL, count all fo Kilm_13, The site passes Stages A and B Suitability Assessment and Achievability for housing, and therefore for the trajectory the net site capacity is 31 dwellings. EMPLOYMENT : The site is not submitted as available for employment, although the site passes Stage A it does not pass Stage B Suitability Assessment for employment because of lack of hourly or better bus service or train station within 1600m. Therefore the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

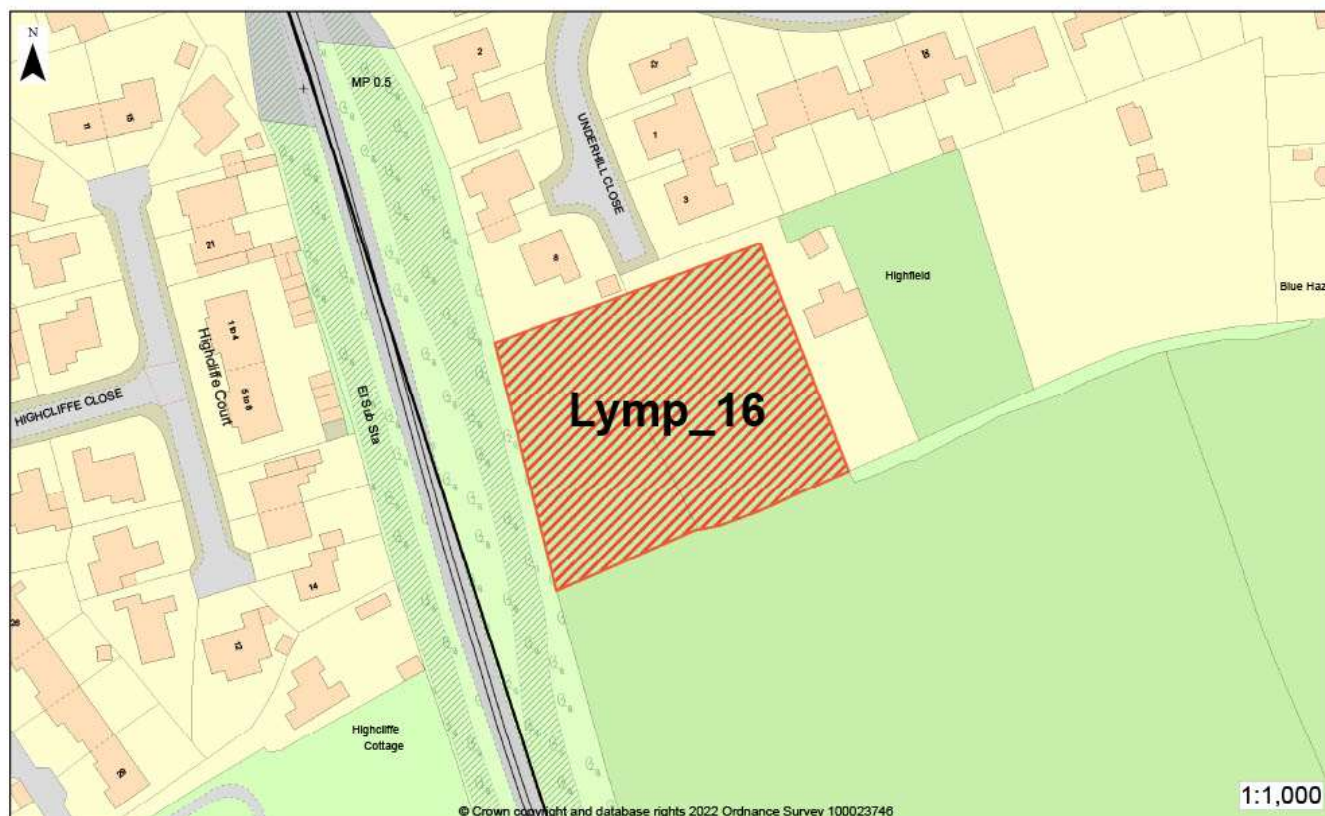
Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	31
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

Employment Trajectory	Hectares
2020-22 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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Lympstone	Reference	Lymp_16



Call For Sites 2022

Site address	Land off Underhill Close, , Lympstone, EX8 5JE
Outside Cranbrook Plan Area	Yes
Description	Flat greenfield site located south of the western cul-de-sac on Underhill Close, on southern edge of Lympstone village. The site is divided into two parcels. The eastern part is laid out as an unauthorised, temporary tarmacadam car park with street lighting (understood to have been built by South West Water July 2017, albeit to high specification). The western part is a paddock used for horse grazing. The site is bounded by the gardens of residential properties to the north and to the east. The site is bordered to the west by the Exeter to Exmouth railway line and embankment. Agricultural land and open fields to the south. The submitter proposes vehicular access off the cul-de-sac road at Underhill Close which is the gated access to the temporary car park. Substantive hedgebank along southern boundary. Hedgerow & stock fence on W boundary and land beyond slopes steeply westwards down embankment to railway line.
Total site size (ha)	0.34
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale (site has outline planning permission for 1 dwelling with an annex (ref 20/0933/OUT) but would be able to accommodate 2 to 3 dwellings.)

Availability assessment

Call for site : site type	NEW

Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	No
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does 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)	0.34
GDA Passes Stage A – Employment (ha)	0.34
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	0.3444 Ha has passed the Stage A Suitability Assessment for employment but not for housing as the submitter proposes 2-3 dwellings which is below the size threshold.
Does site pass Stage A Assessment - Housing	No
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones. Site lies within approx 170m of the Exe Estuary SPA/SSSI/Ramsar but it is separated by the railway line/ embankments and housing to the west on Highcliffe Clost/Sowden Lane.
For Housing - Will the site have an unacceptable impact on biodiversity?	No

For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Not in close proximity to designated heritage assets. SE edge of Lympstone Conservation Area lies approx 110m to the west, separated from the site by the railway line and housing on Highcliffe Close. Nearest Grade 2 List Building is 94m to the NE separated from the site by the intervening housing on Underhill Crescent 3 Grade 2 buildings on Sowden Lane lie over 330m to the SE.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Not in AONB. In Devon Character Area - Exe Estuary and Farmlands. In LCT Ref : 3E. Lowland Iain. The site is located within the currently Green Wedge (designated in the adopted Local Plan and the made Lympstone Neighbourhood Plan). The recent appeal decision (ref: APP/U1105/W/21/3282445) approved a single dwelling with ancillary annex in part of HELAA site Lymp_16. The Inspector's report made clear that if the dwelling maintained a low profile design it would have a negligible presence within the Green Wedge in views from the public footpaths and the highway network to the south.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is not in flood zones 2 or 3. Site comprises Grade 3 agricultural land on strategic assessment.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	
Safety	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	2021 Lympstone comments: 50+ha development proposed some closer in towards Exmouth. Lympstone Primary and Exmouth primary schools have some capacity to support development - but safe walking routes would be required. A site for new primary school has already been allocated at Goodmoores Farm which is in close proximity to some of the proposed sites. Any additional capacity would require developer funding. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded by CIL). Revised

	strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required
DCC Highways comments	Direct access onto highway, local services & facilities in area, no concerns with road collisions, site accessibility no - significant issues.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	No 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	20/0933/OUT		
Planning Status	outline planning permission for 1 dwelling with annex - allowed on appeal		
Previous HELAA site ref no(s)			
Site overlap description	outline planning permission for 1 dwelling with an annex (ref 20/0933/OUT) allowed on appeal. 2 planning applications for the temporary car park were withdrawn. NIL site capacity on Lymp_16.		
Total site size	0.34		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.34		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	0		
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	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		

Gross development area – Passes Stage B Employment (Ha)	0.34
Percentage of site to count – employment	0
Employment land – potential yield (Ha)	0.00
SITE POTENTIAL	Of the 0.3444 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 0.3444ha. HOUSING : Site submitted in 2022 as available for housing. Although the site area is above site size threshold, the submitted site is available for 2 to 3 dwellings which is below the site size threshold so the site does not pass Stages A and B Suitability Assessment for housing, and therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT :The site is not submitted as available for employment although it pass Stages A and B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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

Employment Trajectory	Hectares
2020-22 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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Newton Poppleford and Harpford

Reference

Newt_19



Call For Sites 2022

Site address	LAND WEST OF EXMOUTH ROAD, EXMOUTH ROAD, NEWTON POPPLEFORD, EX10 0JD
Outside Cranbrook Plan Area	Yes
Description	Greenfield site mostly of rough grassland/scrub and trees/area of orchard, which is part of larger area of woodland/copse & mature hedgerows. It is located to the west of Down Close, on the SW edge of Newton Poppleford village. Moderately sloping land, rising up from east to west across the site. Agricultural land to the south; further woodland to the west with agricultural land beyond. Area of Little Down Nurseries with extensive area densely covered by trees adjoins the site to the north. Site abuts a group of 10 single storey dwellings to east. Submitter proposes accessing the site from the end of the western cul-de-sac between Nos. 6 + 7 Down Close. This is currently a gated & fenced field access. Down Close has direct access to Exmouth Road (B3178).
Total site size (ha)	0.49
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people (UP TO 15 HOUSES INCLUDING SOCIAL HOUSING)

Availability assessment

Call for site : site type

EXISTING - RESUBMISSION

Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.49
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 0.4869 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Trees on the northern, southern and western boundaries are protected by preservation orders. Extensive area to the north of the site has mixed woodland TPO (11/0020TPO). Site is not located within any other designated area of biodiversity interest, The western part of the site is within the Exe Estuary & Pebblebed Heath mitigation zones, whilst the eastern part is in the Pebblebed Heath 10km buffer
For Housing - Will the site have an unacceptable impact on biodiversity?	No

For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues identified. Not in close proximity to designated heritage assets. Nearest heritage assets are Grade 2 listed buildings 330 to 400m to the north, fronting Exeter Road and the High Street, separated by intervening dwellings and buildings. Bicton HER Registered Park and Garden lies approx. 1900m SW of the site, well separated from the site by distance, the village of Colaton Raleigh, fields and hedgerows
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Within East Devon AONB. Site forms part of attractive landscape setting on edge of village. character of adjoining housing, proximity of protected trees, 'soft' village edge and landscape may affect development potential.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Not in Flood Zones 2 or 3. The whole of the site is in the total catchment of a water protection zone. Grade 2 agricultural land on strategic assessment.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Newt_13 comment : Newton Poppleford Primary has some capacity to support some limited development. Sites within safe walking distance of the primary school preferable. Depending on level of development new primary capacity could be required, but no ability to extend on the current primary school. There could be some push back to Sidmouth primary and Sidbury primary. Additional secondary capacity required. Transport costs apply for secondary.
DCC Highways comments	Newt_13 comment : It is assumed access will be derived from Down Close, to which there is no objection.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.

EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Previous Panel conclusion (housing only) : 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)	Newt_13		
Site overlap description	WHOLE This site & Newt_13 are effectively the same. Newt_19 clarifies submission is for up to 15 dws. So count New_13 as Nil; Count all of Newt_19. Previous application 14/1303/MFUL for 15 dws on larger site including Newt_19 dismissed at appeal 29/05/2015.		
Total site size	0.49		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	80.00		
Gross development area – Passes Stage B Housing	0.49		
Gross to net area conversion factor applied %	0		
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)	15		
3. Lower of 1. (Mid) yield and 2. yield	10		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	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)	0.00		
SITE POTENTIAL	Of the 0.4869 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 Use Classes C3/Eg/B2/B8 planning		

	commitments. Thus the gross site development area for housing and for employment is approx. 0.4869 ha. HOUSING : Site resubmitted in 2022 as available for housing (for upto 15 dws). 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. The site is overlapped by Newt_13. To avoid double counting, count Newt_13 as NIL, count all fo Newt_19. The site passes Stages A and B Suitability Assessment and Achievability for housing, and therefore for the trajectory the net site capacity is 10 dwellings. EMPLOYMENT : The site is not submitted as available for employment, although the site passes Stage A and Stage B Suitability Assessment for employment. Therefore the site capacity for employment is NIL Ha

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Newton Poppleford and Harpford

Reference

Newt_20



Call For Sites 2022

Site address	Lynch Head, , Venn Ottery, EX11 1RZ
Outside Cranbrook Plan Area	Yes
Description	Broadly triangular greenfield site located at the eastern edge of the hamlet of Venn Ottery, immediately SE of the junction of the C road connecting the hamlet to Newton Poppleford to the south, Lynch Head, & road to Tipton St John to the east. A large field laid to pasture, partitioned by post + wire fencing, and bisected by a stream (tributary of river Otter). Stream is lowest part of site. Land rises gently to the north. Land rises up more steeply to the south. Hedgerow boundaries, with fence on the W, with some mature trees in the site including a veteran oak. To north are agricultural building (Bowhayes Farm). Housing to the west. Wider area of agricultural land to east and south, with some woodland. Current gated agricultural access and track into field from Lynch Head Road on west boundary, just south of road junction. Previous application 16/1988/FUL for 1 dwelling refused 6/8/2019.
Total site size (ha)	2.04
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people (Applying a residential density of 30 dwellings /Ha(excluding areas within Flood Zone 3 and with steeper topography), the site may be able to deliver approximately 15 dwellings)

Availability assessment

Call for site : site type Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	NEW
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx 0.41 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). 0.41 ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.63
GDA Discounted at Stage A – Housing (ha)	0.41
GDA Passes Stage A – Employment (ha)	1.63
GDA Discounted at Stage A – Employment (ha)	0.41
Stage A Assessment conclusion	An area of approximately 1.633 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although the western part of sites lies within the Pebblebed Heath 10 km buffer. Approx 980 from the East Devon Heaths SPA/SSSI/ and

	Pebblebed Heath SAC. Site is therefore outside the Pebblebed Heath SAC 400m exclusion 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	To the west of the site is a cluster of heritage assets. On the opposite side of the C-road, approx 10m from the site is Garden Cottage, a Grade 2 Listed building. There is also a listed forecourt on wall and walls. Venn Ottery Barton, which is the historic core of the hamlet, is a Grade 2 building approx 40 m from the site. St Gregory's church is approx 105m west of the site. Wider views of Venn Ottery as a hamlet provides context to the heritage assets 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	Site is wholly within the East Devon AONB. Site forms part of attractive landscape setting on edge of hamlet. Set on the east facing rising slope of West Hill offering views of East Hill across the Otter Valley, The site is within a valley of a minor unnamed stream. Devon Character Area : Pebble Bed Heaths and Farmland. LCT Ref : 3B. Lower rolling farmed and settled valley slopes. The steepness of parts of the southern area the extent of the stream & valley (within flood zone 3) and the historic context related to listed buildings to the west may affect the development potential of the site.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	0.41 ha of Flood Zone 3 running E-W bisects the site. Land at risk of surface water flooding lies broadly in the same area. The whole of the site is in the total catchment of a water protection zone. Grade 3 agricultural land on strategic assessment.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	2021 Newton Poppleford Comments: Newton Poppleford Primary has some capacity to support some limited development. Sites within

	safe walking distance of the primary school preferable. Depending on level of development new primary capacity could be required, but no ability to extend on the current primary school. There could be some push back to Sidmouth primary and Sidbury primary. Additional secondary capacity required. Transport costs apply for secondary.
DCC Highways comments	More than one access onto highway, slight road collision history, site accessibility - no significant issues.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	No Comments

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing based on frontage development in the north and some development south of the area of Flood Zone 3 that bisects the site
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	NONE		
Total site size	2.04		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.41		
Gross development area – Passes Stage B Housing	1.63		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	1.31		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 26	Mid 33	Max 39
2. Site promoter – yield (upper)	15		
3. Lower of 1. (Mid) yield and 2. yield	15		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	15		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.41		

Gross development area – Passes Stage B Employment (Ha)	1.63
Percentage of site to count – employment	0
Employment land – potential yield (Ha)	0.00
SITE POTENTIAL	Of the 2.043 ha site, 0.41 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 1.633 ha. HOUSING : Site submitted in 2022 as available for 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 15 dwellings. The site passes Stages A and B Suitability Assessment and Achievability for housing, and therefore for the trajectory the net site capacity is 15 dwellings. EMPLOYMENT : The site is not submitted as available for employment, although the site passes Stage A and Stage B Suitability Assessment for employment. Therefore the site capacity for employment is NIL Ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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
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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Otterton

Reference

Otto_04



Call for Sites 2022

Site address	Rydon Close, , Otterton, EX9 7DD
Outside Cranbrook Plan Area	Yes
Description	Greenfield site containing 2 agricultural barns, located south of new housing at Rydon Orchard, on NE edge of Otterton village. Moderate slope on site, sloping up from south to north. Eastern boundary is hedgerow with agricultural land to east. Otterton brook adjoins southern boundary and hedgebank and public highway (Ottery Street) is south of the brook. Road frontage residential property lies west of new access road (N of Ottery St) , with industrial buildings to the rear (former North Star Engineering). Current application 22/1782/FUL to convert larger barn to garage workshop for MOT centre and smaller barn to offices, plus additional hard standing (pending decision). New access road built for Rydon Orchard development. Otto_04 would draw access from that new road.
Total site size (ha)	0.28
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people, Office, Industrial / warehouse (At a residential density of 30 dwellings/Ha, the site would be appropriate for approx. 9 dwellings. Alternatively, the site may be appropriate for a small office or workshop in Use Class E or B2.)

Availability assessment

Call for site : site type

NEW

Existing – expanded/smaller/combined/change in use

New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.053 ha of the site is within 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). 0.053 ha is therefore discounted from having any development potential
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.23
GDA Discounted at Stage A – Housing (ha)	0.05
GDA Passes Stage A – Employment (ha)	0.23
GDA Discounted at Stage A – Employment (ha)	0.05
Stage A Assessment conclusion	An area of approximately 0.2269 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones. Site is approx. 1000m to the east of Bickton County Wildlife Site, separated by distance, agricultural land, the R Otter, and the new build dwellings at Rydon Orchard.
For Housing - Will the site have an unacceptable impact on biodiversity?	No

For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Site is in close proximity to the nearest heritage asset, being located about 35 m to the east of a Grade 2 Listed Building (at North Star Engineering on road frontage north of Ottery Street). May affect development potential. Site is also 120m to the east of the eastern end of Otterton Conservation Area, but is separated by intervening buildings in Otterton. More distant is Bickton HER Registered Park and Garden - Grade 2 which lies about 680 m to the NW, but the intervening new build dwellings at Rydon Orchard to the NW of the site would limit or remove any 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	Whole site is in AONB, as is Otterton village. Devon Character Area: Sidmouth and Lyme Bay Coastal Plateau. LCT ref : 5D. Estate wooded farmland.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Approx. 0.053 ha of the site is within Flood Zone 3. Additional land is in Flood Zone 2, but northern part of site is in Flood Zone 1. Otterton brook adjoins southern boundary. Land at risk of surface water flooding adjoins site (brook and Ottery St). All the site is in the Groundwater Source Protection Zone 3 - Catchment. Grade 2 agricultural land on strategic assessment.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	2021 Otterton comments: Otterton Primary School has capacity to support development and both sites are within walking distance. Transport costs would apply for secondary.
DCC Highways comments	
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for noise from nearby land use

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing. Probably achievable for small scale employment uses appropriate to adjoining existing housing site.
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Probably achievable if

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	NONE Planning permission 04/P1213 for Change Of Use To B1 (Light Industrial) - not implement (still described as redundant agricultural barns in 2022 planning application).		
Total site size	0.28		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.05		
Gross development area – Passes Stage B Housing	0.23		
Gross to net area conversion factor applied %	100		
Net developable area (ha)	0.23		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 5	Mid 6	Max 7
2. Site promoter – yield (upper)	9		
3. Lower of 1. (Mid) yield and 2. yield	6		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	6		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.05		
Gross development area – Passes Stage B Employment (Ha)	0.23		
Percentage of site to count – employment	100		
Employment land – potential yield (Ha)	0.22		
SITE POTENTIAL	Of the 0.2775 ha site, 0.053 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 0.2245 ha.		

	HOUSING : Site submitted in 2022. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 6 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 6 dwellings. The site passes Stages A and B Suitability Assessment for housing and Achievability, and therefore for the trajectory the net site capacity is 6 dwellings. EMPLOYMENT : The site is submitted as available for employment. The site passes Stage A and Stage B Suitability Assessment for employment, and Achievability. Therefore the site capacity for employment is 0.2245 ha.

GENERAL COMMENT FOR ALL SITES

Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may 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	6
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

Employment - Suitable Available Achievable summary

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

Employment Trajectory	Hectares
2020-22 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	0.23
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

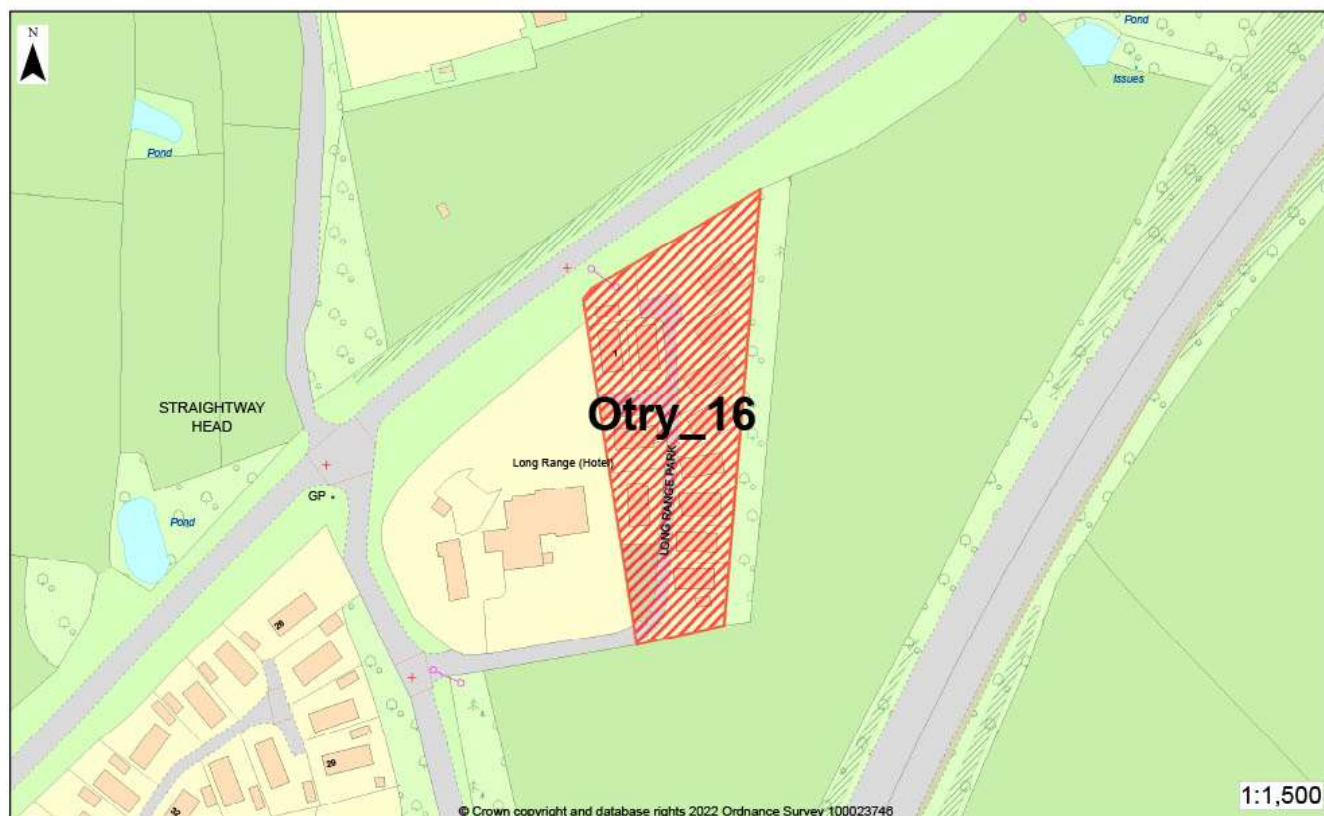
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Ottery St Mary

Reference

Otry_16



Call For Sites 2022

Site address	Long range park Straightway head, , Whimble, Ex52qt
Outside Cranbrook Plan Area	Yes
Description	Brownfield site currently used as a holiday lodge site with 12 lodges (that are subject to an occupancy restriction condition). Site is well detached from settlements with facilities (nearest are eg 1700m from Whimble & 2600m from Ottery St Mary, at their closest edges). Application 20/1246/VAR to remove occupancy restriction and allow age-restricted permanent residential use refused 6/11/2020. Appeal started 18/10/2021.
Total site size (ha)	0.55
Submitter's proposed use	Small residential site
Submitter development type	Homes for older people (12 lodges in place & potenital to add 4 further lodges within the site. Submitter proposes they could with little effort become 16 single storey affordable homes with disabled access, (ie implying conversion/extensions/alterations)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.55
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.55
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.549 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities but is within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site lies within the Pebblebed Heaths 10km buffer but is not located within any other designated area of biodiversity interest.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Not in close proximity to designated heritage assets. The nearest is Straitgate Farm which is a Grade 2 Listed Building approx 850m to the SE, separated by the A30, fields/ hedgerows and distance.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	Not in the AONB, although the East Devon AONB lies approx 6km to the east and approx 3.3km to the south. The Blackdown AONB is more distant (approx 8.8 Km). There are 12 Holiday lodges and a substantial former hotel building (now with permission for c/u to one dwelling) immediately to the west of but outside Otry_17. The dualled A30 is immediately NW of the site. Located in Devon Character Area: Pebble Bed Heaths and Farmland; and in LCT Ref: 1C. Pebblebed heaths
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Not in Flood Zones 2 or 3. Western third of site lies within Groundwater Source Protection Zone 2 (outer). Grade 3a agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Site is well detached from any settlement with a Primary School. Site is roughly equidistant from Ottery St Mary, Whimble and West Hill. 2021 comments - Ottery St Mary There is no primary nor secondary capacity in Ottery, the Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. New primary school site required. 2021 comments Whimble - 74 ha development proposed in the Whimble primary catchment area. Number of large sites are remote from the village. himple Primary could support some development but not on scale of 74ha. Additional secondary provision required. School transport costs would apply for secondary and primary for sites remote from Whimble village. Would need to be seen alongside strategies for Exeter and west end as a whole. Special provision required. 2021 comments - West Hill : 36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	
DCC Minerals comments	The whole site is located within a MSA and MCA (aggregates). As such, Devon County Council objects to the inclusion of this site on the basis that development will sterilise minerals and has the potential to constrain future working within other parts of the Mineral

	Safeguarding Area. It is open to EDDC to commission a Mineral Resource Assessment to establish the potential economic value of the sand and gravel resource if it wishes to pursue allocation of this site.
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of noise and air quality from the local transport network. Consideration of contaminated land, consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase.

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable for housing due to minerals constraints, subject to Mineral Resource Assessment. Note that a comment indicated that site does have potential for housing
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	Adjoins but does not contain the largersite Otry_17		
Total site size	0.55		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.55		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	0.44		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 9	Mid 11	Max 13
2. Site promoter – yield (upper)	16		
3. Lower of 1. (Mid) yield and 2. yield	11		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.55		

Percentage of site to count – employment	0
Employment land – potential yield (Ha)	0.00
SITE POTENTIAL	Of the 0.549 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 0.549ha. HOUSING : Site submitted in 2022 as available for 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 11 dwellings. No overlap with Otry_17. The site passes Stages A and B Suitability Assessment for housing. But the HELAA Panel concluded that the site is Probably unachievable for housing due to minerals constraints, subject to a Mineral Resource Assessment. Therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site is not submitted as available for employment, although the site passes Stage A and Stage B Suitability Assessment for employment. Therefore the site capacity for employment is NIL Ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

Employment Trajectory	Hectares
2020-22 Completions	0

Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
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

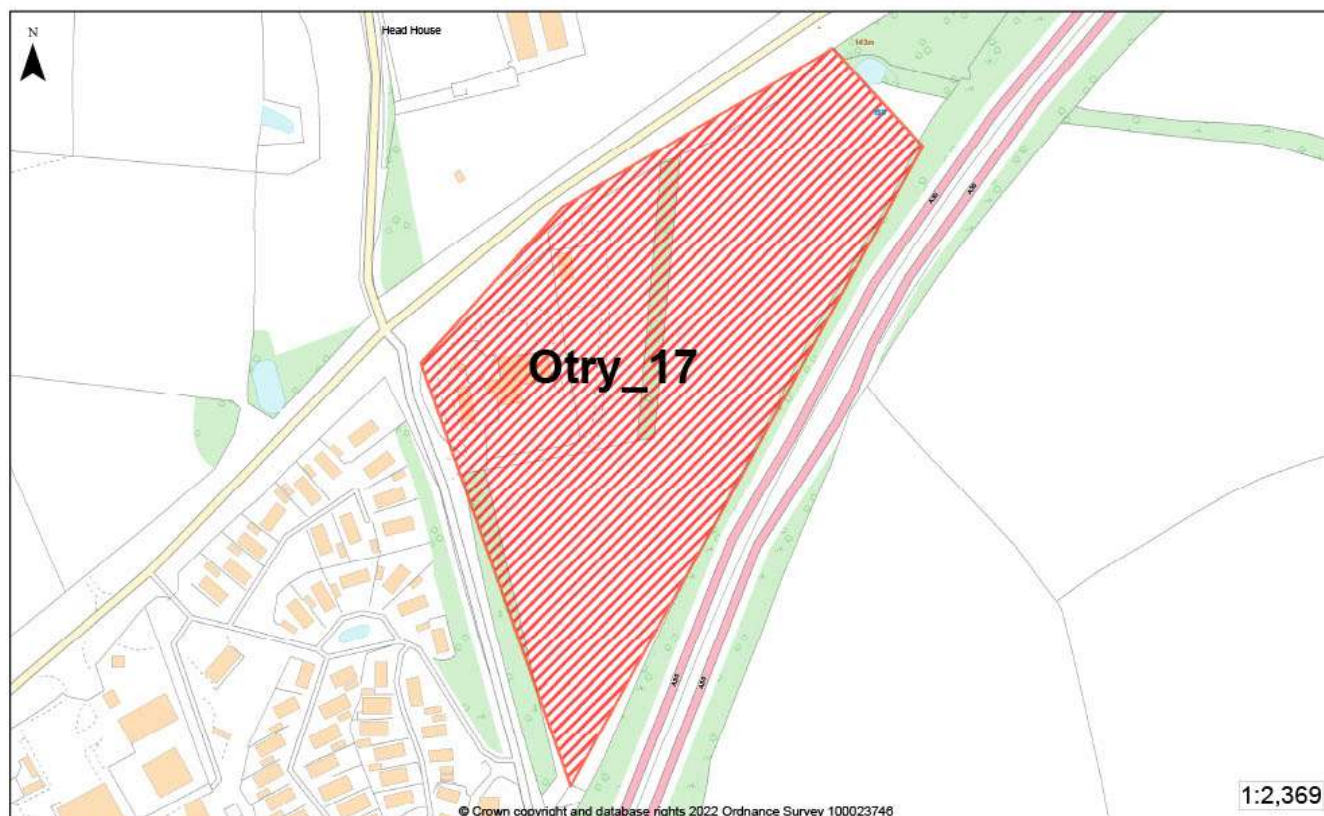
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Ottery St Mary

Reference

Otry_17



Call For Sites 2022

Site address	Annexe Long Range EXETER EX5 2QT,
Outside Cranbrook Plan Area	Yes
Description	Large greenfield and brownfield mix site, close to the A30 at Daisymount junction. A30 is dualled in this area. Site is well detached from settlements with facilities (nearest are eg 1700m from Whimble & 2600m from Ottery St Mary, at their closest edges). Excludes large detached building formerly known as the Long Range Hotel/Past use as Swimming School; A30 is clearly audible from outside of the site. Excludes Otry_16, therefore adjoins Long Range Caravan Park, and a detached building (has been used as holiday accommodation) and former hotel (latter has permission 21/0198/FUL for C/u existing self catering/hotel C1 to 1 x C3 dwellings approved 23 Mar 2021)
Total site size (ha)	2.94
Submitter's proposed use	Small residential site
Submitter development type	Affordable homes (about 8 acres)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	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)	2.94
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.94
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.94 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities but is within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site lies within the Pebblebed Heaths 10km buffer but is not located within any other designated area of biodiversity interest.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Not in close proximity to designated heritage assets. The nearest is Straitgate Farm which is a Grade 2 Listed Building approx 850m to the SE, separated by the A30, fields/ hedgerows and distance.
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Not in the AONB, although the East Devon AONB lies approx 6km to the east and approx 3.3km to the south. The Blackdown AONB is more distant (approx 8.8 Km). There are 12 Holiday lodges and a substantial former hotel building (now with permission for c/u to one dwelling) immediately to the west of but outside Otry_17. The dualled A30 is immediately NW of the site. Located in Devon Character Area: Pebble Bed Heaths and Farmland; and in LCT Ref: 1C. Pebblebed heaths
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Not in Flood Zones 2 or 3. Small area in SW corner of site lies within Groundwater Source Protection Zone 2 (outer). Grade 3a agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Site is well detached from any settlement with a Primary School, and roughly equidistant from Ottery St Mary, Whimble and West Hill. 2021 comments - Ottery St Mary There is no primary nor secondary capacity in Ottery, the Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. New primary school site required. 2021 comments Whimble - 74 ha development proposed in the Whimble primary catchment area. Number of large sites are remote from the village. himple Primary could support some development but not on scale of 74ha. Additional secondary provision required. School transport costs would apply for secondary and primary for sites remote from Whimble village. Would need to be seen alongside strategies for Exeter and west end as a whole. Special provision required. 2021 comments - West Hill : 36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	More than one access onto highway, no road collision history, site accessibility - no significant issues.

DCC Minerals comments	The whole site is located within a MSA and MCA (aggregates). As such, Devon County Council objects to the inclusion of this site on the basis that development will sterilise minerals and has the potential to constrain future working within other parts of the Mineral Safeguarding Area. It is open to EDDC to commission a Mineral Resource Assessment to establish the potential economic value of the sand and gravel resource if it wishes to pursue allocation of this site.
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of noise and air quality from the local transport network. Consideration of contaminated land, consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase.

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable for housing due to minerals constraints, subject to Mineral Resource Assessment, and subject to acoustic mitigation /screening to mitigate impact of noise from M5; and no surface water discharge into National Highways drainage, and site excluding National Highways estate.
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	Adjoins but does not contain the smaller site Otry_16.		
Total site size	2.94		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	2.94		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	1.76		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 35	Mid 44	Max 53
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			

Land discounted Stage A and Stage B – Employment (Ha)	0.00
Gross development area – Passes Stage B Employment (Ha)	2.94
Percentage of site to count – employment	0
Employment land – potential yield (Ha)	0.00
SITE POTENTIAL	Of the 2.94 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 2.94 ha. HOUSING : Site submitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 44 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. In the absence of a specified site promoter's yield, the site would have the potential for 44 dwellings. No overlap with Site Otry_16. The site passes Stages A and B Suitability Assessment for housing. But the HELAA Panel concluded that the site is Probably unachievable for housing due to minerals constraints, subject to a Mineral Resource Assessment (and subject to other national highways matters) and therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site is not submitted as available for employment, although the site passes Stage A and Stage B Suitability Assessment for employment. Therefore the site capacity for employment is NIL Ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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

No	Yes	Use unassessed

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

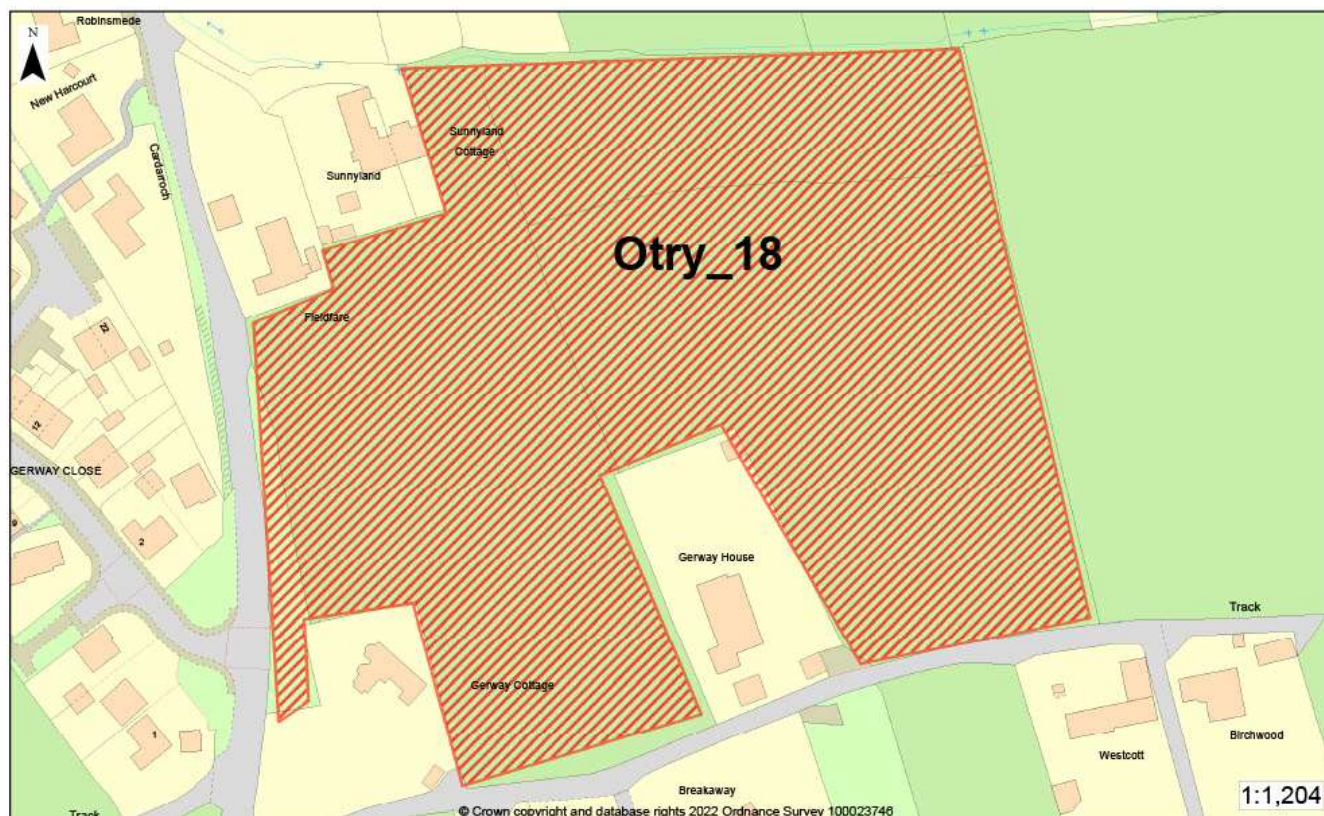
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Ottery St Mary

Reference

Otry_18



Call For Sites 2022

Site address	land east of Sidmouth Road, , Ottery St Mary,
Outside Cranbrook Plan Area	Yes
Description	Greenfield site on the east side of Sidmouth Road between Longdogs Lane and Gerway Lane, on the southern edge of Ottery St Mary. Comprising 3 fields of semi-improved grassland. Dividing the fields are mature hedgerows and some hedgerow trees. Site has a gentle to moderate slope, rising from the north up to the SE and wraps around 3 sides of 2 dwellings in the south, & adjoins the boundary with 3 properties in the NW. Current field access into the site from Gerway Lane. Separating the site from Sidmouth Rd is a vegetated bank with of a difference of approx 2 to 4 metres, increasing as site rises to the south. Single field to the north, separating site from the built up area of the town. Suburban housing west of Sidmouth Rd. Low density housing to the south interspersed with long narrow fields and agricultural buildings. Agricultural land to the east
Total site size (ha)	2.72
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes (around 65 dwellings)

Availability assessment

Call for site : site type

Existing – expanded/smaller/combined/change in use

New (ie 2022 submission)

EXISTING - RESUBMISSION

Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.13ha of the site is within 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). 0.13 ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.59
GDA Discounted at Stage A – Housing (ha)	0.13
GDA Passes Stage A – Employment (ha)	2.59
GDA Discounted at Stage A – Employment (ha)	0.13
Stage A Assessment conclusion	An area of approximately 2.5945 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within designated area of biodiversity interest although it is within the Pebblebed Heath European Site 10km buffer and so appropriate mitigation may be required. It is within the Great Crested Newt Consultation Zone. The site is bounded by/includes hedgerows/ trees which may be of some ecological merit.
For Housing - Will the site have an unacceptable impact on biodiversity?	No

For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Heritage sensitivity: high. A number of neolithic and Roman pits have been identified in the vicinity, as well as medieval and post-medieval artefact finds. In addition to this, the site is within a large area to the south of Ottery St Mary known to contain historic field systems. Requires further evaluation. Conservation sensitivity: low. The site is a reasonable distance from any Listed Buildings, but is located around 300m from the southern-most extent of the Ottery St Mary Conservation Area which contains numerous Listed Buildings including the Grade I Listed Church of St Mary, Grade II* Listed Chanter's House and others.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Landscape sensitivity: medium-high. The site is located outside but reasonably near (approx. 1.6km) to the East Devon AONB. There would be intervisibility with the AONB. However, the site may be seen in the context of the town and, due to its westerly slope away from the AONB and intervening vegetation, visibility may be more limited than sites on the opposite side of the valley. The site may also be visible from Belbury Castle hillfort on the opposite side of the valley. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various PRoWs in the wider landscape context, which may offer views of the site. Requires further visual assessment.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Flooding: In addition to the 0.13 ha within floodzone 3, a small area in the north-east of the site totalling approximately 0.03ha is within floodzone 2. Land in floodzone 2 has a medium probability of experiencing fluvial flooding and only has the potential to be developed for residential or economic uses if the sequential and exceptions tests set out in the NPPG are adhered to. Any planning application would need to be accompanied by a Flood Risk Assessment. The area of the site within floodzones 2 and 3 is also at risk of surface water flooding. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of sewerage catchments. Would require confirmation that capacity exists without detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure. Site is in Ground Water Source Protection Zone 3 - total catchment. Agricultural land classification: Grade 2.

For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	The HSE major hazard pipeline runs approximately 180m to the south-west of the site and the site is just outside of the consultation zone.
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	GH/ED/30 comments: The proposed relocation of Tipton Primary will provide the potential for a further 210 primary places and as such Ottery can take further development of circa 500-800 dwellings. Negotiations with the Kings School will be required regarding further expansion but will need to be seen in the light of all allocations within the school's designated area.
DCC Highways comments	Although this site is adjacent to Sidmouth Road, the difference in height would most likely require considerable highway engineering and probably the widening of Sidmouth Road to provide vehicular access to the site. It is unclear whether the site connects with the private Gerway Lane, however if it does and access was proposed off this private road, its junction with Sidmouth Road would require improvements to visibility. GESP HELAA entry: Current access is via Gerway Lane which is not much more than a track serving nine houses off Sidmouth Road. Gerway Lane would not be suitable as it currently stands and would require improvements to visibility splays at the junction with Sidmouth Road, as well as potentially requiring widening. Alternatively, access could be secured directly off Sidmouth Road. However, this would likely require considerable highway engineering to widen Sidmouth Road and address the difference in height with the site, which is elevated from the road. Sidmouth Road at this point is a reasonably wide C-class road potentially capable of accommodating additional development and associated movements in itself. However, the road narrows significantly towards Sidmouth to the south and access into and through Ottery is constrained by narrow roads and a single route through the town centre. Further investigation may be required as to whether more significant highways improvements (bypass/ distributor road) are necessary. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 4.4km from Feniton train station (though not easily accessible from this location). The site itself is served by a once-weekly service linking Sidmouth-Ottery-Feniton-Honiton-Taunton, but Ottery St Mary as a town is well connected by regular routes linking to Axminster, Honiton, Sidmouth, Cranbrook, Exeter Airport and Exeter amongst other places. All of these locations are accessible from buses stopping in the town centre

	(approx. 490m from the centre of the site). Pedestrian/cycle movement into Ottery St Mary would need to be greatly improved.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	GH/ED/30		
Site overlap description	WHOLE site Otry_18 and GH/ED/30 are the same. Updated Submitter proposal (65 dws). Count GH/ED/30 as NIL; Count all of Otry_18.		
Total site size	2.72		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.13		
Gross development area – Passes Stage B Housing	2.59		
Gross to net area conversion factor applied %	0.60000002384185802		
Net developable area (ha)	1.56		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 31	Mid 39	Max 47
2. Site promoter – yield (upper)	65		
3. Lower of 1. (Mid) yield and 2. yield	39		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	39		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.13		
Gross development area – Passes Stage B Employment (Ha)	2.59		

Percentage of site to count – employment	0
Employment land – potential yield (Ha)	0.00
SITE POTENTIAL	Of the 2.7245 ha site, 0.13 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 2.5945 ha. HOUSING : Site resubmitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 39 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 39 dwellings. The site passes Stages A and B Suitability Assessment for housing and Achievability, and therefore for the trajectory the net site capacity is 39 dwellings. EMPLOYMENT : The site is not submitted as available for employment, although the site passes Stage A and Stage B Suitability Assessment for employment. Therefore the site capacity for employment is NIL Ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary

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

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

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
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

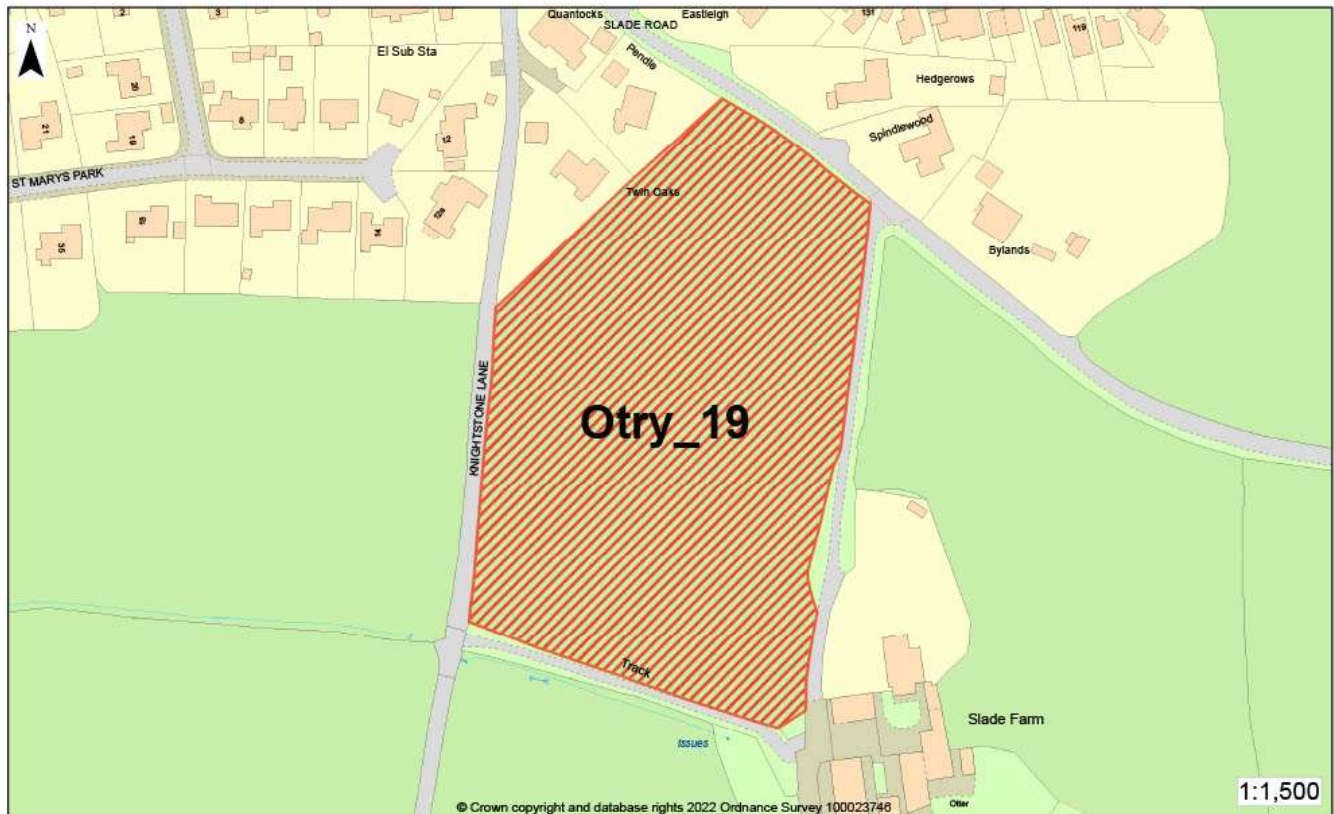
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Ottery St Mary

Reference

Otry_19



Call For Sites 2022

Site address	Land at Slade Farm, Slade Road, , Ottery St Mary, EX11 1JE
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising a single field in agricultural use on the south eastern edge of Ottery St Mary. Bordered by Slade Road to the NE, Knightstone Lane to the W and the tracks to Slade Farm to the S and E. Land rising generally up from west to east, gentle to moderate slope, with slightly steeper slope in central southern part of the site. Buildings at Slade Farm, including conversions to dwellings are outside but immediately adjoining the SE corner of the site. Small group of residential properties adjoin the NW boundary at the Slade Road/Knightstone Lane , and to the N and NW are suburban estates on the south side of the town. Agricultural land to the E, S & W. Site crossed by small pylons. Submitter proposes access off Slade Road.
Total site size (ha)	1.84
Submitter's proposed use	Small residential site
Submitter development type	The site is considered capable of accommodating circa 20 – 25 dwellings. A wider area of land, including land to the south-east, was previously the subject of an application/ appeal. This site is a smaller site and should be considered as very different to the previous scheme which was for a larger scale development.

Availability assessment

Call for site : site type

EXISTING - SMALLER SITE

Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.013ha of the site is within 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). 0.013 ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.83
GDA Discounted at Stage A – Housing (ha)	0.01
GDA Passes Stage A – Employment (ha)	1.83
GDA Discounted at Stage A – Employment (ha)	0.01
Stage A Assessment conclusion	An area of approximately 1.8283 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within designated area of biodiversity interest although it is within the Pebblebed Heaths European Site 10km buffer and so appropriate mitigation would be required. It is within the Great Crested Newt Consultation Zone. The site is bounded by/includes hedgerows/ trees which may be of some ecological merit.

For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Heritage sensitivity: high. Archaeological surveys carried out for the nearby Butts Road site identified pits associated with activity dating back to the Neolithic period, tree throws, linear ditch field boundaries and medieval and post-medieval artefacts. It is likely that surveys of this site would return similar finds. The site is adjacent to a large area to the south of Ottery St Mary known to contain historic field systems, though this site is not thought to have been part of this. Conservation sensitivity: low. The site is a reasonable distance from any Listed Buildings but is located around 420m from the eastern-most extent of the Ottery St Mary Conservation Area which contains numerous Listed Buildings including the Grade I Listed Church of St Mary, Grade II* Listed Chanter's House and others.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Landscape sensitivity: high. The site is located outside but reasonably near (approx. 1.1km) to the East Devon AONB. There would be significant intervisibility with the AONB, Conservation Area and also Belbury Castle hillfort on the opposite side of the valley. The site is bound by multiple hedgerows and trees, some of which may be of landscape importance. There is some potential for the site to be seen in the context of the town and due to its westerly slope away from the AONB and intervening vegetation. There are various PRoWs in the wider landscap
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Approx 0.013 Ha of land in Flood Zone 3 in the SW corner (with further FZ3 along the track abutting the S boundary). Small additional area of Flood Zone 2 also in the SW of the site. Land in floodzone 2 has a medium probability of experiencing fluvial flooding and only has the potential to be developed for residential or economic use if the sequential and exceptions tests set out in the NPPG are adhered to. Any planning application must be accompanied by a Flood Risk Assessment. SW corner is at risk of surface water flooding. The site is close to areas of surface water flood risk which run along Slade Road. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of sewerage catchments. Would require confirmation that capacity exists without detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure. Site is in Ground Water Source Protection Zone 2 - Outer. Agricultural land classification: Grades 2 and 3.

For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	The HSE major hazard pipeline runs approx. 270m to the south-west of the site and the site is just outside the consultation zone.
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	GH/ED/30 comments: The proposed relocation of Tipton Primary will provide the potential for a further 210 primary places and as such Ottery can take further development of circa 500-800 dwellings. Secondary provision at Kings School, Ottery St Mary is at capacity and further expansion may be difficult. Negotiations with the Kings School will be required regarding further expansion but will need to be seen in the light of all allocations within the school's designated area.
DCC Highways comments	More than one access onto highway, local services & facilities in area, no road collision history, site accessibility - no significant issues. [NOTE Previous GESP HELAA report stated Current access is via Slade Road which is a narrow lane not suitable for accommodating additional development and associated movements. In addition to this, access into and through the town is constrained by narrow roads and a single route through the town centre. Further investigation may be required as to whether more significant highways improvements (bypass/ distributor road) are necessary. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 4.4km from Feniton train station (though not easily accessible from this location). The site itself is not currently served by any bus routes, but Ottery St Mary is well connected with regular routes to Axminster, Honiton, Sidmouth, Cranbrook, Exeter Airport and Exeter amongst other places. The majority of these locations are accessible from buses stopping on North Street (approx. 860m from the centre of the site). Pedestrian/cycle movement into Ottery St Mary from this location is poor and would need to be greatly improved. However, the width of roads on this side of town would make it very difficult to achieve safe pedestrian access.]
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of contaminated land, consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase.

Achievability assessment

EDDC Economic Development comments

Panel's conclusions	Probably achievable for housing Note that a written comment indicated that site capacity should be 15 dwellings
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	GH/ED/31		
Site overlap description	PARTIAL - Previous submission GH/ED/31 as for 52 dws. All of Otry_19 lies within GH/ED/31 but Otry_19 is smaller. The eastern part of GH/ED/31 lies outside site Otry_19. Count all of Otry_19, and residue of GH/ED/31		
Total site size	1.84		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.01		
Gross development area – Passes Stage B Housing	1.83		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	1.46		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 29	Mid 37	Max 44
2. Site promoter – yield (upper)	25		
3. Lower of 1. (Mid) yield and 2. yield	25		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	25		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.01		
Gross development area – Passes Stage B Employment (Ha)	1.83		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 1.8413 ha site, 0.013 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 1.8283ha. HOUSING : Site resubmitted in 2022 but as a smaller site available for 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 25 dwellings. The site passes Stages A and B Suitability Assessment for housing and Achievability , and therefore for the trajectory the net site capacity is 25 dwellings. EMPLOYMENT : The site is not submitted as available for employment, although the site passes Stage A and Stage B Suitability Assessment for employment. Therefore the site capacity for employment is NIL Ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may 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	25
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

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

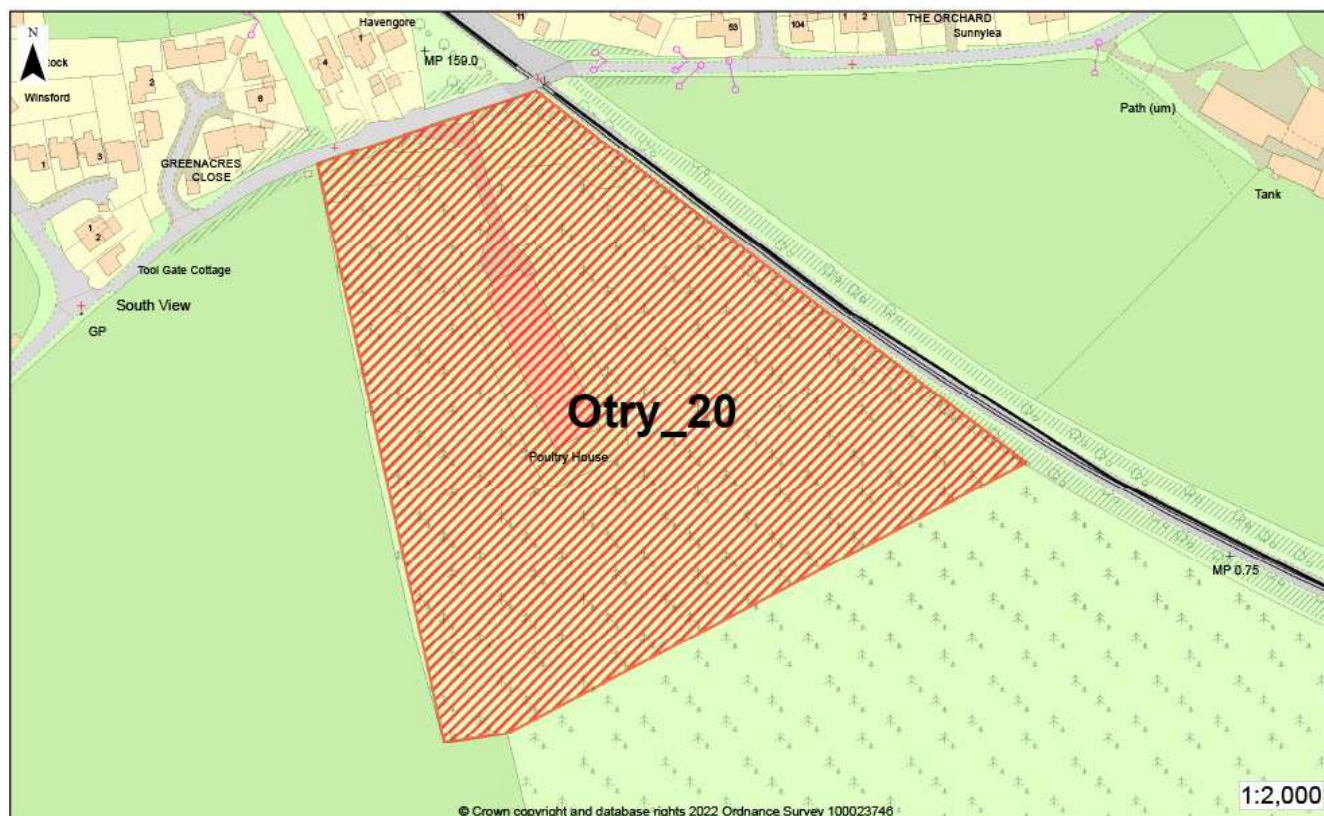
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Ottery St Mary

Reference

Otry_20



Call For Sites 2022

Site address	Land Lying To The South East Of Bridge Cottages, , Feniton, EX14 3BR
Outside Cranbrook Plan Area	Yes
Description	Flat greenfield site, trapezoid shaped, containing large poultry shed and commerical apple orchard, located south of Feniton village but within the parish of Ottery St Mary. Green Lane abuts northern boundary. Eastern boundary is adjacent to embankment of Exeter to London Waterloo railway line in cutting. There is housing N of the site, north of Green Lane. Agricultural land to E and W of the south, with further commercial orchard to the south. Mostly post and wire fencing, with roadsire hedgerow on northern edge. Existing tarmac road access to site from Green Lane servicing the poultry shed and orchard.
Total site size (ha)	4.64
Submitter's proposed use	Employment site
Submitter development type	Office, Industrial / warehouse (Conversion of existing barn to commercial use) (landowner is to submit application to convert barn under permitted development rights to that of Use Class E). Further 30,000sqft of commercial units could be constructed to serve a range of purposes such as small workshops or storage units for local tradesmen or space for manufacturing)

Availability assessment

Call for site : site type

NEW

Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	No
Site available for Employment	Yes

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	4.64
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	4.64
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 4.6437 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within designated area of biodiversity interest although it is within the Pebblebed Heath European Site 10km buffer and so appropriate mitigation may be required.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No

Heritage commentary	No significant issues. Not in close proximity to designated heritage assets due to distance . Nearest cluster of listed buildings in a hamlet detached from the main Feniton village, lie 800 to 1000 m to the NE.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Not in AONB. There may be some intervisibility with the East Devon AONB but the site lies 2.5km to the west, separated by the railway line, the A30 and fields. Intervisibility with the Blackdown Hills AONB 4km to the North is likely to be low or non-existent due to surrounding landforms, & the intervening built up area of Feniton. Site is in Devon Character Area : Clyst Lowland Farmlands. LCT Ref : 3E. Lowland plains.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	No land in flood zones 2 or 3. All the site is within the Groundwater Source Protection Zone 3 - Catchment. Most of the site is in the Critical Drainage Area. Most of site is in Agricultural Land Grade 2, with southern edge in Grade 3 on strategic assessment.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	2021 Feniton comments: 37 ha development sites proposed. Feniton Primary School has no capacity to support additional development and no capacity to extend on the current site. Payhembury primary has limited capacity to support some development. No capacity at Kings School, academy not willing to expand without significant investment and new school. Any additional primary/secondary capacity would need to be funded by development. Transport cost would apply.
DCC Highways comments	Direct access onto highway, local services & facilities in area, no concerns with road collisions, site accessibility - no significant issues.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of contaminated land. Consideration for noise impact from any new development.

Achievability assessment

EDDC Economic Development comments	This site appears to be achievable for small scale employment uses. A medium size site to the south of Feniton which will serve the labour market of the village and to a lesser degree Honiton and Ottery St Mary. Although access to the site itself does not appear to be problematic, the road adjoining the site to the north (Green Lane) does not appear to be appropriate for HGV traffic, although could accommodate lighter industrial traffic. The site therefore appears to be more appropriate for small scale B2 and E (g) uses. Distance from the site to the A30 is fairly short. Public transport is available, with a bus route along the adjoining road to the north of the site, with a train station a short walk away, albeit on a road with limited pavements for safe pedestrian access. Superfast broadband is available, but at speeds towards the lower end of the spectrum.
Panel's conclusions	Probably achievable for smaller units of E(g)/ B2 employment uses. Note that a written comment indicated that the site does not have potential for employment.
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably achievable if

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	NONE		
Total site size	4.64		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	4.64		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	2.79		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 56	Mid 70	Max 84
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 (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	4.64		
Percentage of site to count – employment	100		

Employment land – potential yield (Ha)	4.64
SITE POTENTIAL	Of the 4.6437 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 4.64373ha. HOUSING : Site not submitted as available for housing, although site passes Stages A and B Suitability Assessment for housing, and therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : Site submitted in 2022 as available for employment. Site passes Stage A and Stage B Suitability Assessment for employment and Achievability. Therefore the site capacity for employment is 4.6437 ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	2.3
Developable 1/4/2032 to 31/3/2037	2.34
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

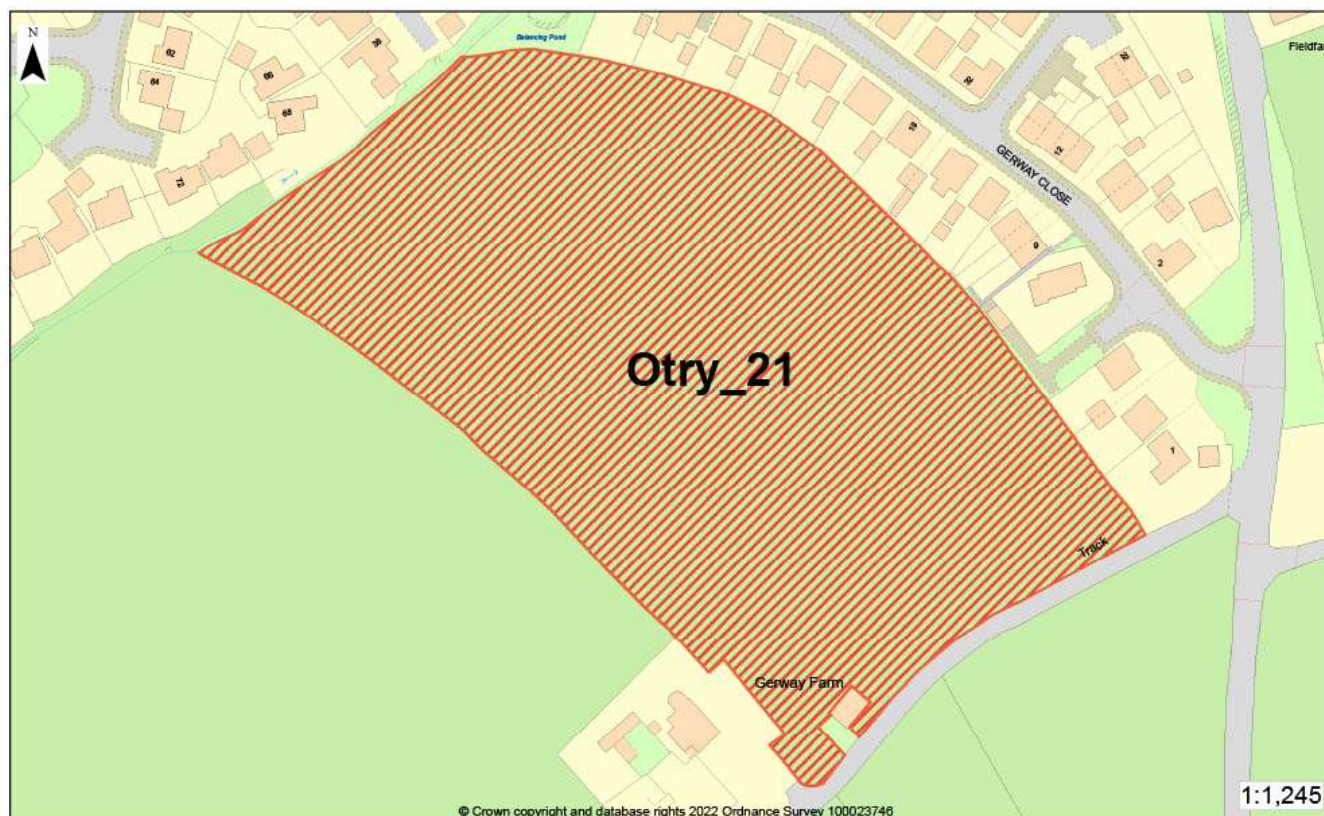
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Ottery St Mary

Reference

Otry_21



Call For Sites 2022

Site address	Land at Gerway Farm, west of Sidmouth Road, , Ottery St Mary, EX11 1PN
Outside Cranbrook Plan Area	Yes
Description	Greenfield site, comprising a single field west of Sidmouth Rd, at the south edge of Ottery St Mary. This is the smaller north-eastern section of a larger group of fields previously submitted as a GESP site. Suburban housing estates lie beyond the north and east boundaries. To the west are agricultural field extending westwards to the River Otter. Prominent from ridges around the town. Brook which flows to the R Otter adjoins the northern boundary. Agricultural buildings at Gerway Farm adjoin the SW corner of the site. Submitter proposing site access using existing vehicular access to the east, and the separate pedestrian footpath to Sidmouth Road
Total site size (ha)	2.37
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Homes for older people (circa 25 – 50 dwellings)

Availability assessment

Call for site : site type	EXISTING - SMALLER SITE
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes

Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.007 ha of the site is within 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). 0.007 ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.36
GDA Discounted at Stage A – Housing (ha)	0.01
GDA Passes Stage A – Employment (ha)	2.36
GDA Discounted at Stage A – Employment (ha)	0.01
Stage A Assessment conclusion	An area of approximately 2.3608 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within designated area of biodiversity interest although it is within the Pebblebed Heath European Site 10km buffer and so appropriate mitigation may be required.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues identified. Site is not in close proximity to designated heritage assets due to distance and the intervening

	buildings within the town. Site lies 330 m from the Ottery St Mary Conservation Area and 360m from Ottery extension Conservation Area, at their closest. Nearest listed buildings are in clusters within the Conservation Areas.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Not in AONB. There may be some intervisibility with the East Devon AONB but the site lies 1.9km to the west, separated by distance and fields. Site is in Devon Character Area : Clyst Lowland Farmlands. LCT Ref : 3E. Lowland plain
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Very small area (0.007ha) of Flood Zone 3 in NW corner of site, but band of land in Flood Zone 3, associated with the adjoining brook, abuts the whole of the NW boundary of the site. Land at risk of surface water flooding in the site is coterminous with flood zone 3. Southern part of site is Grade 2 agricultural land, but most of site (in the north) is Grade3 on the strategic assesement.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	The proposed relocation of Tipton Primary will provide the potential for a further 210 primary places and as such Ottery can take further development of circa 500-800 dwellings. Secondary provision at Kings School, Ottery St Mary is at capacity and further expansion may be difficult. Negotiations with the Kings School will be required regarding further expansion but will need to be seen in the light of all allocations within the school's designated area.
DCC Highways comments	Adjoining S38 Gerway Close, local services & facilities in area, direct access onto highway, slight road collision history, site accessibility - no significant issues.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of contaminated land, consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase.

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	Otry_11 & GH/ED/29		
Site overlap description	PARTIAL. Site Otry_21 is the north eastern part of Site Otry_11 (and in turn is the northeastern part of the larger GH/ED/29 site). Count all of Otry_21, count residue of GH/ED/29. Count Otry_11 as NIL		
Total site size	2.37		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.01		
Gross development area – Passes Stage B Housing	2.36		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	1.42		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 28	Mid 35	Max 42
2. Site promoter – yield (upper)	50		
3. Lower of 1. (Mid) yield and 2. yield	35		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	35		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.01		
Gross development area – Passes Stage B Employment (Ha)	2.36		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 2.3678 ha site, 0.007 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 2.3608 ha.		

	HOUSING : Site resubmitted in 2022 but as a smaller site available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 35 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 35 dwellings. The site passes Stages A and B Suitability Assessment for housing and Achievability, and therefore for the trajectory the net site capacity is 35 dwellings. EMPLOYMENT : The site is not submitted as available for employment, although the site passes Stage A and Stage B Suitability Assessment for employment. Therefore the site capacity for employment is NIL Ha
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may 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	35
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

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

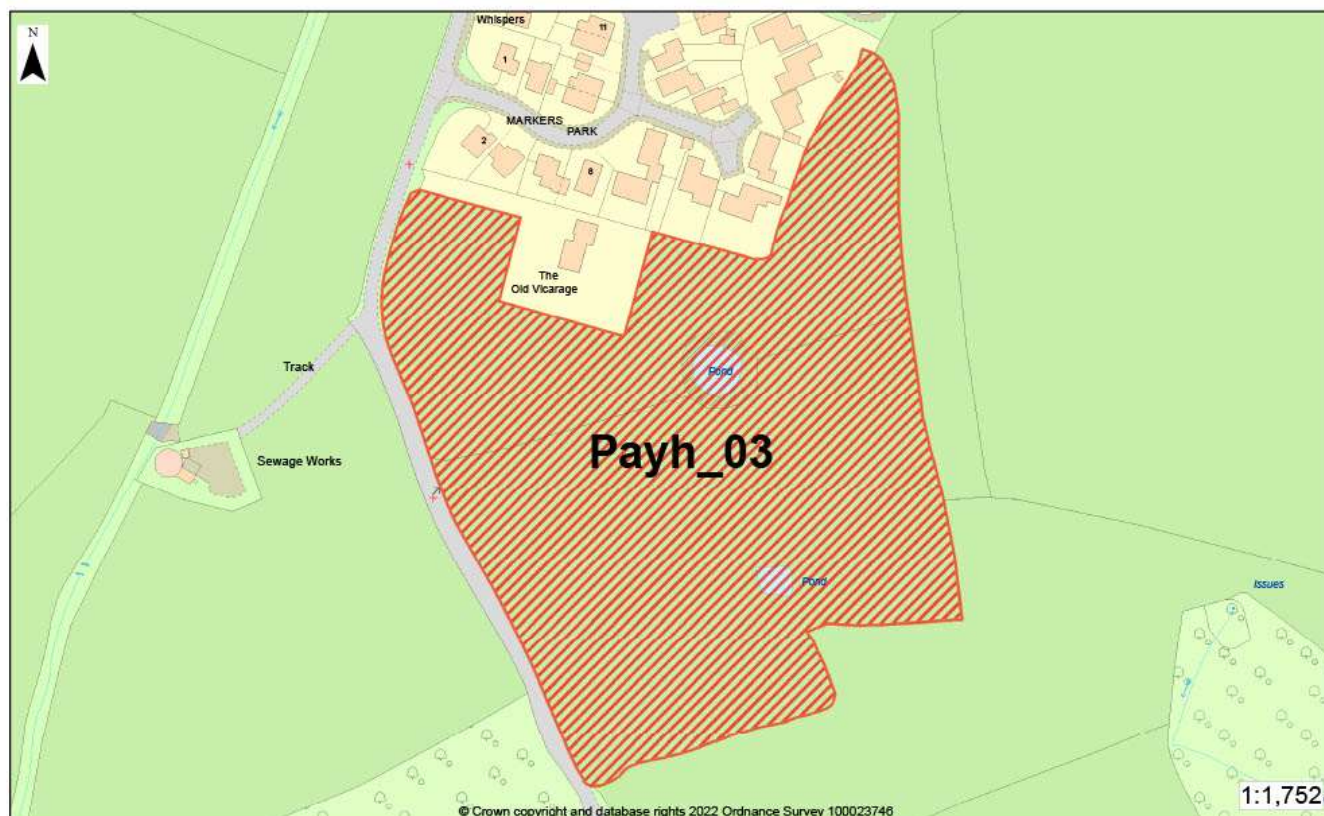
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Payhembury

Reference

Payh_03



Call For Sites 2022

Site address	Markers Park, Payhembury, , EX14 3NL
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising one field in agricultural use at southern edge of Payhembury village. Gentle to moderate slope, with site sloping up from SW to NE, but steeper slope on the road frontage/ hedgebank. Housing on Markers Park and the Old Vicarage to the north. Agricultural land to S, W and E. Farm buildings at Glebe Farm approx 100m to the south. Sewage treatment works located approx 65m to the west of the site. Hedgerow boundaries with some hedgerow trees, some wire and post fencing, plus a few mature tree and 2 ponds within the site. Current gated field access into the site on the western boundary, from the road from Colestocks to Markers Park and Payhembury.
Total site size (ha)	3.34
Submitter's proposed use	Other site/use
Submitter development type	Homes for sale, Custom and self-build homes (To be based on the suitability of the circa. 3.34ha site)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years

Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	3.34
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	3.34
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 3.3357 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and over 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	Site is not located within designated area of biodiversity interest although it is within the Pebblebed Heath European Site 10km buffer and so appropriate mitigation may be required.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Not in close proximity to designated heritage assets due to distance and intervening buildings on Markers Park. Nearest heritage asset is Grade 2* Listed Building (The Lower House) 220m to the north. Further to the north (approx 400m) is a cluster of

	listed buildings in the historic village core, including St Marys Church-Grade 1.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Not in AONB. Site lies about 2.5km SW of the Blackdown AONB and there may be some intervisibility between the AONB and the site. Devon Character Area : Clyst Lowland Farmlands. LCT ref : 3E. Lowland plains
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	No land in Flood Zones 2 or 3. Most of site is Grade 3 agricultural land but NE corner is Grade 2 on strategic assessment.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	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	Use Payhembury comments from nearby Payh_01 : Payhembury primary school has some capacity to support development, but as it is a popular school with out-of-area children this is likely to cause a pushback on other primary schools. Site Payh_01 is adjacent/ takes in part of the school site - impact on school could be a concern and needs to be carefully assessed. Additional secondary capacity required and transport costs for secondary apply. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	Direct access onto highway, local services & facilities in area, no concerns with road collisions, site accessibility - no significant issues.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of contaminated land, consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase.

Achievability assessment

EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing.

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	NONE		
Total site size	3.34		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	3.34		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	2.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 40	Mid 50	Max 60
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	50		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	3.34		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 3.3357 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx.3.3357 ha. HOUSING : Site submitted in 2022. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 50 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. In the absence of a specified site promoter's yield, the site would have the potential for 50 dwellings. The site passes Stages A and B Suitability Assessment for housing and Achievability, and therefore for the trajectory the net site capacity is 50 dwellings.		

	EMPLOYMENT : The site is not submitted as available for employment. The site does not pass Stage A and Stage B Suitability Assessment for employment as there is no train station or hourly or better bus service within 1600m. Therefore the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may 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

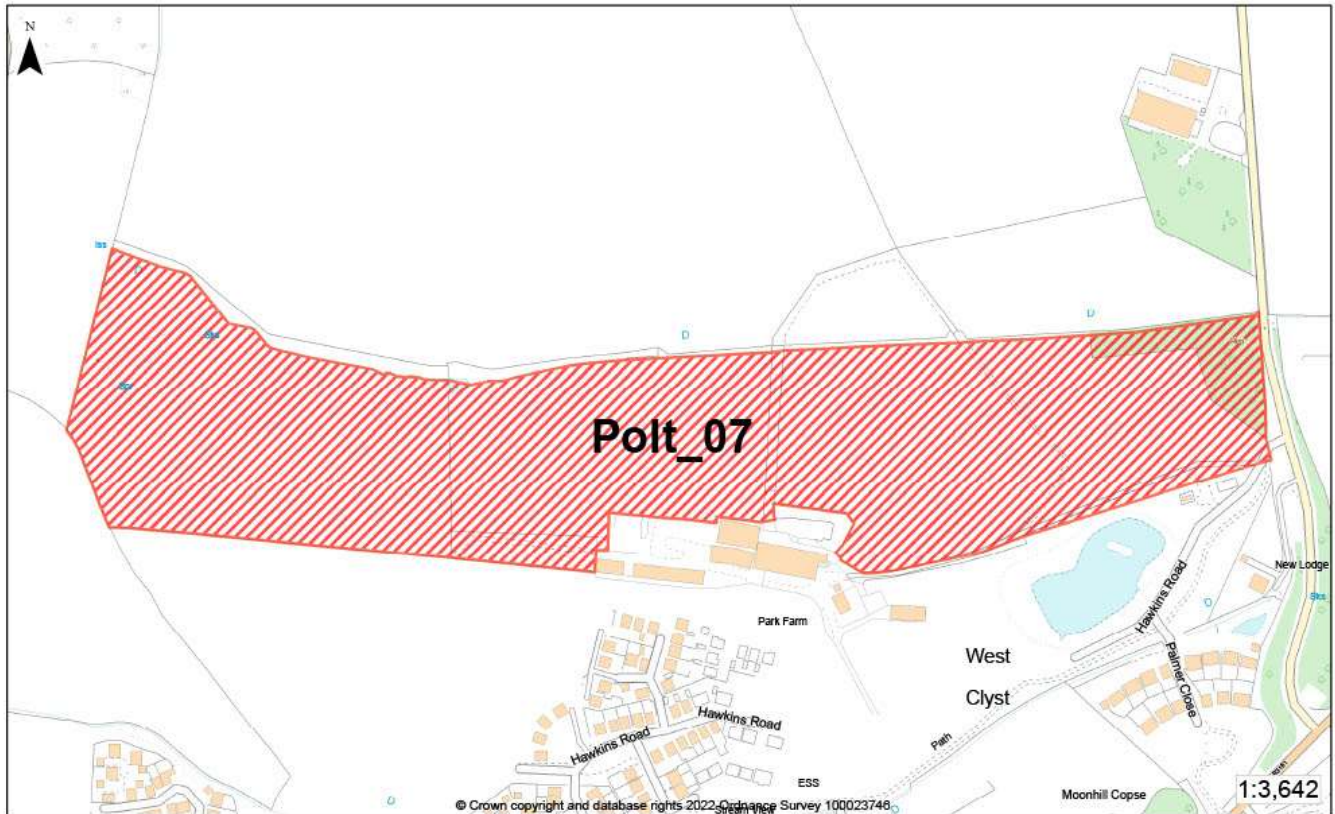
Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	50
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Politimore	Reference	Polt_07



Call For Sites 2022

Site address	LAND AT WEST CLYST POLITIMORE, , Exeter, EX4 0BB
Outside Cranbrook Plan Area	Yes
Description	Large, elongated, roughly rectangular, greenfield site in East Devon on the north side of a ridge, next to the northern edge of Exeter, close to and west of the M5. Comprising several large, open, adjoining fields of improved grassland, in agricultural use, with scattered mature/ veteran trees. It lies adjacent to a larger development known as Old Park Farm, Pinhoe where Phase 1 is built and Phase 2 is under construction. Poltimore village is about 1km to the north. The land to the north of the site comprises parkland associated with the Grade II* Listed Poltimore House, whilst the site forms a more recent 19th century expansion to the parkland. Housing and the buildings and dwelling of Park Farm are to the south, with agricultural land to N, E and W. Moderate to steeper slope in the west, sloping down SW to NE from the ridge line in the south; gentler slope in the east. Planning application 19/1799/MOUT for up to 200 dwellings for Pinhoe Phase 3. was refused 28/04/2022. Vehicular access to the site is proposed to be derived from Hawkins Road close to the junction with Poltimore Road.
Total site size (ha)	13.81
Submitter's proposed use	Other site/use
Submitter development type	Homes for sale, Affordable homes . Up to 200 dwellings

Availability assessment	
Call for site : site type Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	NEW
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.625 ha of the site is within 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). 0.625 ha is therefore discounted from having any development potential
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	13.19
GDA Discounted at Stage A – Housing (ha)	0.63
GDA Passes Stage A – Employment (ha)	13.19
GDA Discounted at Stage A – Employment (ha)	0.63
Stage A Assessment conclusion	An area of approximately 13.1889 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation

	zones. Poltimore County Wildlife site abuts the site's northern boundary. .
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	The site forms part of the 19th century expansion of the historic parkland associated with the Grade II * Listed, Poltimore House. The proposed development would cause considerable harm by the irreversible urbanisation of the parkland which is a key contributor to the significance of the setting of Poltimore House. The harmful impact that the erosion of the landscape would have on the setting and potential long term future of Poltimore House, a Grade II* listed building at risk, is unacceptable. (source information in Office report on Planning Application 19/1799/MOUT)
For Housing - Will the site have an unacceptable impact on heritage?	Yes
For Employment - Will the site have an unacceptable impact on heritage?	Yes
Landscape commentary	Unacceptable landscape and visual impacts on the character and appearance of the site and its surroundings particularly in respect of the setting and views from Poltimore House and parkland and also with regard to the green hills setting of Exeter and the rural setting of Poltimore village. The Clyst Valley Regional Park runs within the southern part of this proposed development and it would damage the heritage asset of the parkland setting to Poltimore House to the detriment of users of the park and the cultural identity of the area whilst failing to meet the specific Valley Park objectives. Unacceptable impact (source information in Office report on Planning Application 19/1799/MOUT). The upper (western) part of the site falls within the Exeter Slopes and Hills Landscape character area (LCA) and Landscape character type (LCT) 3a: Upper farmed and wooded slopes, while the lower (eastern) portion of the site falls within Clyst Valley Lowland Farmlands LCA and LCT 5A Estate Wooded Farmland.
For Housing - Will the site have an unacceptable impact on landscape?	Yes
For Employment - Will the site have an unacceptable impact on landscape?	Yes
Flooding/land/resources commentary	On the eastern corner of the site, approx. 0.625 ha of the site is within Flood Zone 3. Northern boundary of site is land at risk of surface water flooding, related to brook which is on the boundary. Most of the site is grade 3b agricultural land, with some grade 2 in the 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	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	2021 Poltmore comments: Large combination of sites. Distant from Stoke Canon Primary which has some capacity to support development - consider in relation to Pinhoe. New primary and secondary capacity required, and depending on provision, transport costs would apply for primary and secondary. Need to be considered alongside west end development and Exeter development plans.
DCC Highways comments	More than one access onto highway, local services & facilities in area, slight road collision history, site accessibility - no significant issues.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of air quality, Possible HIA. Consideration of contaminated land, consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from local transport network

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable subject to two site access points being achieved. Note that a written comment indicated that the site does not have potential for housing.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	Site wholly overlaps Polt_03. New agent.		
Total site size	13.81		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	13.81		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 31	Mid 35	Max 40
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0

2. Site promoter – yield (upper)	200
3. Lower of 1. (Mid) yield and 2. yield	0
4. Percentage of site to count– housing	0
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0
EMPLOYMENT CAPACITY	
Land discounted Stage A and Stage B – Employment (Ha)	13.81
Gross development area – Passes Stage B Employment (Ha)	0.00
Percentage of site to count – employment	0
Employment land – potential yield (Ha)	0.00
SITE POTENTIAL	Of the 13.8139 ha site, 0.625 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 13.1889 ha. HOUSING : Site submitted in 2022. The site passes Stage A Suitability Assessment but does not pass Stage B Suitability Assessment for housing due to unacceptable impacts on the environment (designated heritage assets and landscape). HELAA Panel (majority) assessed site as Probably achievable. Therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site is not submitted as available for employment. Furthermore, although the site passes Stages A Suitability Assessment it does not pass Stage B Suitability Assessment for employment due to unacceptable impacts on the environment (designated heritage assets and landscape). Therefore the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary

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

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

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

Employment - Suitable Available Achievable summary

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

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

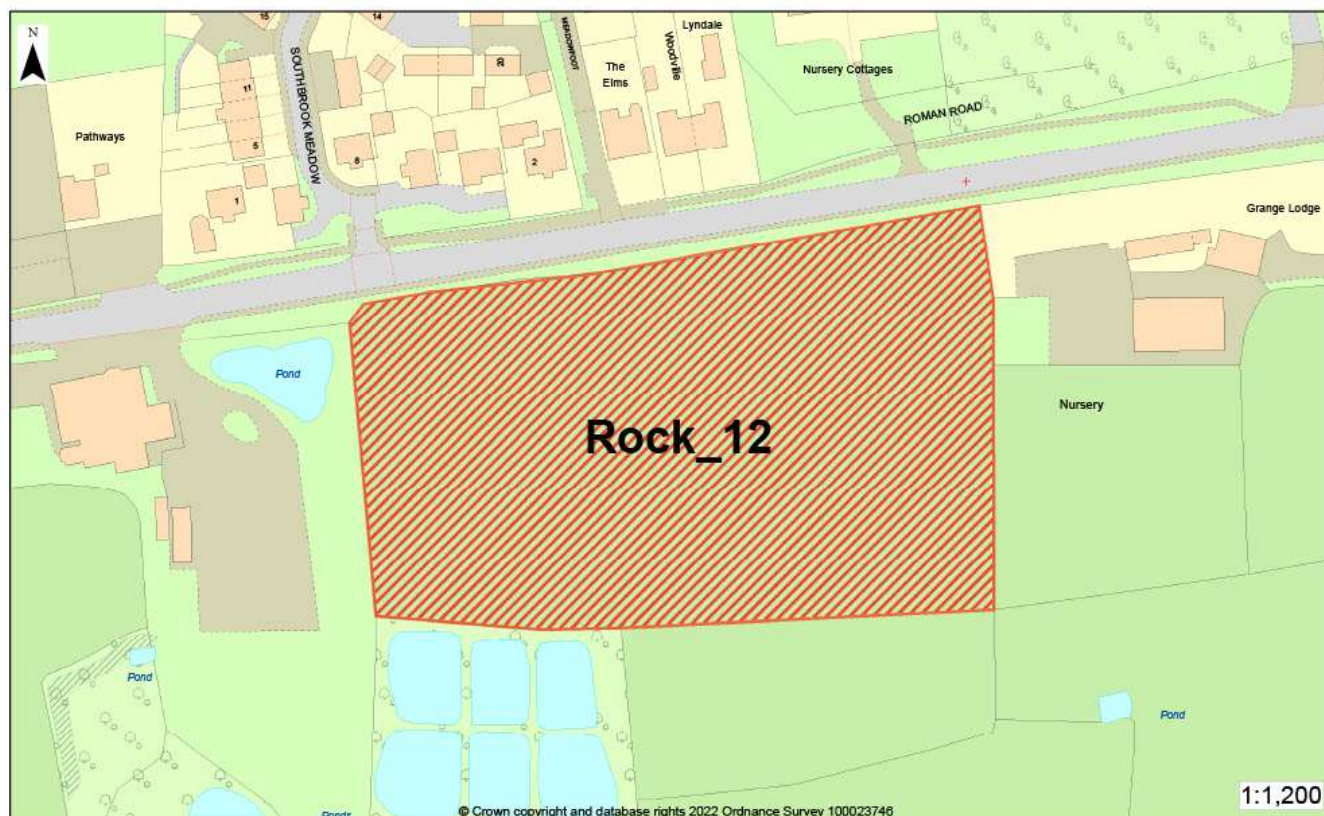
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Rockbeare

Reference

Rock_12



Call For Sites 2022

Site address	Land to the east of Golden Pond, London Road, south of Cranbrook, EX5 2EN
Outside Cranbrook Plan Area	Yes
Description	Small rectangular greenfield site comprising a flat to gently sloping field in agricultural use, located south of and parallel to London Road (B3174) east of Golden Pond (restaurant) and west of Grange Lodge. Site is well detached from Rockbeare village but close to Cranbrook. To the north are dwellings at Southbrook Meadow and sporadic housing to 1-2 Nursery Cottages on London Road. To the east is agricultural land that is allocated for development in Grange Expansion Area in the Cranbrook Plan. To the South and SW is agricultural land and a cluster of ponds. Submitter proposes access off from London Rd. Part of the land relating to application 15/1825/MOUT for up to 250 dws/local centre which was refused 19/02/2015. Part of the land relating to application 15/1825/MOUT for up to 250 dws/local centre which was refused 19/02/2015.
Total site size (ha)	1.53
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Homes for older people (circa 40 dwellings)

Availability assessment

Call for site : site type

EXISTING - SMALLER SITE

Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.53
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.53
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.5291 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No

Heritage commentary	No significant issues. Site is not in close proximity to designated heritage assets, separated by distance and agricultural fields. Approx 400m to the WSW of the site is a small cluster of heritage assets in the northern part of Rockbeare village (eg Grade 2* Listed Building-St Marys Church, Rockbeare). Site is 850m north of Grade 2 HER registered Park and Garden at Rockbeare Manor.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Not in AONB. Situated in Devon Character area - Clyst Lowland Farmlands:. LCT Ref: 3E. Lowland plains
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	No land in Flood Zones 2 or 3. Land adjoining SW corner of site is at risk of surface water flooding. Grade 3a agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some 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	GH/ED/04 GESP HELAA entry: Rockbeare Primary School and Cranbrook Secondary School have limited capacity for expansion.
DCC Highways comments	Direct access onto London Road. Scheme would need to accommodate wider Cranbrook aspirations and not compromise any desired improvements to sustainable travel. Scope to improve existing pedestrian infrastructure.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of contaminated land, consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing provided that scheme accommodates wider Cranbrook aspirations and does not compromise any desired improvements to sustainable travel.

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)	Part of GH/ED/04		
Site overlap description	PARTIAL. All ofRock_12 lies within GH/ED/04, but is only a small percentage of GH/ED/04 in the NE corner of the 2017 submitted site. (Does not overlap site Rock_13 or Rock_14). Count all of Rock 12, Rock_13 & Rock_14. Count 376 dws residue of GH/ED/04.		
Total site size	1.53		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.53		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	1.22		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 24	Mid 31	Max 37
2. Site promoter – yield (upper)	40		
3. Lower of 1. (Mid) yield and 2. yield	31		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	31		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.53		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 1.5291 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 1.5291 ha. HOUSING : Site re-submitted in part in 2022. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 31 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 31 dwellings. The site passes Stages A and B Suitability		

	Assessment for housing and Achievability. Therefore for the trajectory the net site capacity is 31 dwellings. EMPLOYMENT : The site is not submitted as available for employment, although the site passes Stage A and Stage B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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
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

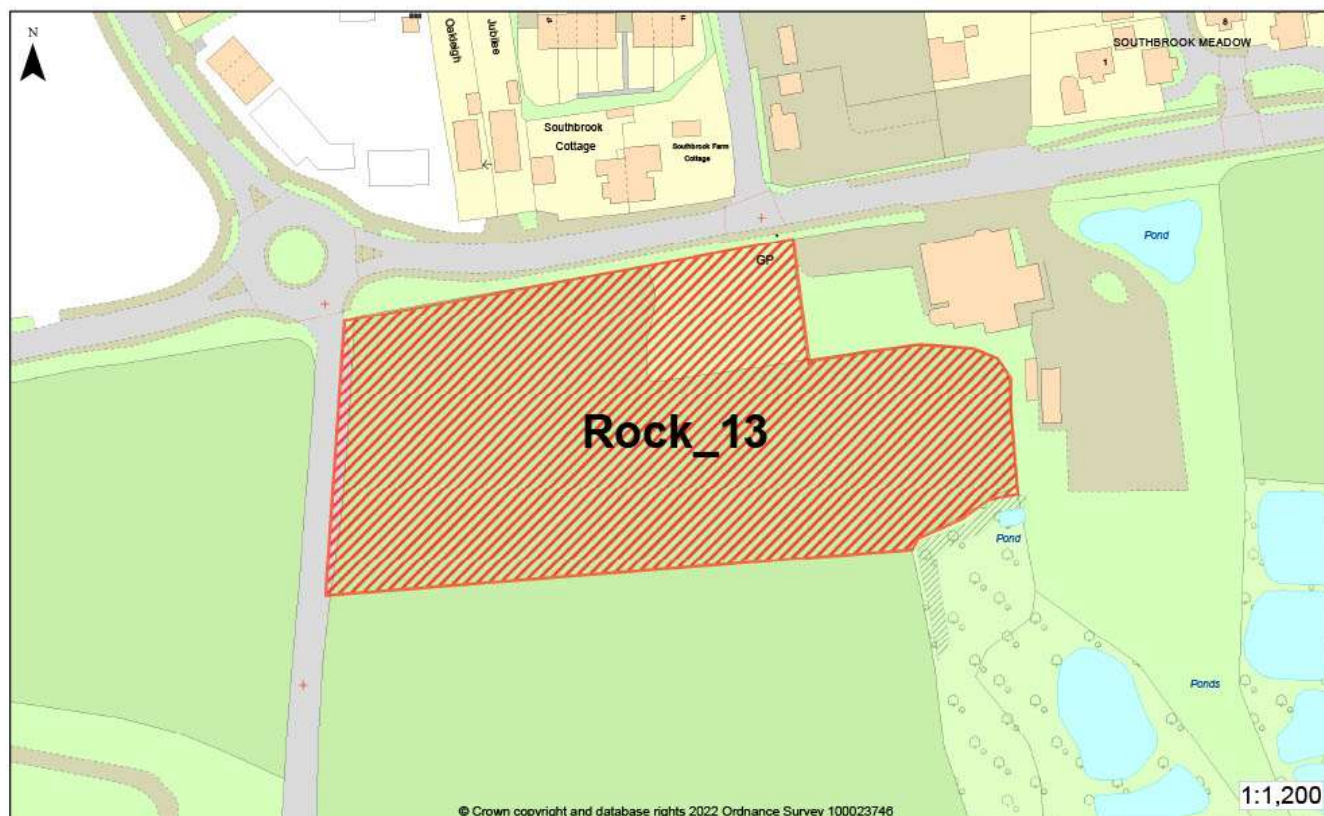
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Rockbeare

Reference

Rock_13



Call For Sites 2022

Site address	Land to the west of Golden Pond, London Road, south of Cranbrook, EX5 2EN
Outside Cranbrook Plan Area	Yes
Description	Small, nearly rectangular greenfield site comprising a flat field in agricultural use, located south of and parallel to London Road (B3174) west of Golden Pond (restaurant) and east of the road to Rockbeare from its junction with the B3174. Site is well detached from Rockbeare village but close to Cranbrook. To the north are dwellings fronting London Road, with Cranbrook development beyond. Further to the east is agricultural land (site Rock_12). To the west is agricultural land (Site Rock_14). To the South and SE is agricultural land and a cluster of ponds. Submitter proposes access off from London Rd.
Total site size (ha)	1.18
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Homes for older people (circa 30 dwellings)

Availability assessment

Call for site : site type	EXISTING - SMALLER SITE
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years

Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.18
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.18
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.1803 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Site is not in close proximity to designated heritage assets, separated by distance, some intervening building and agricultural fields. Approx, 200m to the SW of the site is a small cluster of heritage assets in the northern part of Rockbeare village (eg Grade

	2* Listed Building-St Marys Church, Rockbeare) . Site is 870m north of Grade 2 HER registered Park and Garden at Rockbeare Manor.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Not in AONB. Situated in Devon Character area - Clyst Lowland Farmlands:. LCT Ref: 3E. Lowland plains
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	No land in Flood Zones 2 or 3. Land adjoining SE corner of site is at risk of surface water flooding. Grade 3a agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines. But 0.587 Ha of land is underlain by high pressure gas pipeline& consultation zone. On a precautionary approach this 0.587 ha is excluded from the Gross Development Area.
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	GH/ED/04 GESP HELAA entry: Rockbeare Primary School and Cranbrook Secondary School have limited capacity for expansion.
DCC Highways comments	Close proximity to Roundabout on London Road. Careful consideration needed for an appropriate access. Possible scope to deliver this via Little field. Scheme would need to accommodate wider Cranbrook aspirations and not compromise any desired improvements to sustainable travel improvements along London Road. Scope to improve existing pedestrian infrastructure.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of contaminated land, consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing subject to appropriate access possibly via Little field, and provided that scheme accommodates wider

	Cranbrook aspirations and does not compromise any desired improvements to sustainable travel.
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)	Part of GH/ED/04		
Site overlap description	PARTIAL. All of Site 82 lies within GH/ED/04, but is only a small percentage of GH/ED/04 in the NE corner of the 2017 submitted site (Does not overlap Rock_12 or Rock_14). Count all of Rock 12, Rock_13 and Rock_14. Count residue of GH/ED/04.		
Total site size	1.18		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.59		
Gross development area – Passes Stage B Housing	0.59		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	0.47		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 9	Mid 12	Max 14
2. Site promoter – yield (upper)	30		
3. Lower of 1. (Mid) yield and 2. yield	12		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	12		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.59		
Gross development area – Passes Stage B Employment (Ha)	0.59		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 1.1803 ha site, 0.587 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 0.5933 ha. HOUSING : Site re-submitted in part in 2022. 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. The site passes Stages A and B Suitability Assessment for housing and Achievability, and therefore for the trajectory the net site capacity is 12 dwellings. EMPLOYMENT : The site is not submitted as available for employment, although the site passes Stage A and Stage B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	12
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

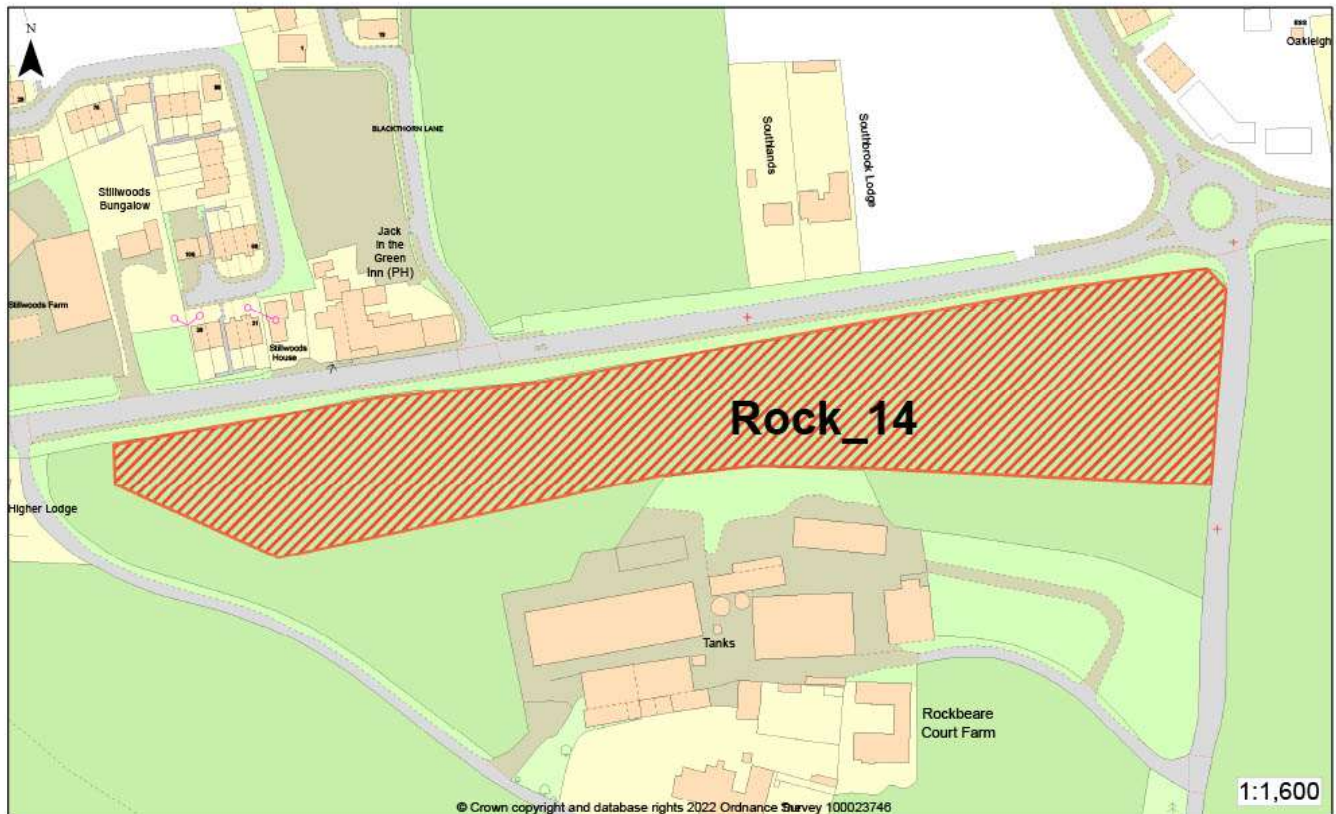
Employment - Suitable Available Achievable summary

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
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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Rockbeare	Reference	Rock_14



Call For Sites 2022

Site address	Land to the east of Golden Pond, London Road, south of Cranbrook, EX5 2EN
Outside Cranbrook Plan Area	Yes
Description	Long, flat, roughly rectangular greenfield site, situated north of the substantial group of buildings at Rockbeare Court Farm, Rockbeare and the southern edge of Cranbrook and the older mixed uses at Jack in the Green north of London Road (B3174). Site is well detached from Rockbeare village but close to Cranbrook. The site comprises the major part of field in agricultural use, located south of and parallel to London Road/verge & roadside hedgerow, between Higher Lodge to the west and the road to Rockbeare village. A strip of agricultural land approx 10-15 m separates the southern boundary of the site from the large farm/outdoor storage complex to the south. South of Old London Road, there is housing to the west of the site, and largely agricultural land to the east (including site Rock_13 and Rock_12 beyond that). Submitter proposes site access from London Rd. Part of the land relating to application 15/1825/MOUT for up to 250 dws/local centre which was refused 19/02/2015.
Total site size (ha)	1.83
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Homes for older people (50-60 dwellings)

Availability assessment

Call for site : site type Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	EXISTING - SMALLER SITE
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.83
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.83
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.8322 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Single TPO on northern boundary. Site is not located within any other designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones. Field covered by Tree Preservation Order 85/0049/Tpis close to but does not abut the western boundary of the site, being separated by a lane.
For Housing - Will the site have an unacceptable impact on biodiversity?	No

For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Site is not in close proximity to designated heritage assets, separated by intervening buildings, or by distance and agricultural fields. Approx, 100m to the S of the site is a small cluster of heritage assets in the northern part of Rockbeare village (eg Grade 2* Listed Building-St Marys Church, Rockbeare). Site is 910m north of Grade 2 HER registered Park and Garden at Rockbeare Manor.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Not in AONB. Situated in Devon Character area - Clyst Lowland Farmlands:. LCT Ref: 3E. Lowland plains
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	No land in Flood Zones 2 or 3. Eastern part is Grade 3a agricultural land and western part is Grade 3b.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity line but 0.286 ha of land is underlain by high pressure gas pipeline& consultation zone. On a precautionary approach this 0.286 ha is excluded from the Gross Development Area.
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	GH/ED/04 GESP HELAA entry: Rockbeare Primary School and Cranbrook Secondary School have limited capacity for expansion.
DCC Highways comments	Direct access onto London Road. Scheme would need to accommodate wider Cranbrook aspirations and not compromise any desired improvements to sustainable travel. Scope to improve existing pedestrian infrastructure.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of contaminated land, consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment

EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing provided that scheme accommodates wider Cranbrook aspirations and does not compromise any desired improvements to sustainable travel.
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)	Part of GH/ED/04		
Site overlap description	PARTIAL. All of Site Rock_14 lies within GH/ED/04, but is only a small percentage of GH/ED/04 in the NE corner of the 2017 submitted site (Does not overlap Rock 12 or Rock 13). Count all of Rock 12, Rock_13 and Rock_14. Count residue of GH/ED/04.		
Total site size	1.83		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.29		
Gross development area – Passes Stage B Housing	1.55		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	1.24		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 25	Mid 31	Max 37
2. Site promoter – yield (upper)	60		
3. Lower of 1. (Mid) yield and 2. yield	31		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	31		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.29		
Gross development area – Passes Stage B Employment (Ha)	1.55		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 1.8322 ha site, 0.286 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 1.5462 ha.		

	HOUSING : Site re-submitted in part in 2022. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 31 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 31 dwellings. The site passes Stages A and B Suitability Assessment for housing, and therefore for the trajectory the net site capacity is 31 dwellings. EMPLOYMENT : The site is not submitted as available for employment, although the site passes Stage A and Stage B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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
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

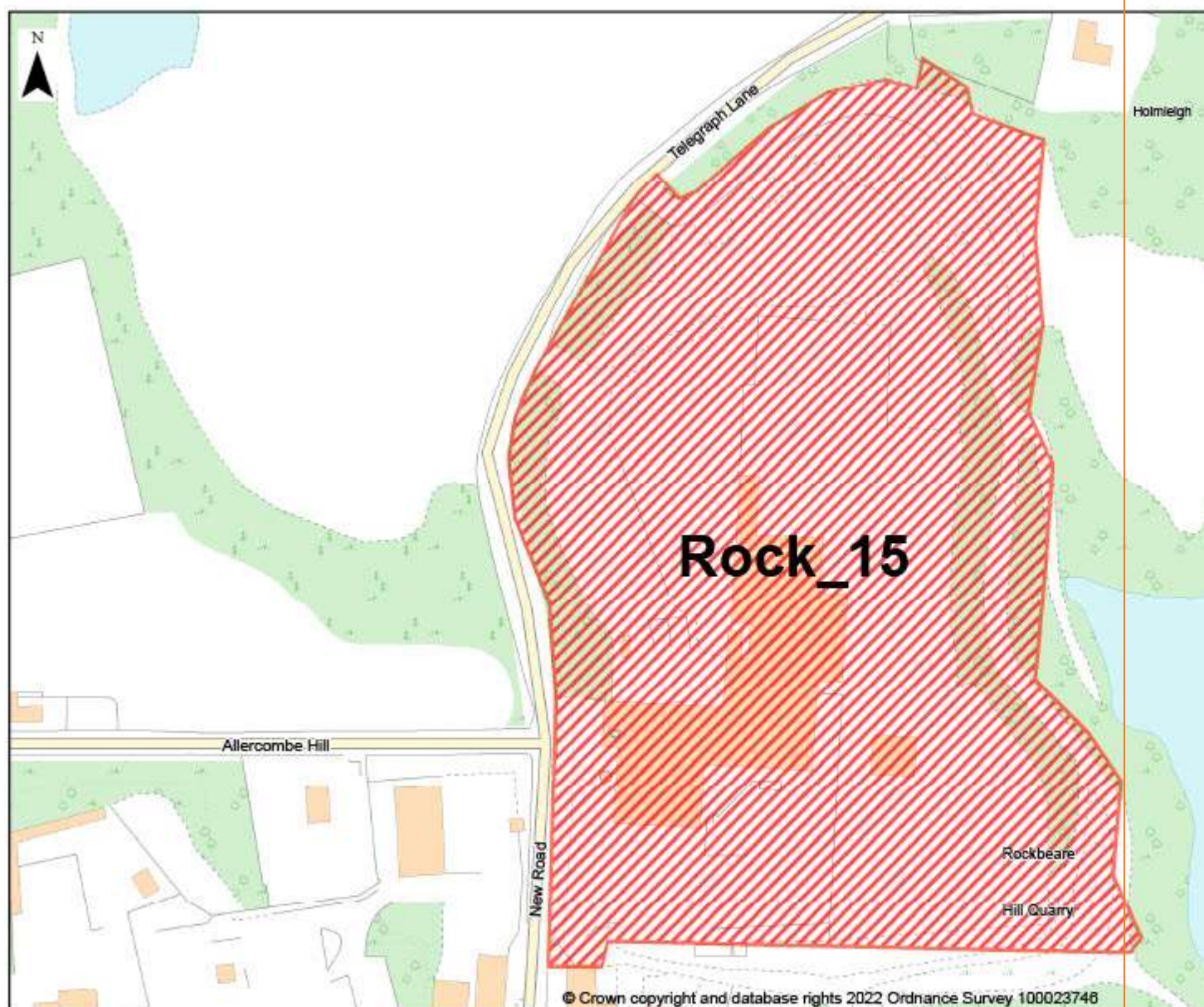
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Rockbeare

Reference

Rock_15



Call For Sites 2022

Site address	Rockbeare Hill, Rockbeare, Exeter, EX5 2HB
Outside Cranbrook Plan Area	Yes
Description	Former Rockbeare Hill Quarry where mineral resource has been worked out, about 500m south of A30 -Daisy Mount Junction. Comprises brownfield land where the quarry floor area is occupied by works (operational at submission date) for concrete block manufacturing (Use Class B2) with hardstanding/ storage yard. Existing access from New Road on the western boundary and Telegraph Lane on the N/NW. Adjoining site to the N, E & SE is existing woodland & area of approved restoration scheme to reclaim former mineral workings for nature conservation/ biodiversity through habitat creation. To the N of the site at

	Marshbroadmoor is a further area of restoration of former mineral working, through importation of inert material, and reclamation to nature conservation/habitat creation. To the W of New Road/SW of Allercombe Hill junction is a complex areas of former workings, and existing industrial and storage building, including a large industrial/ storage/ distribution facility associated with South West Highways. Beyond lies largely agricultural land and the site is well separated from settlements that have services and facilities.
Total site size (ha)	5.31
Submitter's proposed use	Employment site
Submitter development type	Office, Industrial / warehouse, Mixed Use. (Current concept site plans show capacity for a mixed use commercial floor space of approximately 10,744sqm across 28 units along with parking and associated infrastructure. This includes existing buildings on the site which shall be retained. Main access to the quarry basin and existing warehouses is located in the SW corner of the site off New Road. Access to the higher portion of site, used for HGV access to aggregate hoppers at this level which feed to warehouses below is located in the NW off Telegraph Lane. Existing established access arrangements into the site shall be maintained and likely enhanced through redevelopment.

Availability assessment	
Call for site : site type Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	NEW
Site promoter's availability comments	Within the next 5 years
Site available for Housing	No
Site available for Employment	Yes

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	5.31
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	5.31
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 5.3106 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes

If yes to Passes Stage A for any use then proceed to Stage B Assessment

Stage B suitability assessment

Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Pebblebed Heath 10km buffer. Prickly Pear Blossoms Park County Wildlife is 250 to the south of the site (Remnant heathland supporting bracken and acidic grassland mosaic, mixed and coniferous woodland and neutral/ acidic grassland).
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Not in close proximity to designated heritage assets. Nearest asset is Grade 2 Listed Building at St Michael's Church, Bendarroch Road, West Hill, separated by distance, woodland and intervening 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	Not in AONB. Site is situated in the old quarry. Steep banks within the site, with the works building (not yet demolished) on the flat quarry floor. The site and surrounding topography and substantial tree belts means the site is well screened from the surrounding area. It is part of a wider landscape of former mineral workings - some water filled, some naturally revegetated, some restored or being restored eg for nature conservation, and some reclaimed for industry/storage or for leisure uses.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Not in Flood Zones 2 or 3. Some land at risk of surface water flooding about the works building. Mostly Grade 4 agricultural land with SE corner being Grade 3 on strategic assessment.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No

For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	2021 West Hill comments: 36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	Existing brownfield sites and access points. No current opportunity for alternative methods of travel from private vehicles. Close proximity to A30.
DCC Minerals comments	Whilst the whole site is within a MSA & MCA, the mineral resource at Rockbeare Quarry has been worked out so there is no MPA objection to this site.
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of contaminated land

Achievability assessment	
EDDC Economic Development comments	This site could be achievable for smaller scale employment uses, although this would require significant investment in broadband infrastructure. A medium/large site in a rural location currently used for mineral extraction. Due to the existing nature of the site, redevelopment to B and E uses should not be problematic with access points to the existing site suitable for redevelopment. The road adjoining the site to the west (New Road and Telegraph Lane) is a wide single track lane currently serving the quarrying uses of the site, which, although not ideal, could be suitable for lighter industrial traffic. Close proximity to the E30 is of significant benefit, with Exeter/Cranbrook and Ottery St Mary labour markets able to serve the site. Limited public transport available, with bus routes available to the north and south of the site, albeit linked by roads with no pavements for safe pedestrian access. Broadband availability at this site is very poor and would require significant investment prior to development.
Panel's conclusions	Probably achievable for a mix of employment uses (E(g)/B2/small scale B8).
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably achievable if

Potential capacity	
Planning application	16/1464/MFUL

Planning Status	Approved 21/06/2016.Replacement of existing manufacturing building with new factory building for precast concrete manufacturing (Use Class B2-General Industry). Non material amendment approved 29/03/2022. Implies material start as per Condition 1		
Previous HELAA site ref no(s)			
Site overlap description	PARTIAL - 3.85 Ha with implemented planning approval for B2 development (a larger, replacement precast concrete manufacturing plant)		
Total site size	5.31		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	5.31		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	3.19		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 64	Mid 80	Max 96
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 (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	5.31		
Percentage of site to count – employment	58		
Employment land – potential yield (Ha)	3.00		
SITE POTENTIAL	Of the 1.8322 ha site, 0.286 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. Thus the gross site development area for housing and for employment is approx. 5.3106 ha (before taking account of B2 planning permission - replacement works). HOUSING : Site is not submitted as available for housing, although the site passes Stages A and B Suitability Assessment for housing. Therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site is submitted as available for employment, and passes Stage A and Stage B Suitability Assessment for employment and Achievability. The gross development area is 5.3106 Ha. The 2021 Employment Monitoring Update reports that application 16/1464/MFUL approved for gross 4472 sqm(net 1610 sqm) (B2 - replacement precast concrete manufacturing works on a 3.85ha site)		

	was completed in 2019/20. The HELAA submission refers to 10,744 sqm floorspace which includes retained existing buildings so the net additional floorspace is of the order of +6,272 sqm (about 58% of the total). Applying that 58% to the 5.3106 site area equates to a residual GDA site capacity for employment of about 3 hectares.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	1.5
Developable 1/4/2032 to 31/3/2037	1.5
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

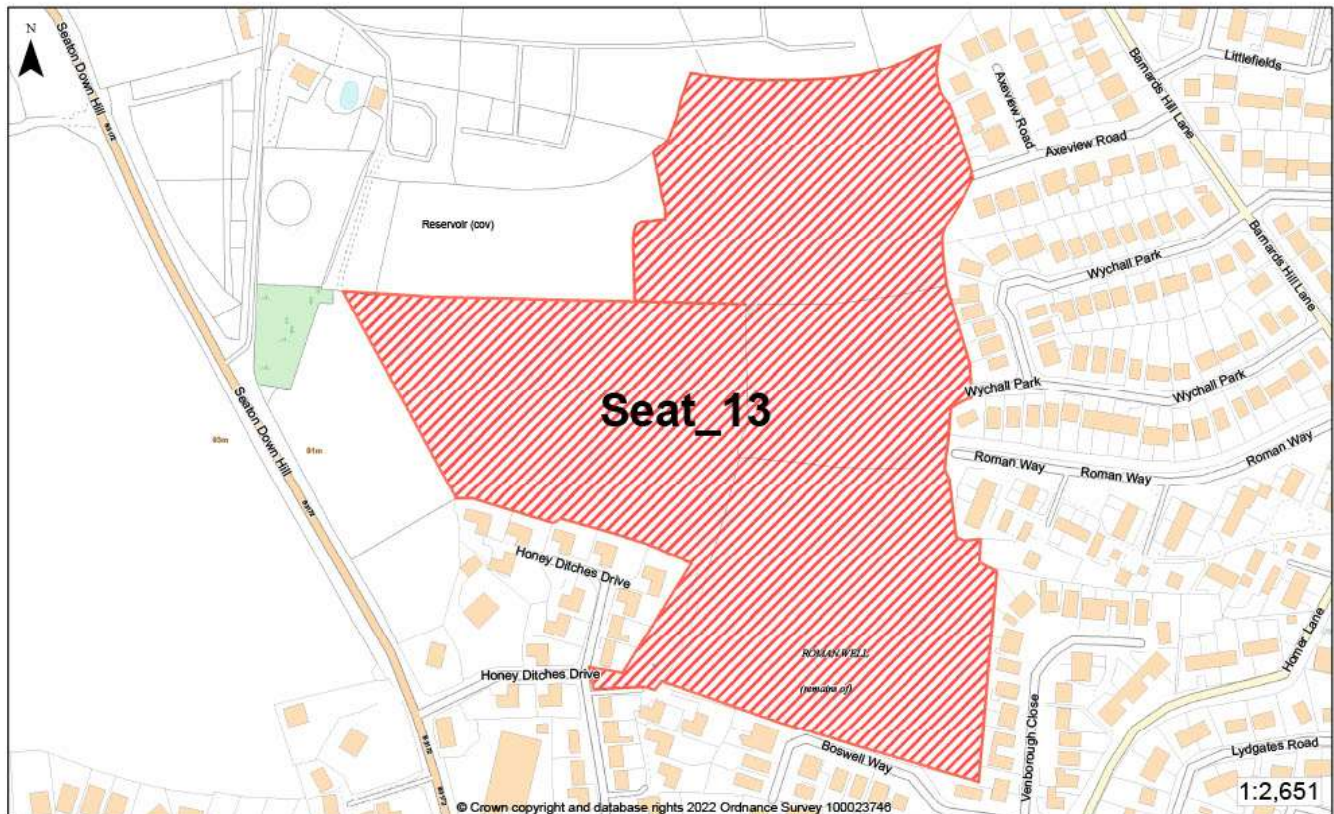
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Seaton

Reference

Seat_13



Call For Sites 2022

Site address	Land adjacent to Axe View Road, Axe View Road, Seaton, EX12 2JT
Outside Cranbrook Plan Area	Yes
Description	Steep slope greenfield site located in the northwest of Seaton built-up area, it comprised 4 connected irregularly shaped fields. The site is in agricultural use adjacent to the Manor Farm caravan site and existing settlement. The site alongside B3172, Seaton Down Hill road is the main access road, and a few roads in the existing settlement could be extended such as Axeview road, wychall park and Roman Way.
Total site size (ha)	8.39
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes (residential development of similar density to adjoining sites)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	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)	8.39
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	8.39
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 8.3933 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest. TPOs VAL 17/0053/T & VAL 17/0062/TP found at the south and south west to 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	Approx 6.22 Ha of the site is in a scheduled ancient monument - Roman And Earlier Settlement At Honeyditches. Only the northern field west of Axeview Road is not within the designation. 6.22 Ha are therefore discounted from the gross site area at Suitability Assessment Stage B. The residue of the site (2.1733 Ha) which is not discounted at Stage B is the northern field and this adjoins the SAM which may affect the development potential. For the purposes of HELAA, only that northern field would not have an unacceptable

	impact on the designated heritage asset. Will affect development potential of the site.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Outside AONB. Site is in National Character Areas: Blackdowns; Devon Character Areas: Axe Vally. LCT ref 2A. Steep wooded scarp slopes & 3B. Lower rolling farmed and settled valley slopes
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no land in Flood Zones 2 or 3 within the site. Small area of site is at low & medium risk of surface water flooding. Grade 3 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?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	2021 Seaton comments: Significant ha sites proposed for development, mainly to the north of the town. Proposed site Seat_01, 09 and 10 are to the south west of the town. Seaton primary has capacity to support some development - but not to the level proposed. The impact should be considered alongside proposed sites in the vicinity of Colyford (Coly_05, 04 and 11). The ability to provide safe walking routes between the proposed sites and the primary school should be considered. Secondary transport costs would apply. Secondary capacity needs to be assessed with other proposed sites within the Axe Valley school catchment area.
DCC Highways comments	Access would be off existing Estate Roads. Existing pedestrian infrastructure and local transport nearby.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of contaminated land, consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment

EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing.
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	NONE		
Total site size	8.39		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	6.22		
Gross development area – Passes Stage B Housing	2.17		
Gross to net area conversion factor applied %	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)	0		
3. Lower of 1. (Mid) yield and 2. yield	33		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	33		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	6.22		
Gross development area – Passes Stage B Employment (Ha)	2.17		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 8.3933 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 8.3933 ha. However, at Stage B suitability assessment - 6.22 Ha are discounted because of unacceptable impact on the environment (that part of the Roman And Earlier Settlement At Honeyditchs Scheduled Ancient Monument within the site). Only 2.173 Ha Gross Development Area on the northern field of the site therefore passes Stage B Suitability Assessment.		

	HOUSING : Site submitted in 2022 as available for housing. Based on the gross site area that passed Stage B 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. In the absence of a specified site promoter's yield, the site would have the potential for 33 dwellings. 2.1733 Ha site GDA passes Stages A and Stage B Suitability Assessment for housing and Achievability (ie only on the northern field of the site), and there are no overlaps so the net site capacity is 33 dwellings . EMPLOYMENT : The site is not submitted as available for employment although 2.1733 Ha GDA (the north field) pass Stages A and B Suitability Assessment for employment. Therefore the site capacity for employment is NIL Ha.

GENERAL COMMENT FOR ALL SITES

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

Also, future evidence, where available, may 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	33
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

Employment - Suitable Available Achievable summary

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

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

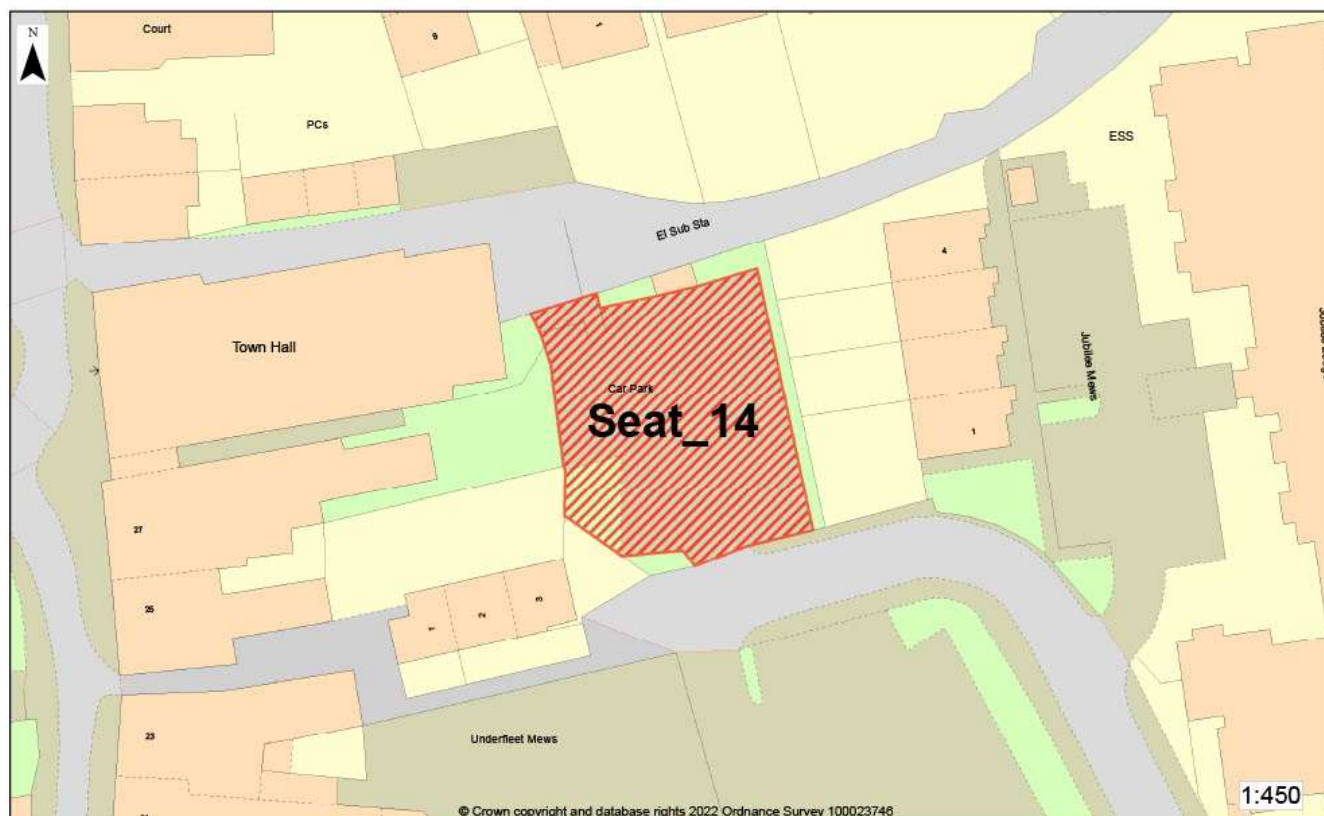
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Seaton

Reference

Seat_14



Call For Sites 2022

Site address	Seaton Town Hall Long Stay Car park, Jubilee Mews, Seaton, EX12 2WE
Outside Cranbrook Plan Area	Yes
Description	Small existing brownfield site in the central part of Seaton. The site is currently used as a car park, adjacent to Town Hall. The main access would be the entrance from The Underfleet B3172.
Total site size (ha)	0.06
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people - Potential for town centre flats or other residential development

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within a 6-10 year period
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)	0.06
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.06
Stage A Assessment conclusion	Site has not passed Stage A Suitability Assessment for employment due to the site being below the size threshold. Site does not Stage A Suitability Assessment for housing based on dwelling numbers if mid yield town centre density is applied.
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	
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	
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 : <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	2021 Seaton comments: Significant ha sites proposed for development, mainly to the north of the town. Proposed site Seat_01, 09 and 10 are to the south west of the town. Seaton primary has capacity to support some development - but not to the level proposed. The impact should be considered alongside proposed sites in the vicinity of Colyford (Coly_05, 04 and 11). The ability to provide safe walking routes between the proposed sites and the primary school should be considered. Secondary transport costs would apply. Secondary capacity needs to be assessed with other proposed sites within the Axe Valley school catchment area.
DCC Highways comments	Existing carpark for permit holders. Assessment on the loss of parking should be examined.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of contaminated land, consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

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	NONE
Total site size	0.06
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.06

Gross to net area conversion factor applied %	100		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 51	Mid 75	Max 100
1. Calculated yield (HELAA Methodology)	Min 3	Mid 4	Max 6
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	4		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.06		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.0556 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment and other uses is 0.0556 ha. HOUSING : Site submitted in 2022 as available for housing, but does not indicate the number of dwellings. The site is very small and well below the land area size threshold. If the town centre mid density (75 dpa) is applied on the whole GDA area the site might have a mid yield of 4 dws. Applying the high density (100dpa) would appear to be challenging mindful of the proximity of the Town Hall and roads to the north and south. So the site does not pass Stage A and Stage B Suitability Assessment for housing. For the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site is below the size threshold so does not pass Stage A and Stage B Suitability Assessment for employment. Furthermore , the submitter has not indicated that the site is made available for employment. Therefore the site capacity for employment is NIL Ha.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)

Yes	No	Use unassessed

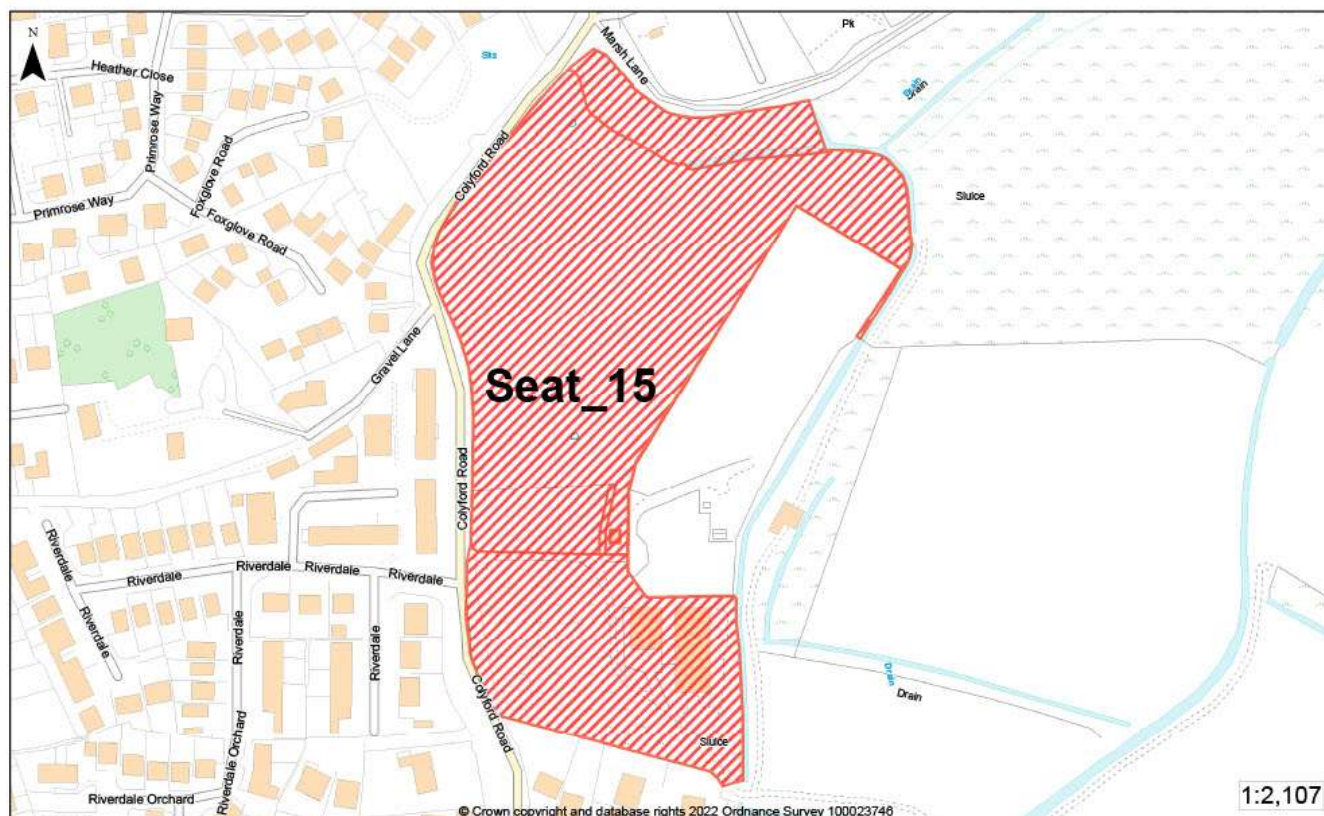
Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Seaton	Reference	Seat_15



Call For Sites 2022

Site address	White Cross, Colyford Road, SEATON, EX12 2SN
Outside Cranbrook Plan Area	Yes
Description	The relatively flat agricultural site is adjacent to the eastern edge of Seaton between the cemetery to the north and existing dwellings to the south. The site appears to be largely in agricultural use, with a small group of trees, existing access, and farm/industrial buildings in the southern part of the site. It is adjacent to agricultural land and existing settlement. Colyford Road is the main access road.
Total site size (ha)	3.50
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people, Other (25 units on the southern section (sketch attached), maybe same on northern section (which is larger but has some FZ issues/less net developable area))

Availability assessment

Call for site : site type	EXISTING - RESUBMISSION
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes

Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx 1.43 ha is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 1.43 ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.07
GDA Discounted at Stage A – Housing (ha)	1.43
GDA Passes Stage A – Employment (ha)	2.07
GDA Discounted at Stage A – Employment (ha)	1.43
Stage A Assessment conclusion	An area of approximately 2.0693 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Eastern section of site is within Seaton Marshes County Wildlife Site. 15m to south east is Seaton Marshes Local Wildlife Site.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Not in close proximity to designated heritage assets. Nearest designated heritage asset is Grade I listed St Gregorys

	Church 551m to south. 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	Outside AONB, Site is visible from AONB 434m to east, but set low down in the valley and seen in the context of adjacent built form along the south and west. Site is in National Character Areas: Blackdowns; Devon Character Areas: Axe Valley . LCT ref 3B. Lower rolling farmed and settled valley slopes & 4B. Marine levels and coastal plains
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	1.43 ha of Flood Zone 3 running at northern and eastern part of site. High surface water flood risk affects a slither of land running north to south through the middle of site. Grade 2 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?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	Seat _07 comment: Significant ha sites proposed for development, mainly to the north of the town. Proposed site Seat_01, 09 and 10 are to the south west of the town. Seaton primary has capacity to support some development - but not to the level proposed. The impact should be considered alongside proposed sites in the vicinity of Colyford (Coly_05, 04 and 11). The ability to provide safe walking routes between the proposed sites and the primary school should be considered. Secondary transport costs would apply. Secondary capacity needs to be assessed with other proposed sites within the Axe Valley school catchment area.
DCC Highways comments	Seat _07 comment: Level access onto Colyford Road, with a secondary emergency/ped/cycle access available on Marsh Lane.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Previous Panel conclusions (housing only): 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)	Seat_07 & Seat_12		
Site overlap description	Seat_15 is a resubmission of original 2017 submission, confirming its availability. Seat_07 & Seat 15 are effectively identical. The 2021 submission Seat_12 is the south part of Seat_15. Count Seat_07 as NIL. Count Seat_12 as NIL. Count all of Seat_15.		
Total site size	3.50		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	1.43		
Gross development area – Passes Stage B Housing	2.07		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	1.24		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 25	Mid 31	Max 37
2. Site promoter – yield (upper)	50		
3. Lower of 1. (Mid) yield and 2. yield	31		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	31		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	1.43		
Gross development area – Passes Stage B Employment (Ha)	2.07		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 3.4993 ha site, 1.43 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 2.0693 ha.		

	HOUSING : Site re-submitted in 2022. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 31 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 31 dwellings. The site GDA passes Stages A and B Suitability Assessment for housing and Achievability, and therefore for the trajectory the net site capacity is 31 dwellings. EMPLOYMENT : The site is not submitted as available for employment, although the site GDA passes Stage A and Stage B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

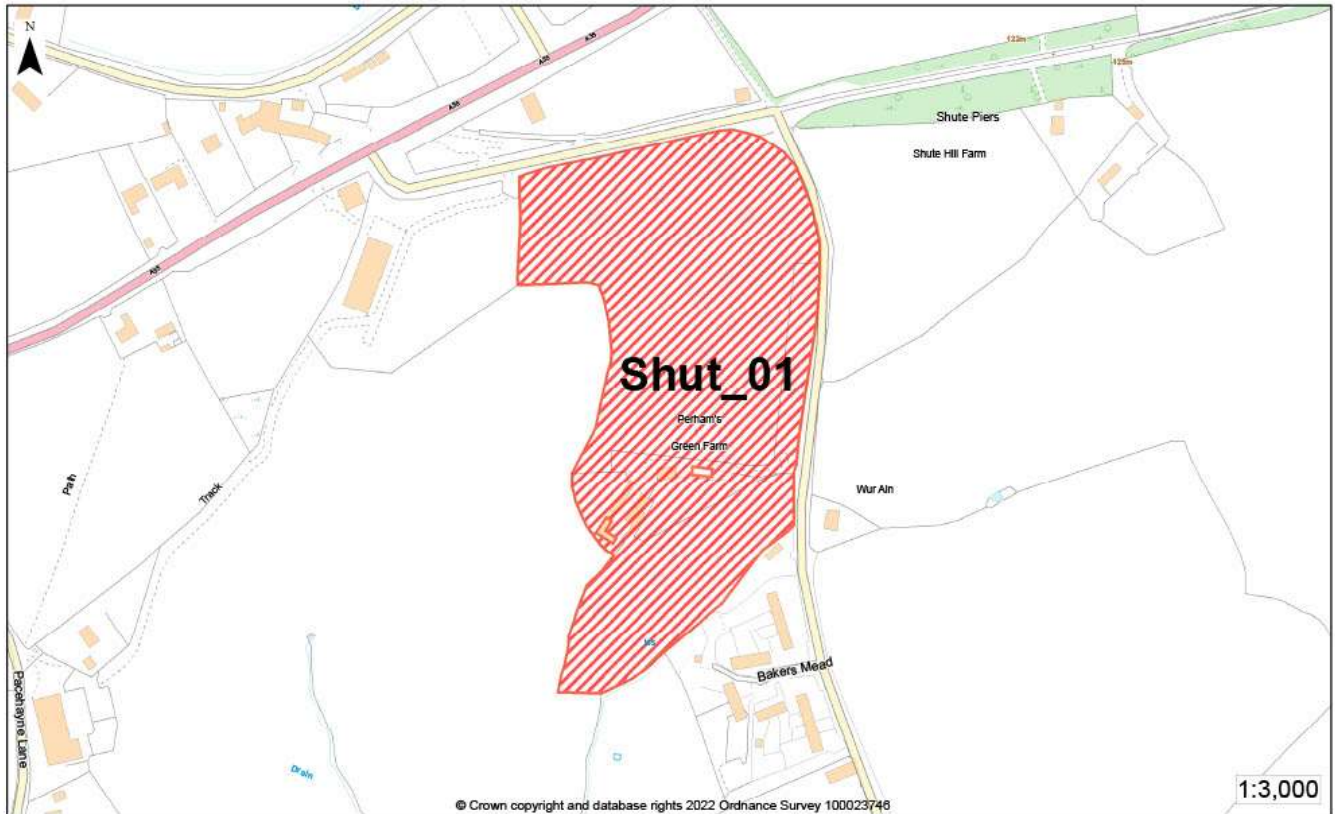
Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	31
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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
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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Shute	Reference	Shut_01



Call For Sites 2022

Site address	Annexe Perhams Green Farm, , AXMINSTER, EX13 7PU
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising fields plus two dwellings, caravan, and agricultural buildings at Perhams Green Farm, located approx 75 m south of the A35 in the eastern part of the District. Well detached from settlements with facilities/services. Approx 750m from W edge of Kilmington, 500m from N edge of Shute and 4km from N edge of Colyford. Site rises up from S to N, with central valley, and steeper slopes either side, but gentler slope in the N of the site. Shute Road and field hedges runs from the A35 to Shute, adjoining the site's N & E boundaries. To the S of the site, west Shute Rd is a small cul-de-sac of dwellings at Bakers Mead. The rest of the site is surrounded by agricultural land. To the north of the A35 there is a cluster of mixed uses eg garage/MOT/car sales/roadside services including cafes at the Taunton Cross area, plus a caravan/holiday park. No footway south to Shute, the nearest settlement. A35 to the north is a busy junction.
Total site size (ha)	4.62
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people (no further info on yield)

Availability assessment

Call for site : site type	NEW

Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	
Site promoter's availability comments	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)	4.62
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	4.62
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 4.6158 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities but is within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest. Site is separated by distance, fields and roads from designated biodiversity interest. It lies approx 440m to NE of Woodend Park, Shute County Wildlife Site (Parkland with ancient and veteran trees. Invertebrate interest). Also lies 440m south of Lower Lea Farm County Wildlife Site (Landholding largely comprising species-rich haymeadows (MG5) and mire (M27/M24). No Tree Preservation Orders on site, although there is a TPO close to the NE corner. Not in

	the Axe Catchment butth site's northern boundary abuts the Catchment area.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Nearest designated heritage asset is Grade 2 listed building (Bakers Cottage) approx 130m to south. There is existing development at Bakers Mead 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	Whole site is in the East Devon AONB. Approx 75m to the north is the Blackdowns AONB. (In this area the two AONBs are contiguous but not overlapping, and share a common boundary (the A35)). This may affect development potential.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Not in Flood Zones 2 or 3. Site bisected by ribbon of land running NE-SW that is at risk of surface water flooding. Grade 3 agricultural land on strategic assessment.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	Comments from nearby Dalw_01 : Shute primary has capacity to support this level of development. Transport costs required for both primary and secondary. CHECK WITH DCC
DCC Highways comments	No safe accessible local infrastructure. High reliance on independent vehicles
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of nearby land use in terms of noise

Achievability assessment

EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing development. Note comment with contrary view (and concerns over isolation of site and likely car dependency).
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	NONE		
Total site size	4.62		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	4.62		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	2.77		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 55	Mid 69	Max 83
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	69		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	4.62		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 4.6158 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment and other uses is 4.6158 ha. HOUSING : Site submitted in 2022 as available for 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. In the absence of a specified site promoter's yield, the site would have the potential for 69 dwellings. The site passes Stage A and Stage B Suitability Assessment for housing and Achievability. Therefore for the trajectory the net site capacity is 69 dwellings. EMPLOYMENT : The site is not submitted as available for employment, although the site GDA passes Stage A and Stage B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.

GENERAL COMMENT FOR ALL SITES

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

Also, future evidence, where available, may 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	69
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

Employment - Suitable Available Achievable summary

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

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

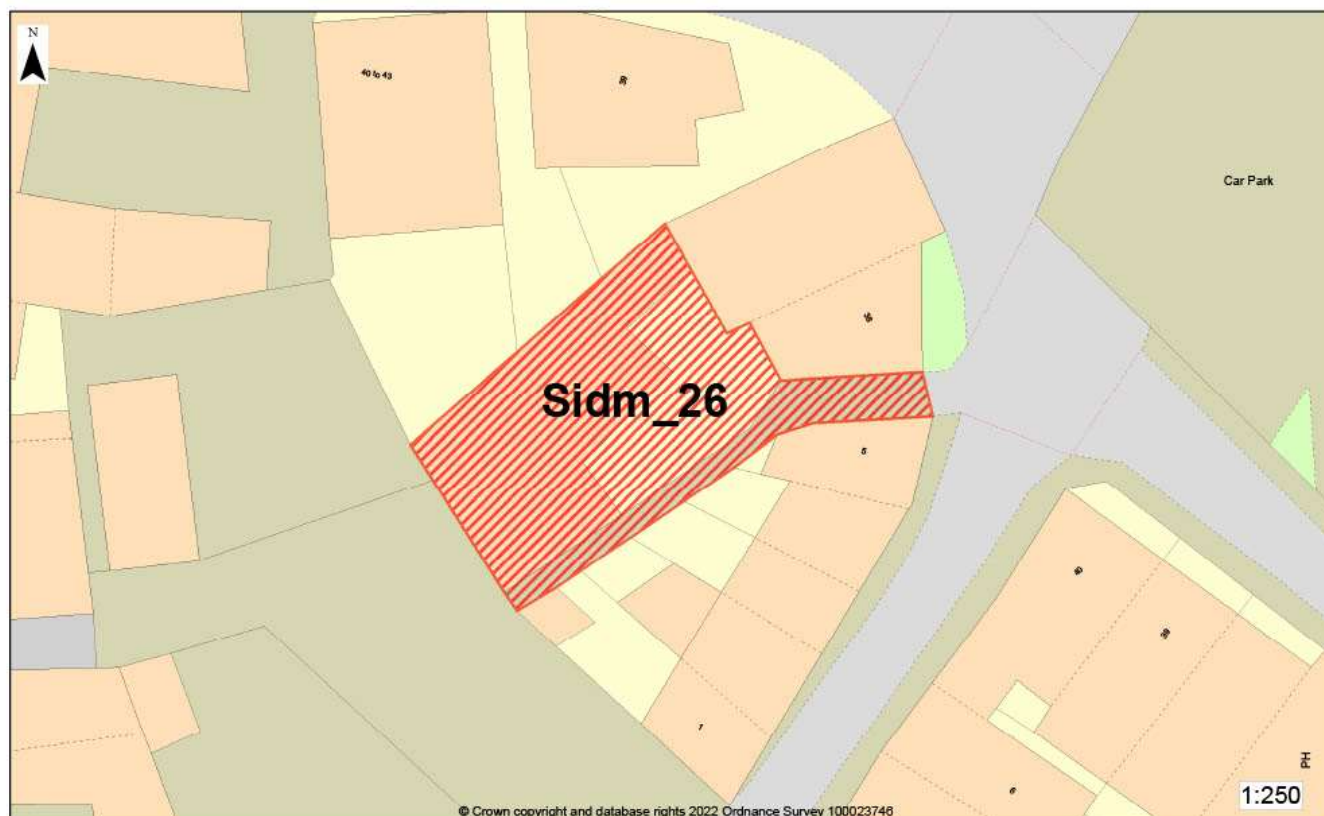
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sidmouth

Reference

Sidm_26



Call For Sites 2022

Site address	Kingdom Hall, Mill Street, Sidmouth, EX108DF
Outside Cranbrook Plan Area	Yes
Description	Small site with building in the existing built-up area of Sidmouth. The main access is Russell Street, the site surrounded by buildings in Sidmouth town centre.
Total site size (ha)	0.02
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Mixed Use (two small dwellings or a work live unit)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	No
Does the site meet the minimum size threshold for employment?	No
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	0.002 ha 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).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Discounted at Stage A – Housing (ha)	0.02
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.02
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	
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	
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 : <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	2021 Sidmouth comments: 85 ha+ sites proposed, mainly to north and north eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth Primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.
DCC Highways comments	Limited visibility at four-way junction, limited build-ability
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of contaminated land, consideration of the risk of pollution/contamination being caused by the demolition of structures from the development site. Consideration of contaminated land, consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

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	NONE
Total site size	0.02
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.02
Gross development area – Passes Stage B Housing	0.00

Gross to net area conversion factor applied %	100		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 51	Mid 75	Max 100
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	2		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.02		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL			
Of the 0.0233 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 0.0233 ha. HOUSING : Site submitted in 2022. The site does not pass Stages A and B Suitability Assessment for housing as the site is below the size threshold, and therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : Site does not pass Stage A and Stage B Suitability Assessment for employment, and is not submitted as available for employment . Therefore for the trajectory the site capacity for employment is NIL ha.			
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0

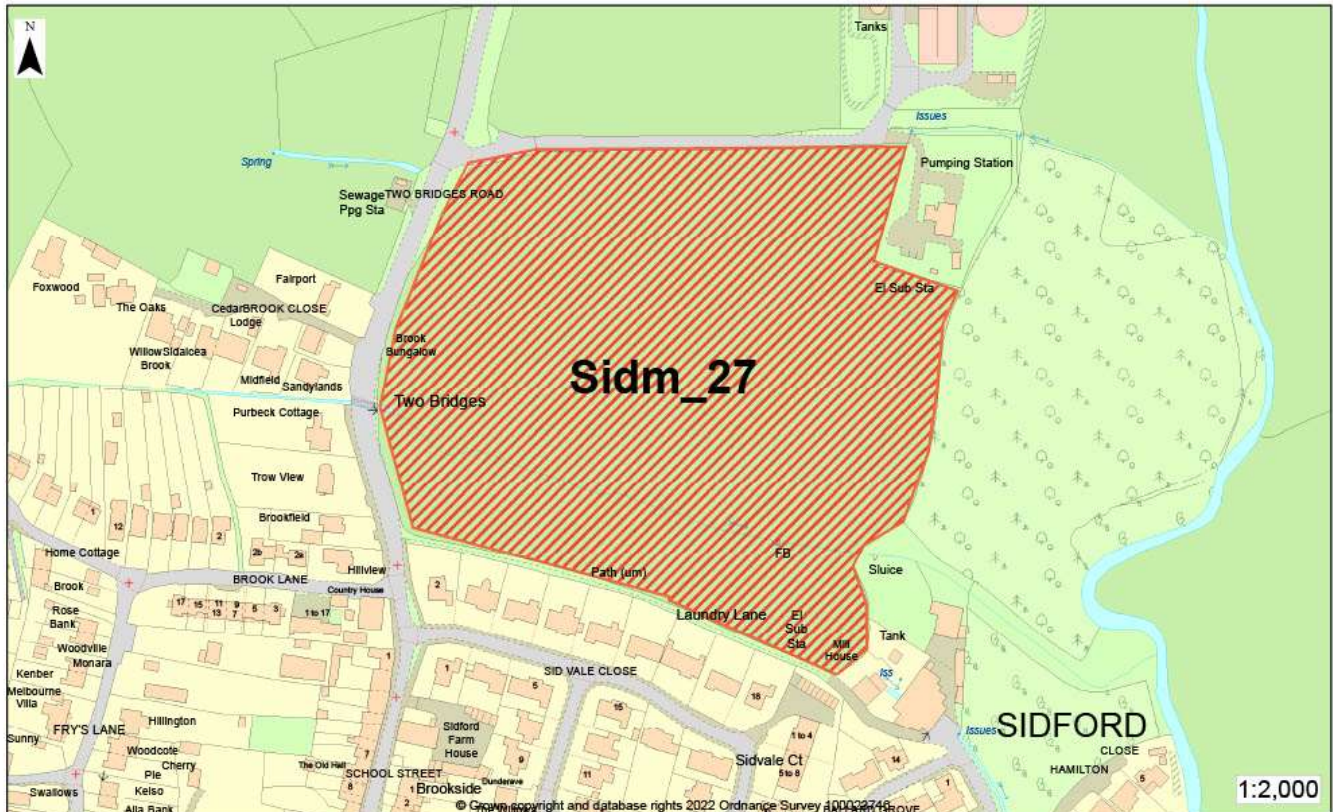
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Sidmouth	Reference	Sidm_27



Call For Sites 2022

Site address	Employment Site, Two Bridges Road, Sidford, EX10 9QR
Outside Cranbrook Plan Area	Yes
Description	Relatively level greenfield site located outside the built-up area (North), comprised of 2 connected regularly shaped fields with hedgerow boundaries. The site is in agricultural use, adjacent to agricultural land and existing settlement. Two bridges road A375 is the main access road and laundry Lane could be another access road. The northern of the site has one narrow field access.
Total site size (ha)	4.11
Submitter's proposed use	Other site/use
Submitter development type	Homes for sale, Custom and self-build homes, Homes for older people, Office, Industrial / warehouse, Mixed Use. Approved 18/1094/MOUT to provide 8445 sqm new employment floor space could be reduced to provide some housing. The exact number of houses is unknown, - most likely be 15 or more. Objective of introducing housing would be triggered by a viability assessment related to potential delivery of the costly provision of a new road and enhanced employment at the Alexandria Industrial Estate. Planning application ref 22/0482/MOUT was submitted 28/02/2022 for proposals at the Alexandria IE for a new access and an increase in employment accommodation provision. The application was withdrawn on 15/03/2022 following what the applicant considered to be excessive requests for additional information to support the application for validation

Availability assessment	
Call for site : site type Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	EXISTING - AMENDED USE
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx 1.68 ha is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 1.68 ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.43
GDA Discounted at Stage A – Housing (ha)	1.68
GDA Passes Stage A – Employment (ha)	2.43
GDA Discounted at Stage A – Employment (ha)	1.68
Stage A Assessment conclusion	An area of approximately 2.4322 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within designated area of biodiversity interest although it is within the Pebblebed Heath European Site 10km buffer and so appropriate mitigation may be required.

For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. The site close to Sidford conservation area which contains a number of listed buildings; Scheduled monument (Roman settlement) 230m to north east. 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	whole site falls in East Devon AONB LCT ref 3 C : Sparsely settled farmed valley floors
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	1.68 ha of Flood Zone 3 and High surface water flood risk affects a slither of land running east to west through the southern part of site. Grade 3 agricultural land on 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?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	Sidm_08 comment: 85 ha+ sites proposed, mainly to north and north eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth Primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.
DCC Highways comments	Development already under-way
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of contaminated land, consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment	
EDDC Economic Development comments	As the site has already been designated as appropriate for commercial development, and comments have already been provided for the first call for sites, I shall not comment on the suitability of the site. We acknowledge the desire to develop housing at this site to unlock improved employment space within Sidmouth at the Alexandria Industrial Estate. However, it is not clear whether the loss of employment at this site would be totally compensated for at the Alexandria IE. Due to the suitability of this site, our preference is for this space to be allocated for employment use, based on the uses outlined in the approved planning application. If this site is to be allocated for mixed use, our preference is that this loss can be compensated for elsewhere in the local area at a deliverable and viable location. We are also minded to ensure that any residential development at this site should not prohibit future commercial development in neighbouring sites.
Panel's conclusions	Probably unachievable for housing unless the housing is on the road frontage of Two Bridges Road or located adjoining the existing housing to the south, and subject to making good the loss of employment land. Probably achievable for employment.
Site Achievable for Housing	Probably unachievable unless
Site Achievable for Employment	Probably achievable

Potential capacity			
Planning application	18/1094/MOUT and 21/1723/MRES		
Planning Status	Site approved for 8445 sq m B1/B8/D1 18/1094/MOUT-appeal allowed 20/08/2019; 21/1723/MRES approved 17/12/2021.		
Previous HELAA site ref no(s)	Sidm_08 & Sidm_09		
Site overlap description	WHOLE Planning permission for employment uses. Count Sidm_27 as NIL for employment. Sidm_27 now proposess part of site for housing. Count all of Sidm_27 for housing at15 dws.		
Total site size	4.11		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	1.68		
Gross development area – Passes Stage B Housing	2.43		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	1.46		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 29	Mid 36	Max 44
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 (ie site overlaps and non-availability for use are removed)	0		

<i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	
EMPLOYMENT CAPACITY	
Land discounted Stage A and Stage B – Employment (Ha)	1.68
Gross development area – Passes Stage B Employment (Ha)	2.43
Percentage of site to count – employment	0
Employment land – potential yield (Ha)	0.00
SITE POTENTIAL	Of the 4.1122 ha site, 1.68 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 2.4322 ha. HOUSING : Site re-submitted in 2022. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 36 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. Submitter proposes part of site for housing. The lower of the mid yield and the site promoter's yield would have the potential for 15 dwellings. The site GDA passes Stages A and B Suitability Assessment for housing. However, the HELAA Panel concluded that this site is Probably unachievable for housing unless the housing is on the road frontage of Two Bridges Road or located adjoining the existing housing to the south, and subject to making good the loss of employment land. Therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : Site resubmitted as available for employment, and site GDA passes Stage A and Stage B Suitability Assessment for employment and Achievability. But whole site has planning permission for employment uses. Therefore for the trajectory the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary

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

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

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

Employment - Suitable Available Achievable summary

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

Employment Trajectory	Hectares
2020-22 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

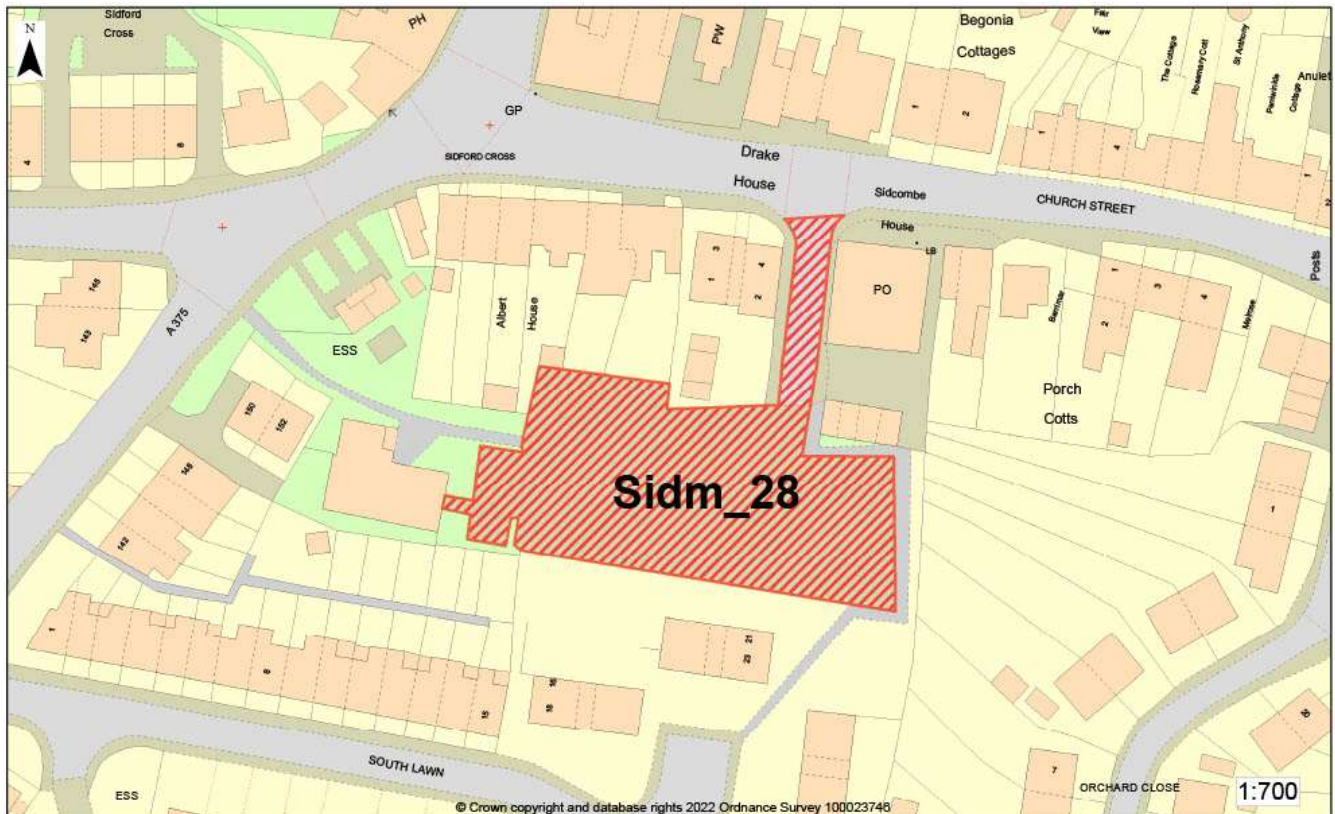
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sidmouth

Reference

Sidm_28



Call For Sites 2022

Site address	Church Street Car Park, , Sidford, EX10 9RL
Outside Cranbrook Plan Area	Yes
Description	Existing flat, brownfield site in Sidford, to the rear of housing on the south side of the A3052 and east of development on the Sidmouth Road and South Lawn. Comprising a Council owned and operated public car park (57 spaces) which adjoins the commercial and historic core of Sidford. Site is largely surrounded by residential dwellings. The main site access would be the existing entrance and access road from Church Street (A3052) between the Spar shop to the east and dwellings to the west.
Total site size (ha)	0.17
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people (Either a stand alone residential development or wider development including the existing, adjoining housing site)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the period of 11-15 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?	No
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.17
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.17
Stage A Assessment conclusion	An area of approximately 0.1727 Ha has passed the Stage A Suitability Assessment for housing but has not passed the Stage A Suitability Assessment for employment as the site is below the size threshold
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within designated area of biodiversity interest although it is within the Pebblebed Heath European Site 10km buffer and so appropriate mitigation may be required.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Small part of the site fall within Sidford conservation area, and close to a number of listed buildings in the area. Scheduled monument (Roman settlement) 279m to north east.

For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Outside AONB, 220m away from East Devon AONB. There is substantial existing development in between so no intervening views.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no land in Flood Zones 2 or 3 within the site. Small area of site is at low & medium risk of surface water flooding. Site classified as urban on the strategic assessment of 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 zones 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	2021 Sidmouth comments: 85 ha+ sites proposed, mainly to north and north eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth Primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.
DCC Highways comments	Loss of parking, may lead to further increase in nuisance parking, established access onto highway and no road collision issues,
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of contaminated land, consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable subject to robust evidence demonstrating there are no potentially significant impacts from likely loss of public parking spaces that cannot be mitigated satisfactorily.
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	NONE		
Total site size	0.17		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.17		
Gross to net area conversion factor applied %	100		
Net developable area (ha)	0.17		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 3	Mid 4	Max 5
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	4		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	4		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.17		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.1727 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 0.1727 ha. HOUSING : Site submitted in 2022. The site is above the land area size threshold, but the submitted has not indicated the proposed no. of dwellings. 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) or 5 dwellings (high yield). The site is largely surrounded by rear gardens and garages (so less constrained than eg Seat_14). The site GDA passes Stages A and B Suitability Assessment for housing and Achievability, and therefore for the trajectory the net site capacity is 4 dwellings.		

	EMPLOYMENT : The site is not submitted as available for employment, and does not pass Stage A or Stage B Suitability Assessment for employment because the site is below the size threshold. Therefore the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may 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	4
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sidmouth

Reference

Sidm_29



Call For Sites 2022

Site address	Land at two Bridges, Sidford, Sidmouth, EX10 9PL
Outside Cranbrook Plan Area	Yes
Description	Relatively level greenfield site located outside the built-up area (North), irregularly shaped fields with hedgerow boundaries. The site is in agricultural use, adjacent to agricultural land and farm/industrial buildings. Two Bridges road A375 is the main access road and the Southern of the site has one narrow field access.
Total site size (ha)	1.63
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people, Office, Industrial / warehouse, Retail, Mixed Use (up to 40 residential units or as a mixed development; retail, office alongside fewer residential units circa 20 residential units with retail and office space of circa 5,000m2. Or as a stand alone industrial site circa 10,000m of commercial floorspace)

Availability assessment

Call for site : site type	EXISTING - AMENDED USE
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years

Site available for Housing	Yes
Site available for Employment	Yes

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	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)	1.63
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.63
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.632 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within designated area of biodiversity interest although it is within the Pebblebed Heath European Site 10km buffer and so appropriate mitigation may be required.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. The site is close to Sidford conservation area - which contains a number of listed buildings. 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	Whole site falls in East Devon AONB. LCT ref 3 C : Sparsely settled farmed valley floors
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no land in Flood Zones 2 or 3 within the site. Small area of site is at low risk of surface water flooding. Grade 3 agricultural land on 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?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	Sidm_09 comment: 85 ha+ sites proposed, mainly to north and north eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth Primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.
DCC Highways comments	Development already under-way
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for nearby land use i.e. noise and air quality

Achievability assessment	
EDDC Economic Development comments	As the site has already been designated as appropriate for commercial development, and comments have already been provided for the first call for sites, I shall not comment on the suitability of the site. Due to the suitability of this site, our preference is for this space to be allocated for employment use. If this site is to be allocated for mixed use, our preference is that this loss can be compensated for elsewhere in the local area at a deliverable and viable location. We are also minded to ensure that any residential development at this site should not prohibit future commercial development in neighbouring sites.
Panel's conclusions	Probably unachievable for housing.

	Probably achievable for employment as 2nd phase of two phase development (Sidm_27 being Phase 1).
Site Achievable for Housing	Probably unachievable
Site Achievable for Employment	Probably achievable if

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	Sidm_09 & Sidm_24		
Site overlap description	All of Sidm_29 is in Sidm_24.and in Sidm_09. Submitter now proposes housing, or mix of housing & employment. Count all Sidm_29 for housing amd employment trajectories. Count		
Total site size	1.63		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.63		
Gross to net area conversion factor applied %	80		
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 (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.63		
Percentage of site to count – employment	100		
Employment land – potential yield (Ha)	1.63		
SITE POTENTIAL	Of the 1.632 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 1.632 ha. HOUSING : Site re-submitted in 2022 but for amended use (housing as well as employment). 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, including its location immediately west of the sewage treatment		

	works, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 33 dwellings. The site GDA passes Stages A and B Suitability Assessment for housing. However, the HELAA Panel concluded the site is Probably unachievable for housing. Therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : Site also resubmitted as available for employment, and site GDA passes Stage A and Stage B Suitability Assessment for employment. The HELAA Panel concluded the site is Probably achievable for employment as 2nd phase of two phase development (Sidm_27 being Phase 1). To avoid double counting, count all of Sidm_29 for employment, and count Sidm_24 as NIL (and exclude this part of Sidm_09 from counts). Therefore for the trajectory the Sidm_29 site capacity for employment is 1.632 ha.

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

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

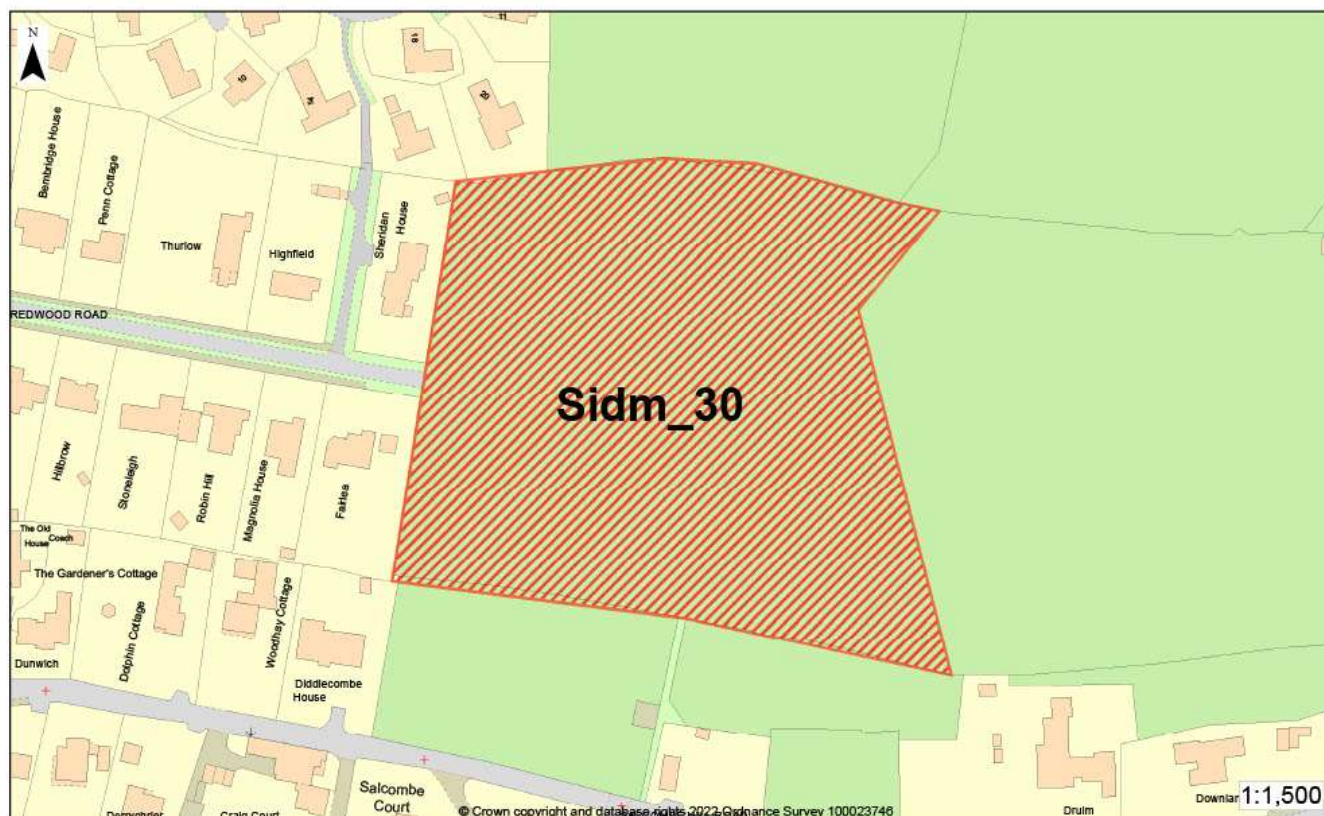
Employment - Suitable Available Achievable summary

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

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0.8
Developable 1/4/2032 to 31/3/2037	0.83
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Sidmouth	Reference	Sidm_30



Call For Sites 2022

Site address	Redwood Road, , Sidmouth, EX10 9AB
Outside Cranbrook Plan Area	Yes
Description	Gentle sloping, roughly square greenfield site , part of a larger field adjoining the eastern end of Redwood Road, on the edge of the built-up area of SE Sidmouth. Salcombe Hill Road is to the south, sparated from the site by one small field. Hedgerow at the southern and northern boundaries of the site. Access to the site would be from the eastern end of Redwood Road, extending the road into the site.
Total site size (ha)	2.23
Submitter's proposed use	Small residential site
Submitter development type	Custom and self-build homes (the site is big enough for 1 very large property or possibly up to 5 smaller properties)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	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)	2.23
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.23
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.2299 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	Site is not located within designated area of biodiversity interest although it is within the Pebblebed Heath European Site 10km buffer and so appropriate mitigation may be required. Inactive TPOs (75/0018/TPO) adjoining northern of the site; TPOs (19/0067/TPO) at the southern 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	No significant issues. The site is close to conservation area - Sidford Ref: CA/SIDSV which contains several listed building.; 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	Whole site falls in East Devon AONB LCT ref 3 a: Upper farmed and wooded valley slopes; Close to East Devon Heritage Coast(79m)
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no land in Flood Zones 2 or 3 within the site. Small area of site is at low & medium risk of surface water flooding. SW half of site is classified as urban, and the NE half is Grade 3 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?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	2021 Sidmouth comments: 85 ha+ sites proposed, mainly to north and north eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth Primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.
DCC Highways comments	Direct access onto highway, local services & facilities in area, very small size, no concerns with road collisions, site accessibility - no significant issues.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing. Note that a written comment indicated that site does not have potential for housing
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	NONE		
Total site size	2.23		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	2.23		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	1.34		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 27	Mid 33	Max 40
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 (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	5		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	2.23		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 2.2299 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 2.2299 ha. HOUSING : Site submitted in 2022. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 33 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 5 dwellings. The site GDA passes Stages A and B Suitability Assessment for housing and Achievability. Therefore for the trajectory the net site capacity is 5 dwellings. EMPLOYMENT : The site is not submitted as available for employment, although the site GDA passes Stage A and Stage B Suitability		

	Assessment for employment. Therefore the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sidmouth

Reference

Sidm_31



Call For Sites 2022

Site address	Land at SY 12740 90095, North of Cornfields, Sidford, EX10 9SG
Outside Cranbrook Plan Area	Yes
Description	Greenfield, roughly rectangular site , comprising a gently sloping field (sloping down west to east) in agricultural use on the northern edge of the built-up area of Sidford. Hedgerow boundaries, including hedge bank on western boundary, with mature trees particularly on N boundary. Post and wire fence bisects site. To the W & N is agricultural land (and further to the north is site Sidm_05); to the S & E is the existing settlement and residential development. Burscombe Lane is on the western boundary. Lane currently narrows at the SW corner of the site, which is the end of the current footway on the east side of the lane. Lane could provide direct access to the site (current gated field access just north of the 30mph speed limit sign). Possible second access (Windsor Mead Road?)
Total site size (ha)	1.10
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Custom and self-build homes, Homes for older people (15 dwellings, which is a density that is in keeping with the adjoining densities.)

Availability assessment

Call for site : site type

NEW

Existing – expanded/smaller/combined/change in use

New (ie 2022 submission)

Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.10
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.10
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.0985 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within designated area of biodiversity interest although it is within the Pebblebed Heath European Site 10km buffer and so appropriate mitigation may be required.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Not in close proximity to designated heritage assets. Nearest designated heritage asset is Grade II Listed Building(Brook Farm) 459m to north. 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	Whole site falls in East Devon AONB. LCT ref 3 a: Upper farmed and wooded valley slopes.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no land in Flood Zones 2 or 3 within the site. Grade 3 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?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	2021 Sidmouth comments: 85 ha+ sites proposed, mainly to north and north eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth Primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.
DCC Highways comments	Direct access onto highway, local services & facilities in area, potential for a second access with property purchase, path link, no concerns with road collisions, site accessibility - no significant concerns.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase.

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing subject to adequate access off Burscombe Lane (land within site could enable road widening from site access, plus footway to join to existing continuous footway on east side of the lane). Second access would need third party land.
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	NONE		
Total site size	1.10		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.10		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	0.88		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 16	Mid 22	Max 26
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 (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	15		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.10		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 1.0985 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 1.0985 ha. HOUSING : Site submitted in 2022. 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 15 dwellings. The site GDA passes Stages A and B Suitability Assessment for housing and Achievability, and therefore for the trajectory the net site capacity is 15 dwellings. EMPLOYMENT : The site is not submitted as available for employment, although the site GDA passes Stage A and Stage B Suitability		

	Assessment for employment. Therefore the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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
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

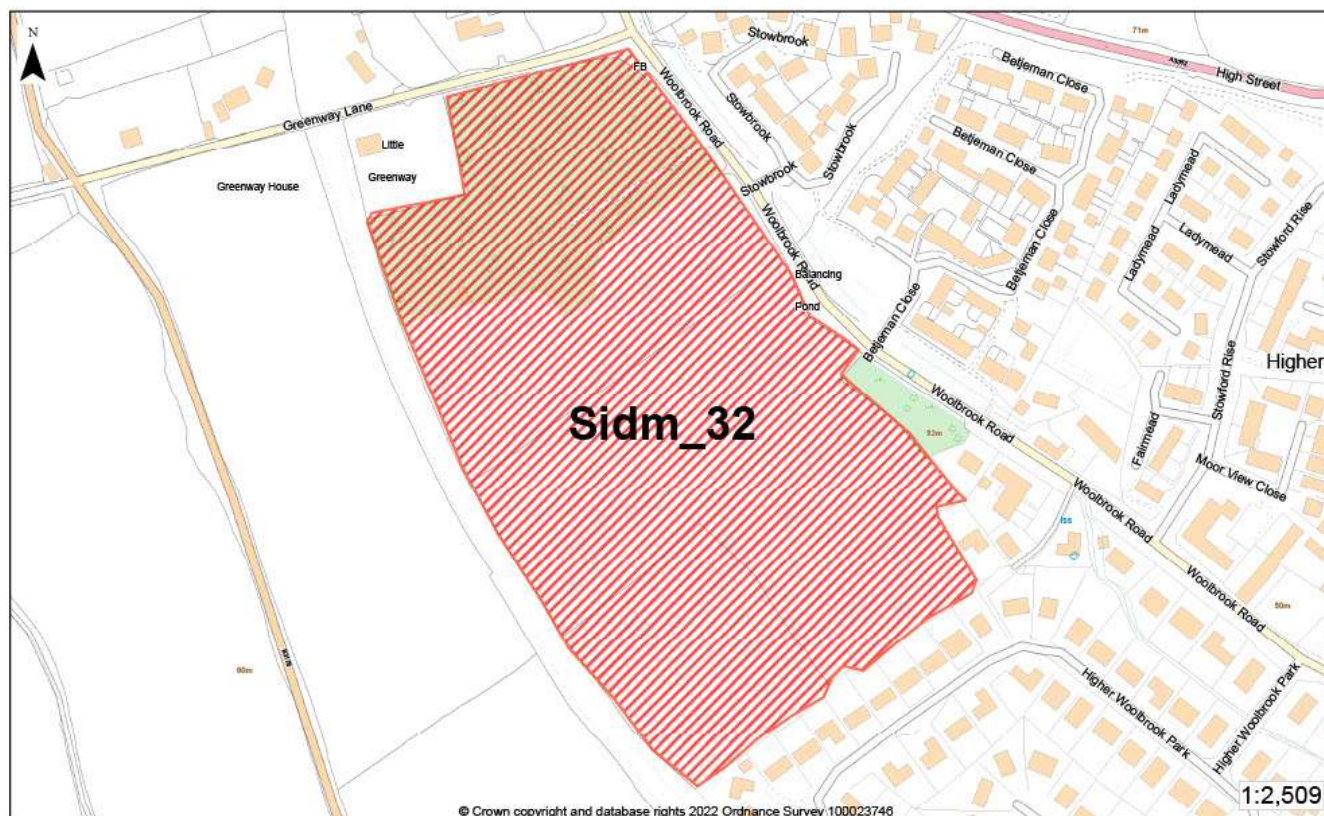
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sidmouth

Reference

Sidm_32



Call For Sites 2022

Site address	Land West of Woolbrook Road, , Sidmouth, EX10 9UU
Outside Cranbrook Plan Area	Yes
Description	Relatively level greenfield site on the edge of built-up area (Northwest), comprised 3 connected irregularly shaped fields with hedgerow boundaries. The site is in agricultural use, adjacent to agricultural land and existing settlement. B3176 and Woolbrook Road both could be the access road, with field access available at the northern part of the site.
Total site size (ha)	7.06
Submitter's proposed use	Other site/use
Submitter development type	Homes for sale, Affordable homes (The site is identified as a preferred allocation for around 150 dwellings in the emerging East Devon Local Plan 2020 to 2040. Please refer to Strategic Policy 21 Sidm_01 – Land west of Woolbrook Road)

Availability assessment

Call for site : site type Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	EXISTING - RESUBMISSION
Site promoter's availability comments	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	0.0016 ha 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).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	7.06
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	7.06
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 7.0625 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within designated area of biodiversity interest although it is within the Pebblebed Heath European Site 10km buffer and so appropriate mitigation may be required.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Nearest designated heritage asset is Grade II listed building (Stowford Court) 62m to north. There is existing development in between so little or 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	whole site falls in East Devon AONB LCT ref 3 a: Upper farmed and wooded valley slopes; Close to East Devon Heritage Coast(249m)
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	small part of Eastern site (0.0016ha) falls in Floodzone 2 & 3. Small area of site is at low & medium risk of surface water flooding. Grade3 agricultural land in the strategci assessment.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	Sidm_01 comment: 85 ha+ sites proposed, mainly to north and north eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth Primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.
DCC Highways comments	Sidm_01 comment: Access off Woolbrook Road. Needs provision of continuous footway and imporved pedesrain crossign facaility of A3052
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Previous Panel conclusions (housing only) : 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)	Sidm_01

Site overlap description	WHOLE - Site Sidm_32 and Site Sidm_01 are effectively identical. To avoid double counting, count Sidm_01 as NIL and count all of Sidm_32.		
Total site size	7.06		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	7.06		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	4.24		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 85	Mid 106	Max 127
2. Site promoter – yield (upper)	150		
3. Lower of 1. (Mid) yield and 2. yield	106		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	106		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	7.06		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 7.0641 ha site, 0.0016 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 7.0625 ha. HOUSING : Site re-submitted in 2022. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 106 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 106 dwellings. The site GDA passes Stages A and B Suitability Assessment for housing and Achievability. To avoid double counting, count all of Sidm_32 but count Sidm_01 as NIL. Therefore for the trajectory for Sidm_32, the net site capacity is 106 dwellings. EMPLOYMENT : The site is not submitted as available for employment, although the site GDA passes Stage A and Stage B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.		
GENERAL COMMENT FOR ALL SITES			

Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may 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	106
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

Employment - Suitable Available Achievable summary

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

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

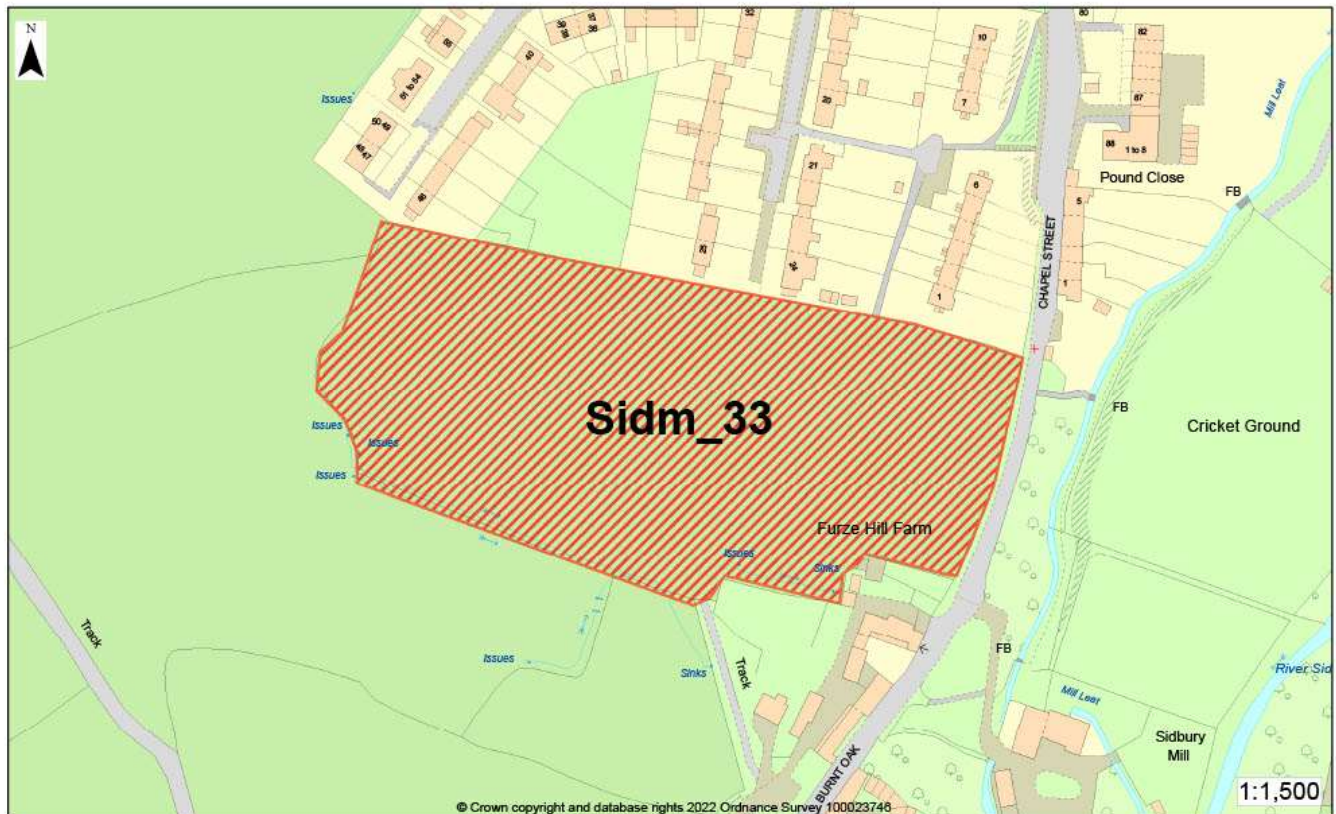
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sidmouth

Reference

Sidm_33



Call For Sites 2022

Site address	Land south of Furzehill, Sidbury, Sidbury, EX10 0RG
Outside Cranbrook Plan Area	Yes
Description	Greenfield rectangular site comprising one agricultural field on the southern edge of Sidbury, west of Chapel Street (A375). Previously submitted (Sidm_10). Site slopes up from east to west. The NW of the field has gentler slopes but is more steep in the east close to the A375. Site is adjacent to residential development on the southern edge of the village at Furzehill. The southern ends of the two roads on Furzehill are narrower close to the site's northern boundary. Adjoining the SE corner is Furze Hill Farm with agricultural land to the south and then a detached area of housing beyond at Hillside. To the east is Chapel Street (A375) with the cricket field and River Sid beyond. Submitter proposes vehicular access into the site via Chapel Street, needing earthworks to give visibility splays& junction widening, due to 2.0m level difference between the site & edge of the Chapel Street carriageway.
Total site size (ha)	1.89
Submitter's proposed use	Other site/use
Submitter development type	Homes for sale, Affordable homes, Custom and self-build homes (up to 40 dwellings)

Availability assessment

Call for site : site type

EXISTING - RESUBMISSION

Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.89
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.89
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.8915 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within designated area of biodiversity interest although it is within the Pebblebed Heath European Site 10km buffer and so appropriate mitigation may be required.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No

Heritage commentary	The site is close to Sidbury conservation area T which contains a number of listed buildings. Grade II listed Furzehill Farm 9m to south east, open views of site are likely from this asset. Potential impact on setting of these two heritage assets. May impact on development potential.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Whole site falls in East Devon AONB LCT ref 3 a: Upper farmed and wooded valley slopes & 3B. Lower rolling farmed and settled valley slopes;
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no land in Flood Zones 2 or 3 within the site. Small area of site is at low & medium risk of surface water flooding. 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 zones 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	Sidm_01 comment: 85 ha+ sites proposed, mainly to north and north eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth Primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.
DCC Highways comments	Access of Furzehill is preferable with a continuous footway. Rather than off the A375 which is narrow with no footpath and would need significant improvements
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	

Panel's conclusions	Probably achievable for housing if access can be achieved from Furzehill to the north but may require third party land, or alternatively from Chapel Street provided that development remains viable.
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)	Sidm_10		
Site overlap description	WHOLE - Site Sidm_33 & Site Sidm_10 are effectively identical. Sidm_33 is the northern part of Sidm_34. To avoid double counting, count Sidm_10 & Sidm_33 as NIL, and count all of Sidm_34.		
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 %	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)	40		
3. Lower of 1. (Mid) yield and 2. yield	38		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.89		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 1.8915 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 1.8915 ha. HOUSING : Site re-submitted in 2022. 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. The site GDA passes Stages A and B Suitability Assessment for housing, and Achievability. Sidm_33 is the same as Sidm_10 and Sidm_33 is the northern part of new site Sidm_34. To avoid double counting, count Sidm_33 and Sidm_10 as NIL, and count all of Sidm_34. Therefore for the trajectory for Sidm_33, the net site capacity is NIL dwellings. EMPLOYMENT : The site is not submitted as available for employment, although the site GDA passes Stage A and Stage B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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

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

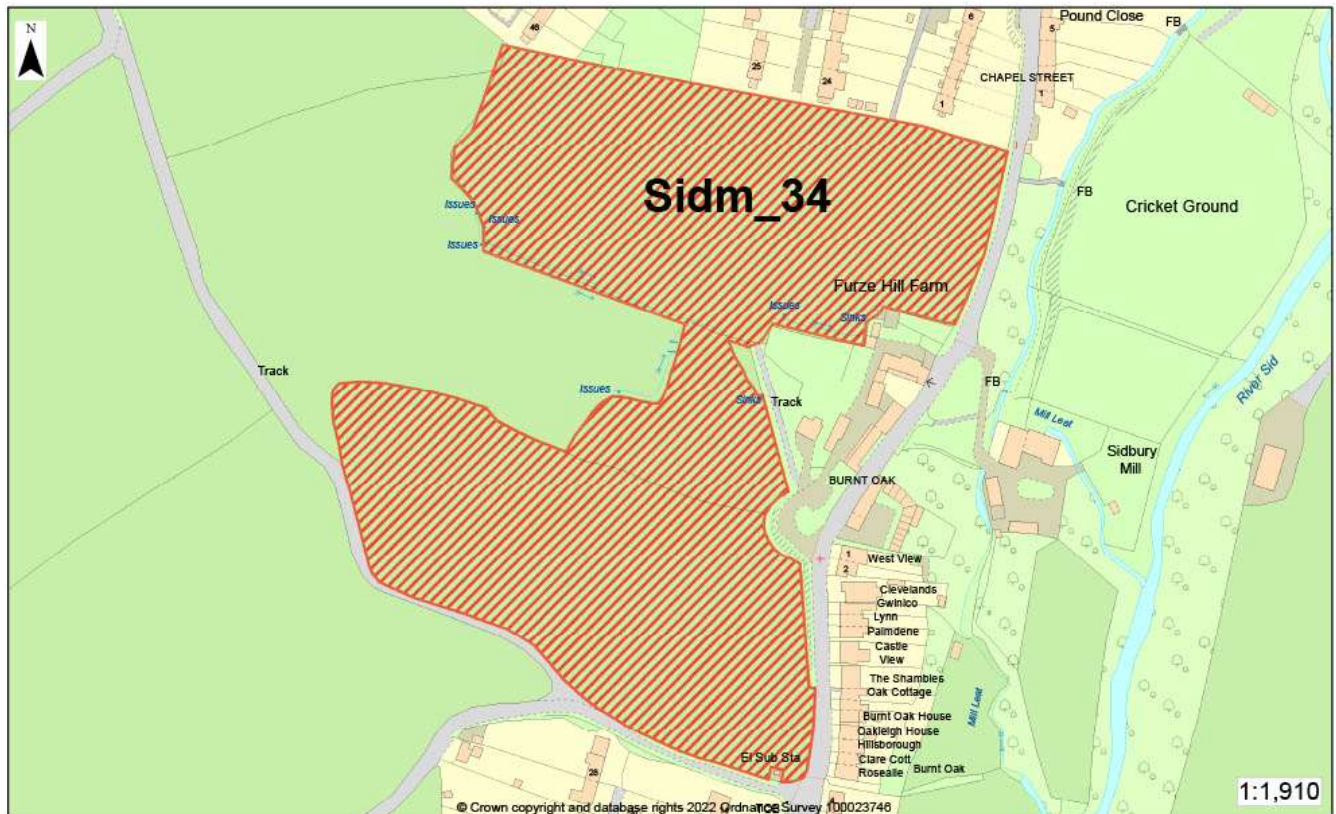
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sidmouth

Reference

Sidm_34



Call For Sites 2022

Site address	Land between Furzehill and Hillside, Sidbury, Sidbury, EX10 0QZ
Outside Cranbrook Plan Area	Yes
Description	Greenfield 'hour glass' shaped site, comprising 3 connected agricultural fields on the southern edge of Sidbury, west of Chapel Street (A375). Site slopes up from east to west. The northern field (Sidm_33) is less steep with gentler slopes in the NW, but is more steep in the east close to the A375. The southern fields are relatively steep (in slope category 1:10 to 1:3) with more steep slopes in the eastern half of the site closer to the A375. Site is adjacent to residential development on the southern edge of the village at Furzehill. The southern ends of the two roads on Furzehill are narrower close to the site's northern boundary. Agricultural land is to the west. South of the southern field is a detached area of housing at Hillside, and to the east is road frontage dwellings on the east side of the A375. In the east is Furze Hill Farm and Chapel Street (A375) with the cricket field and River Sid beyond. To the south is a detached area of housing at Hillside. Submitter proposes vehicular access into the site via Chapel Street, needing earthworks to give visibility splays& junction widening, due to 2.0m level difference between the site & edge of the Chapel Street carriageway.
Total site size (ha)	4.03
Submitter's proposed use	Other site/use
Submitter development type	Homes for sale, Affordable homes, Custom and self-build homes (Potential for a development of 40 to 50 new homes, including affordable housing and potential for self-build plots, in close walking distance to) Sidbury Village

	Centre . 2022 Presentation to Strategic Planning Committee also for 40-50 dws

Availability assessment	
Call for site : site type Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	EXISTING - EXPANDED SITE
Site promoter's availability comments	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)	4.03
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	4.03
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 4.0277 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within designated area of biodiversity interest although it is within the Pebblebed Heath European Site 10km buffer and so appropriate mitigation may be required.

For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	The site is close to Sidbury conservation area which contains a number of listed buildings. Grade II listed Furzehill Farm 9m to south east, open views of site are likely from this asset. Potential impact on setting of these two heritage assets. May impact on development potential,
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	whole site falls in East Devon AONB LCT ref 3 a: Upper farmed and wooded valley slopes & 3B. Lower rolling farmed and settled valley slopes;
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no land in Flood Zones 2 or 3 within the site. Small area of site is at low & medium risk of surface water flooding. Grade 3 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?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	Sidm_10 comment: 85 ha+ sites proposed, mainly to north and north eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth Primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.
DCC Highways comments	More than one access onto highway, local services & facilities in area, slight road collision history, site accessibility - no significant issues.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of contaminated land, consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing subject to achieving two points of site access Note that a written comment indicated that the site does not have potential for housing.
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)	Sidm_10		
Site overlap description	PARTIAL SiteS idm_34 is overlaps site Sidm_33 (which is the same as Sidm_10) but has land outside those sites. Count Sidm_10 and Sidm_33 as NIL, count all of Sidm_34.		
Total site size	4.03		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	4.03		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	2.42		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 48	Mid 60	Max 72
2. Site promoter – yield (upper)	50		
3. Lower of 1. (Mid) yield and 2. yield	50		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	50		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	4.03		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 4.0277 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 Use Classes C3/Eg/B2/B8 planning		

	commitments. Thus the gross site development area for housing and for employment is approx. 4.0277 ha. HOUSING : Southern part of Site is submitted in 2022, and the northern part is re-submitted in 2022. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 60 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 50 dwellings. The site GDA for Sidm_34 passes Stages A and B Suitability Assessment for housing, and Achievability (Panel majority). The northern part of Sidm_34 is Sidm_33 i(the latter is resubmitted Sidm_10). To avoid double counting, count Sidm_33 and Sidm_10 as NIL, and count all of Sidm_34. Therefore for the trajectory for Sidm_33, the net site capacity is 50 dwellings. EMPLOYMENT : The site is not submitted as available for employment, although the site GDA passes Stage A and Stage B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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

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

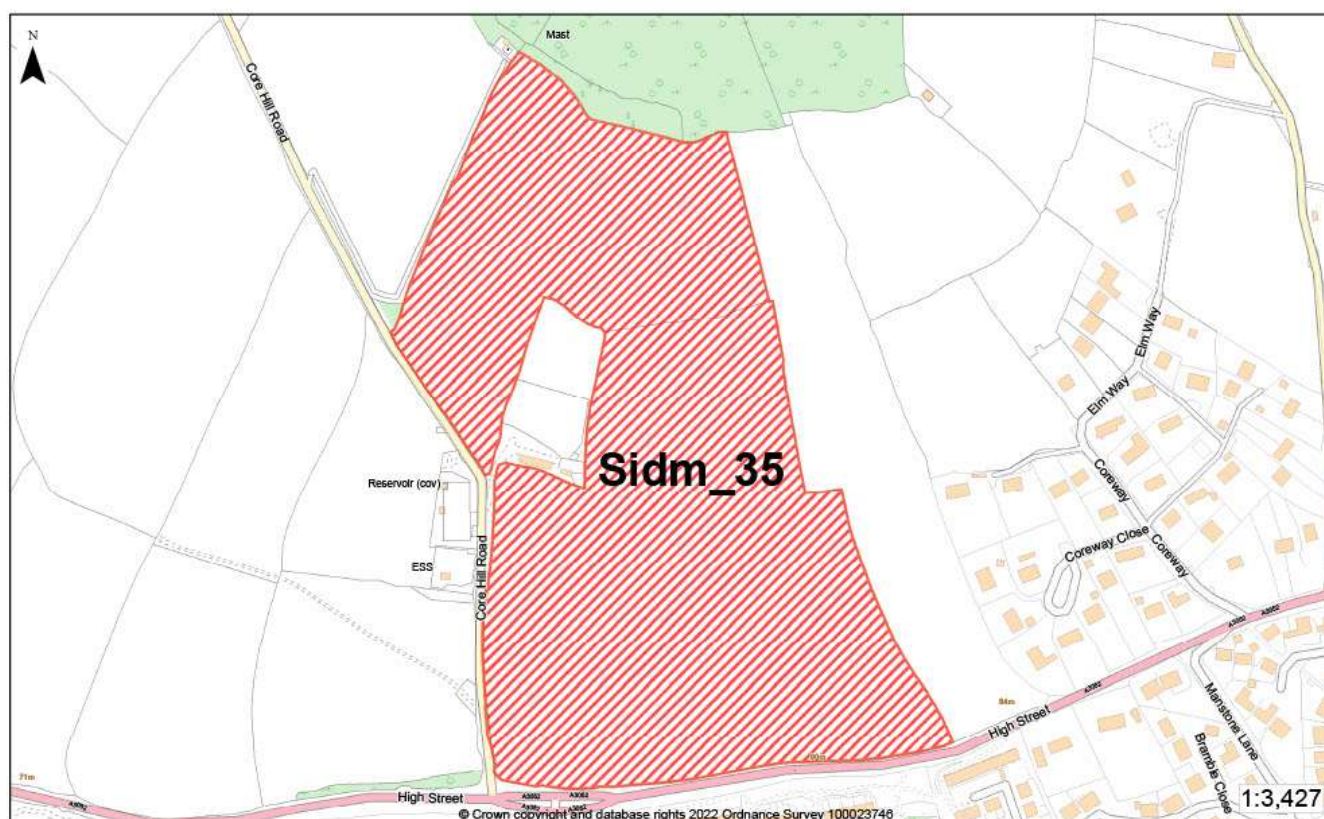
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sidmouth

Reference

Sidm_35



Call For Sites 2022

Site address	Land North of Sidford High Street, , Sidmouth,
Outside Cranbrook Plan Area	Yes
Description	Gentle slope agricultural site on the edge of built-up area (Northwest), comprised 2 connected irregularly shaped fields with hedgerow boundaries. The site is in agricultural use, adjacent to agricultural land and existing settlement. A3052 Sidford High Street is the main access road, and Core Hill road running along the western boundary could be another access road.
Total site size (ha)	12.22
Submitter's proposed use	Other site/use
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people, Mixed Use (as part of a comprehensive scheme) (equating to some 100-120 new homes)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	12.22
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	12.22
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 12.2242 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within designated area of biodiversity interest although it is within the Pebblebed Heath European Site 10km buffer and so appropriate mitigation may be required. TPOs (91/0017/TPO) close to the southern 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	No significant issues. Not in close proximity to designated heritage assets. Nearest asset is Grade II* listed building (Manstone Manor) approx 400m to the SE. 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	Whole site falls in East Devon AONB LCT ref 3 a: Upper farmed and wooded valley slopes.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no land in Flood Zones 2 or 3 within the site. Grade 3 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?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	2021 Sidmouth comments: 85 ha+ sites proposed, mainly to north and north eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth Primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.
DCC Highways comments	More than one access onto highway, local services & facilities in area, slight road collision history, site accessibility - no significant issues.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration of air quality & possible Health Impact Assessment

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable using the southern part of the site for housing and the northern part for biodiversity net gain/ landscaping.
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	NONE		
Total site size	12.22		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	12.22		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	7.33		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 147	Mid 183	Max 220
2. Site promoter – yield (upper)	200		
3. Lower of 1. (Mid) yield and 2. yield	183		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	183		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	12.22		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 12.2242 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 12.2242 ha. HOUSING : Site submitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 183 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 183 dwellings. The site passes Stages A and B Suitability Assessment for housing, and Achievability. And therefore for the trajectory the net site capacity is 183 dwellings. EMPLOYMENT : The site is not submitted as available for employment, although the site GDA passes Stage A and Stage B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.		
GENERAL COMMENT FOR ALL SITES	Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.		

Also, future evidence, where available, may 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	183
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

Employment - Suitable Available Achievable summary

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

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

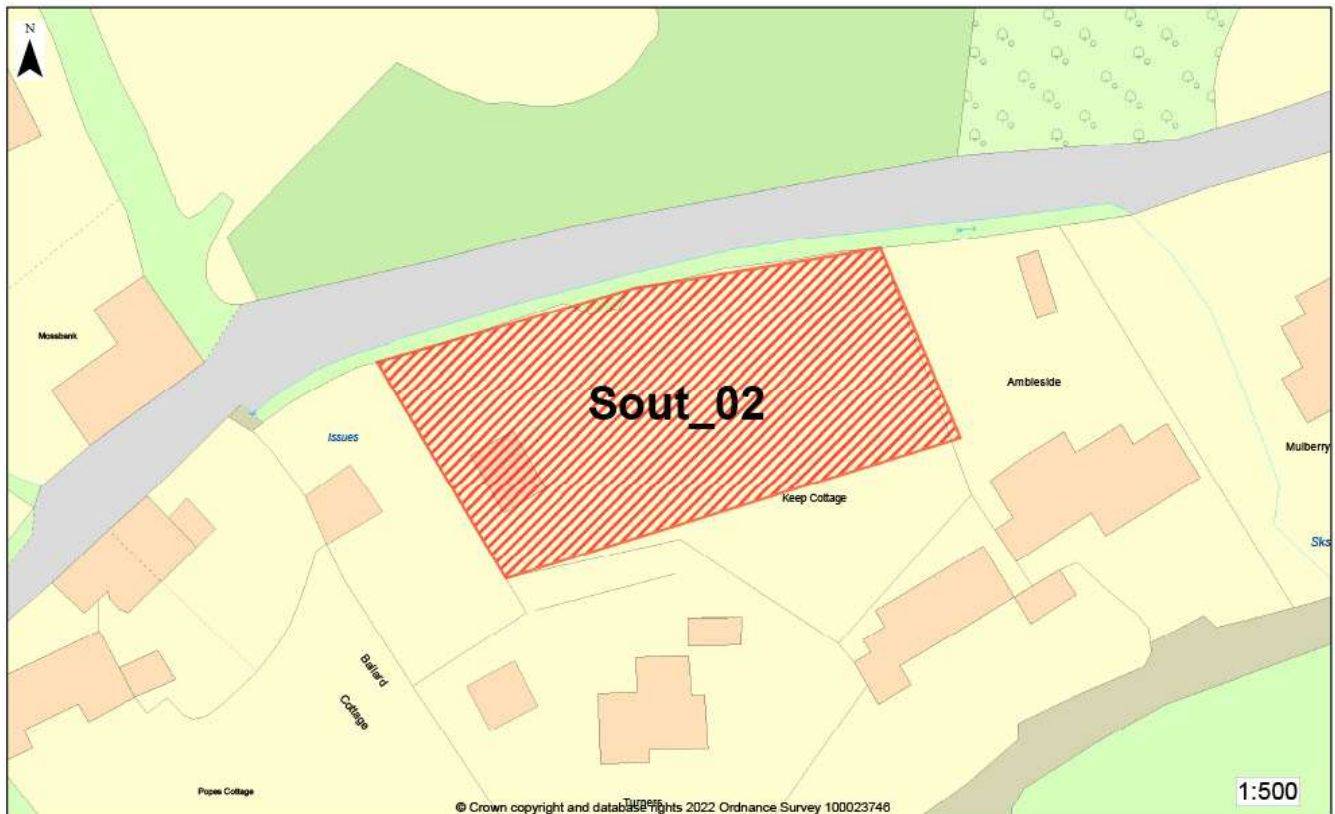
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Southleigh

Reference

Sout_02



Call For Sites 2022

Site address	Land immediately East of Ballard Cottage, Southleigh, Colyton, EX24 6JB
Outside Cranbrook Plan Area	Yes
Description	Greenfield site on road frontage comprising most of a single field used as horse paddock with stables at the west end, in the small village of Southleigh within the East Devon AONB. This infill site is located on the south side of the lane that runs through the village and lies between Ballard Cottage to the E and Ambleside to the E, and lies N of Keep Cottage. Moderately sloping site, sloping down from NW to SE. Hedgerow boundaries on most of site with the existing gated field access from the lane on northern boundary.
Total site size (ha)	0.13
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes (3 - 5 homes)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	No
Does the site meet the minimum size threshold for employment?	No
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Discounted at Stage A – Housing (ha)	0.13
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.13
Stage A Assessment conclusion	The site of 0.1324 Ha has not passed Stage A Suitability Assessment for housing or employment as it is below the site size thresholds (& although submitter proposes 3 to 5 dws, the mid & high yield estimates equate to 3 - 4 dws based on 25 and 30 dpa)
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	
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	
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	(Use comments on nearby site Sout_01) : Unsustainable site for education provision
DCC Highways comments	Direct access onto highway, small site, no concerns with road collisions, site accessibility - no significant issues.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase.

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	NONE		
Total site size	0.13		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.13		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	100		
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 (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.13		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL			
Of the 0.1324 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 0.1324 ha. HOUSING : Site submitted in 2022. The site does not pass Stages A and B Suitability Assessment for housing as the site is below the size threshold, and therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : Site does not pass Stage A and Stage B Suitability Assessment for employment, and is not submitted as available for employment . Therefore for the trajectory the site capacity for employment is NIL ha.			
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary

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

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

Post plan period	

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

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

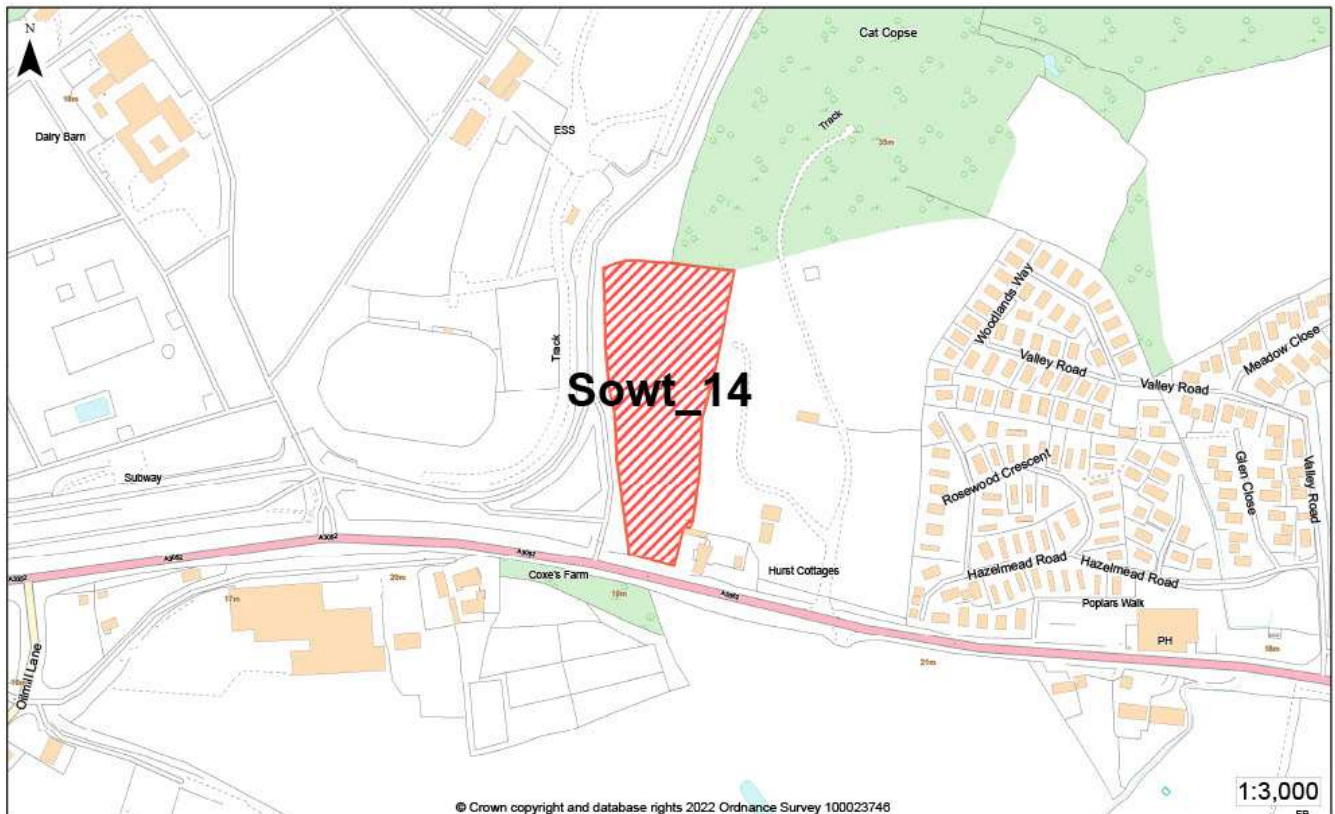
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sowton

Reference

Sowt_14



Call For Sites 2022

Site address	1 Hunt Cottages Sidmouth Road, , EXETER, EX5 1DN
Outside Cranbrook Plan Area	Yes
Description	Small, rectangular greenfield site, comprising a relatively flat field sloping gently up from S to N, located north of the A3052. Located east of the West Point Exhibition Centre/Devon County Showground complex, east of Exeter. Also lies east of and well detached from the village of Clyst St Marys. Cat Copse lies to NE, agricultural land to E, and road frontage cottages to the SE. A3052 abuts the southern boundary, and a perimeter road for West Point is to the west. Mature tree line on eastern boundary plus hedgrows on other boundaries. Accessed off of the A3052 to the south.
Total site size (ha)	1.15
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people, Hotel. site is 1.15ha so at 37 dwellings per hectare could accommodate 36 residential units taking into account stand off from the RPA's of the boundary features.

Availability assessment

Call for site : site type	EXISTING - RESUBMISSION
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years

Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.15
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.15
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.1531 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones. TPO at Cats Copse abuts eastern half of site's northern boundary (GESp HELAA report identified Cats Copse as an unconfirmed County Wildlife Site). Not in the Clyst Valley Regional Park.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Nearest is Grade 2 Listed Building is Coxes Farm Cottage - approx. 100m to the WSW, so potential impact on development but separated from the site by the A3052. Not in close

	proximity to other designated heritage assets. 260m to the NW is Dairy Farm (Grade 2) - located within the wider area of the West Point Exhibition Centre complex
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Not in the AONB. Intervisibility with the East Devon AONB is likely to be low or non-existent. Includes hedgerows around the field boundaries and a number of mature trees. DCA : Clyst Lowland Farmlands; LCT Ref :3E. Lowland plains . Not in the Clyst Valley Regional Park,
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no land in Flood Zones 2 or 3 within the site. Small area in SW corner of site at high risk of surface water flooding. Grade 3a agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones or related easements. GESP HELAA Report :- Air quality: Any additional pressure on the A3052 has a significant risk of deteriorating air quality, due to congestion at the Clyst St Mary roundabout.
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	GESP HELAA GH/ED/55 Entry : Any development in the area would need to be of sufficient size to provide a new primary school (1200+ dwellings). The area may be a good location for secondary provision as it would be well placed strategically to support other development in the area. It could potentially take the pressure off secondary provision in Exmouth, Cranbrook, Clyst Vale and Ottery St Mary. Development would need to be in excess of 4,000 dwellings to sustain a secondary school, but the school would need to be large enough to support existing feeder primaries currently going to other schools. Without a secondary school this is not a very sustainable location and would require school transport
DCC Highways comments	GESP HELAA GH/ED/55 Entry : Access for vehicles could be gained from the B3052. It is likely that a contribution will be required to carry the cycleway east from Westpoint across the frontage of this site. It is likely that a contribution to improve the Clyst St Mary Roundabout and/or Junction 30 M5 will be required to alleviate traffic congestion.

	Bus stop 400m away which has an hourly or better bus service along the A3052 linking to Exeter City Centre, although no pedestrian crossing present so would need to cross busy road. There is no nearby train station, although there is a dedicated walkway to Clyst St Mary and beyond along the A3052 which pedestrians and cycles can use.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	GH/ED/55		
Site overlap description	WHOLE -Sowt_14 and GH/ED/55 are effectively identical (boundaries). Site GH/ED/55 submitted in 2017 for 30 dws. Resubmitted in 2022 for 36 dwellings and for hotel. Count GH/ED/55 as NIL. Count all of Sowt_14.		
Total site size	1.15		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.15		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	0.92		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 18	Mid 23	Max 28
2. Site promoter – yield (upper)	36		
3. Lower of 1. (Mid) yield and 2. yield	23		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	23		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.15		

Percentage of site to count – employment	0
Employment land – potential yield (Ha)	0.00
SITE POTENTIAL	Of the 1.1531 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 1.1531 ha. HOUSING : Site submitted in 2022 as available for 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. The site passes Stages A and B Suitability Assessment for housing, and Achievability. And therefore for the trajectory the net site capacity is 23 dwellings. EMPLOYMENT : The site is not submitted as available for employment although site GDA passes Stage A and Stage B Suitability Assessment for employment. Site is not included in the 2021 Employment Monitoring update. So no overlap and therefore the site capacity for employment is NIL ha. HOTEL : The site is submitted as available for hotel. Site GDA passes Stage A and Stage B Suitability Assessment for employment and therefore passes Stage A and B for hotel. Site previously had planning permission for hotel development. However, the Council has since refused three planning applications for Certificate of Lawfulness to verify valid implementation of planning permission (most recently refused in 2019 regarding verification of implementation of 7/12/01/P1082/00050 for renewal of permission for hotel - condition 4 not discharged). So no overlap and therefore the site capacity for Hotel is 1.1531 ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may 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	23
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

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

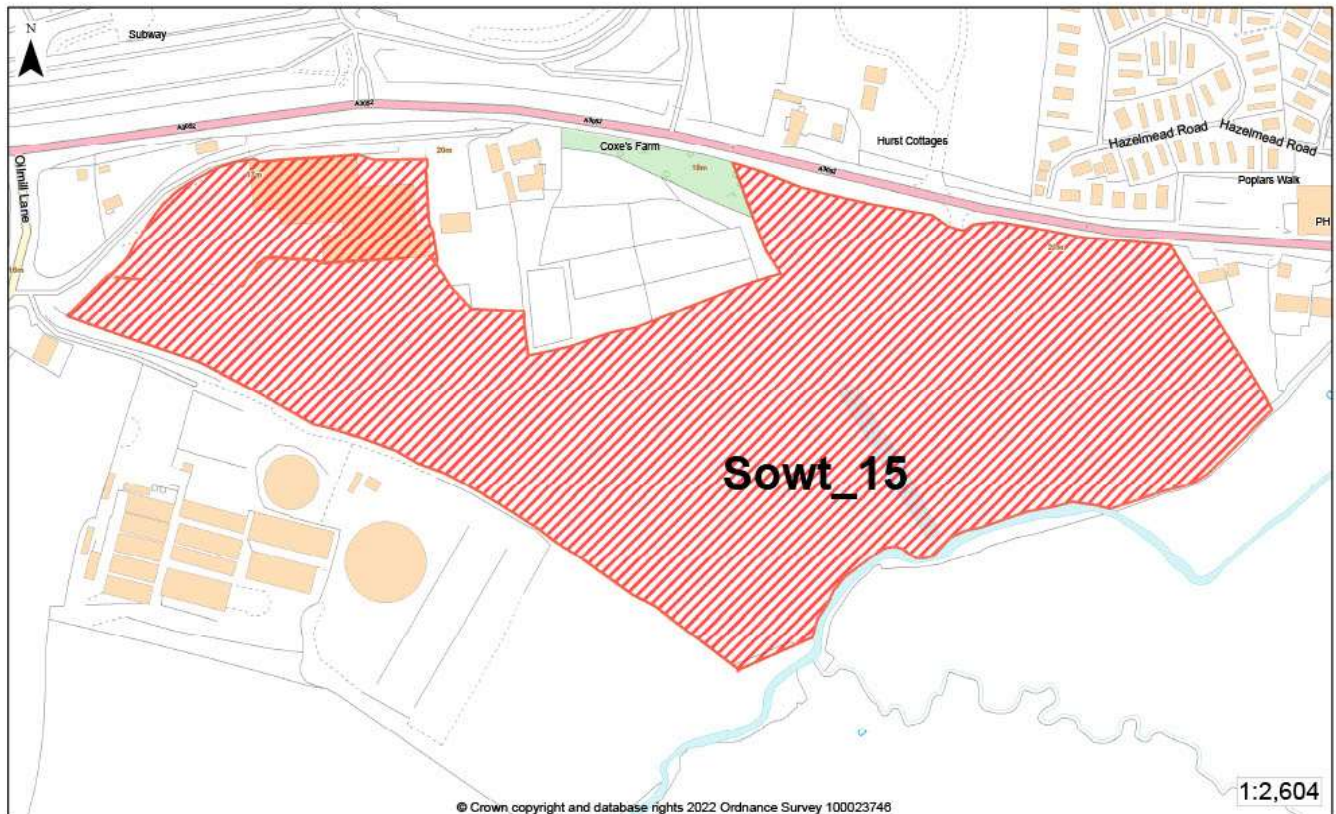
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sowton

Reference

Sowt_15



Call For Sites 2022

Site address	Langdon Business Park Sidmouth Road, , Clyst St Mary, EX5 1AF
Outside Cranbrook Plan Area	Yes
Description	Mixed brownfield and greenfield site south of the A3052 junction with the Devon County Showground, and at its closest lying 400m east of Clyst St Mary village. In the NW of the site is Langdon business park (aka Oilmill Industrial Estate) which includes a largely level bus depot part for Dartline Coaches, with substantial open air storage & parking areas, and large warehouse buildings on the site. Rest of site comprises two level irregularly shaped agricultural fields bounded by hedgerows and mature trees. Situated adjacent to Cox's Farm to the north (a small part is site Sowt_07) and Enfield Farm (rearing pigs) and a substantial anaerobic digestion facility to the south (Site Sowt_12). Access to the western field is off a narrow track off Oil Mill Lane, whilst the northern field is accessed directly off the A3052. Small group of roadside dwellings adjacent to NE corner, Detached park homes site (Cat and Fiddle Park) and the Cat and Fiddle public house lie further to the NE, separated by the A3052. Grindle Brook (small tributary which flows into river Clyst) adjoins the S/SE boundary, with agricultural land beyond.
Total site size (ha)	9.55
Submitter's proposed use	Employment site
Submitter development type	Industrial /warehouse (existing business park is approx 0.7 Ha of land land immediately behind is a further 3.25 Ha (8acres) and to the east a further 3 Ha (7.5 acres) total capable of accommodating up to 21,500 sq.m of building

Availability assessment	
Call for site : site type Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	EXISTING - RESUBMISSION - COMBINED
Site promoter's availability comments	Within the next 5 years
Site available for Housing	No
Site available for Employment	Yes

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.5 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.5 ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	9.05
GDA Discounted at Stage A – Housing (ha)	0.50
GDA Passes Stage A – Employment (ha)	9.05
GDA Discounted at Stage A – Employment (ha)	0.50
Stage A Assessment conclusion	An area of approximately 9.0508 Ha on this site has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

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

Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones. GESP HELAA Report: Within 5km Great Crested Newts consultation zone. The Grindle Brook forms the southern boundary of the site and is a very important biodiversity corridor that needs strengthening.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Heritage sensitivity: medium. Nearest designated heritage assets (Grade 2 Listed Buildings) are in relatively close proximity (at Coxes Farm Cottage and Linden Lea to the north). Grade 2 building Kiddicott Farm to the SE is more distant,) which may impact on development potential. Some archaeological potential.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Landscape sensitivity: Low. Intervisibility with the East Devon AONB is likely to be low or non-existent. The site is highly likely to have intervisibility with some of the listed buildings in the vicinity. The tranquility of the site is heavily affected by the presence of the A3052. Includes hedgerows around the field boundaries and a number of mature trees. Grade 3 Agricultural Land on strategic assessment
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Approx. 0.5 ha within the SE edge of the site is in Flood Zone 3. Extensive area of Flood Zone 3 and some Flood Zone 2 to the SE of the site, associated with brooks (including Grindle Brook). Most of site is Grade 3 agricultural land on the strategic assessment, except for a band of Grade 2 in the NW.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones or related easements. GESP HELAA Report :- Air quality: Any additional pressure on the A3052 has a significant risk of deteriorating air quality, due to congestion at the Clyst St Mary roundabout.
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	GH/ED/56 HELAA entry: Any development in the area would need to be of sufficient size to provide a new primary school (1200+ dwellings). The area may be a good location for secondary provision as it would be well placed strategically to support other development in the area. It could potentially take the pressure off secondary provision in Exmouth, Cranbrook, Clyst Vale and Ottery St Mary. Development would need to be in excess of 4,000 dwellings to sustain a secondary school, but the school would need to be large enough to support existing feeder primaries currently going to other schools. Without a secondary school this is not a very sustainable location and would require school transport.
DCC Highways comments	Existing business park with established access, limited in size, reasonable road collision record within vicinity.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development plus air quality

Achievability assessment	
EDDC Economic Development comments	This site appears to be achievable for employment uses. A medium/large site capturing an existing small business park and neighbouring other small disjointed employment sites. Access to the site does not appear to be problematic, with the existing entrance to the business park being a likely option. It is not clear whether a secondary access point is required for the eastern portion of the site, connecting to the A3052. Access to the wider road network is clearly of benefit, with close access to the M5 and Exeter labour market. Good public transport access via the A3052. Ultrafast broadband available (although no superfast provision) via Jurassic Fibre and Openreach. The site appears to be suitable for B2 and B8 uses.
Panel's conclusions	Probably achievable for mixed employment uses (E(g)/ B2/B8) subject to appropriate contribution of Transport network/ traffic management.
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably achievable if

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	GH/ED/56 & Sowt_06
Site overlap description	COMBINED SITE - Comprising 2021 sites Sowt_6 and GH/ED/56 (mixed use) - latter resubmitted 2021 for 170 dws). Count all of Sowt_15 for employment and count Sowt_06 and GH/ED/56 as NIL for employment. Count GH/ED/56 for housing..
Total site size	9.55
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.50
Gross development area – Passes Stage B Housing	9.05

Gross to net area conversion factor applied %	60		
Net developable area (ha)	5.43		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 109	Mid 136	Max 163
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 (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.50		
Gross development area – Passes Stage B Employment (Ha)	9.05		
Percentage of site to count – employment	100		
Employment land – potential yield (Ha)	8.09		
SITE POTENTIAL	Of the 9.5508 ha site, approx 0.5 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 9.0508 ha. HOUSING : Site not submitted in 2022 as available for housing, although the site passes Stages A and B Suitability Assessment for housing. Therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : Site resubmitted in 2022 as available for employment. Site GDA passes Stage A and Stage B Suitability Assessment for employment, and Achievability (. Site is in the 2021 Employment Monitoring update as a 0.96 Ha business park, so discount 0.96 Ha from the 9.0508 HA GDA. Sowt_15 combines Sowt_6 and GH/ED/56. To avoid double counting, Count all of Sowt_15 for for mixed employment uses (Eg/ B2/B8) , count Sowt_06 and GH/ED/56 as NIL for employment. (NOTE: Count GH/ED/56 for housing). Therefore the site capacity for employment is 8.0908 ha.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

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

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

Employment Trajectory		Hectares
2020-22 Completions		0
Phasing of future housing development		
Deliverable 1/4/2022 to 31/3/2027		0
Developable 1/4/2027 to 31/3/2032		4
Developable 1/4/2032 to 31/3/2037		4.09
Developable 1/4/2037 to 31/3/2040		0
Post plan period		0

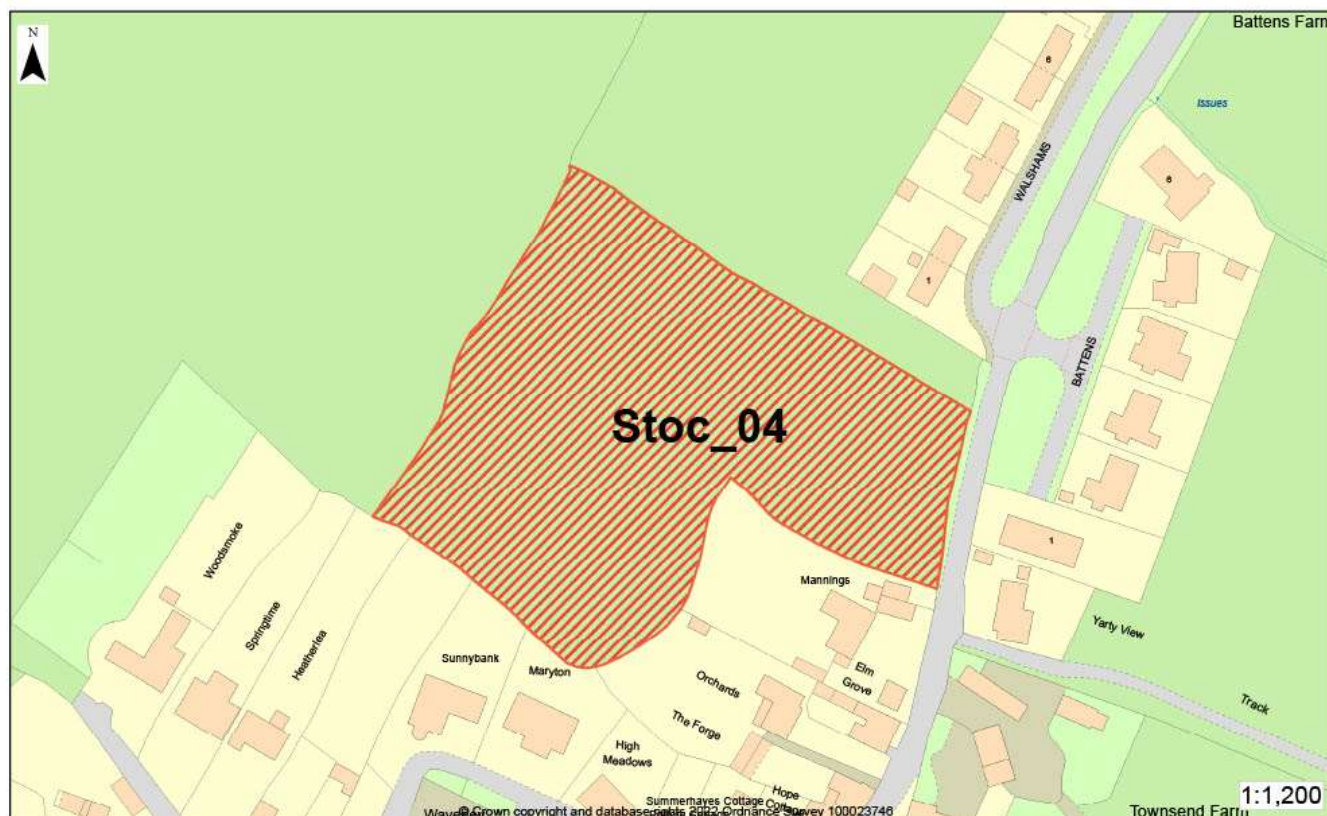
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Stockland

Reference

Stoc_04



Call For Sites 2022

Site address	Mannings Cottage, , HONITON, EX14 9DS
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising L shaped paddock in agricultural use close to the village centre of Stockland. Narrow end infills between existing housing.
Total site size (ha)	1.05
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Custom and self-build homes (5 -20 dwellings)

Availability assessment

Call for site : site type	EXISTING - RESUBMISSION
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

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

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.05
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.05
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.0497 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and over 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within the River Axe catchment which may affect development potential. Site is not located within any other designated area of biodiversity interest. Ringed by County Wildlife sites at 1350 -1500m+ from the site eg Webble Farm (Mosaic of semi-improved and unimproved grassland (MG5), mire (M23) and wet woodland (W7)), but separated by distance and agricultural fields.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	In close proximity to designated heritage assets. Eastern section (adjoining road frontage) of site is within the Stockland Conservation Area conservation area. Southern boundary adjoins the Conservation Area. Cluster of Grade 2 and 2* listed buildings in the historic core of the village are within 70 -110 m of the site. Within approx 215m of Grade 1 Listed Building (St Michael and All Angels Church. May impact on development potential.

For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Whole site is in the Blackdown Hills AONB - may impact on development potential. Devon Character Area : Axe Valley.LCT Ref: 3B. Lower rolling farmed and settled valley slopes
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Not in Flood Zones 2 or 3. Grade 3 agricultural land on strategic assessment.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	Stoc_01 comment: Stockland primary has some capacity to support some development, safe walking routes are required. Additional secondary provision required and secondary transport costs would apply. Stoc_03 remote.
DCC Highways comments	Stoc_01 comment: Access to the site can probably be achieved, but it seems a large site with no ped or cycle access to infrastructure and facilities.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Previous Panel conclusions (housing only) : 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)	Stoc_01

Site overlap description	WHOLE - Site Stoc_04 and Site Stoc_01 are effectively identical in area. Latest submission Stoc_04 has proposed a higher number of dwellings (range 5 to 20). Count Stoc_01 as NIL. Count all of Stoc_04.		
Total site size	1.05		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.05		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	0.84		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 17	Mid 21	Max 25
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 (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	20		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.05		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 1.0497 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx.1.0497 ha. HOUSING : Site resubmitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 21 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 20 dwellings. The site passes Stages A and B Suitability Assessment for housing, and Achievability. Whole overlap with Stoc_01. To avoid double counting, count Stoc_01 as NIL, count all of Stock_04. Therefore for the trajectory the net site capacity is 20 dwellings. EMPLOYMENT : The site is not submitted as available for employment, and although the site GDA passes Stage A it does not pass Stage B Suitability Assessment for employment because it is not within 1600m of hourly or better bus service or train station. Therefore the site capacity for employment is NIL ha.		

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

Employment Trajectory	Hectares
2020-22 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

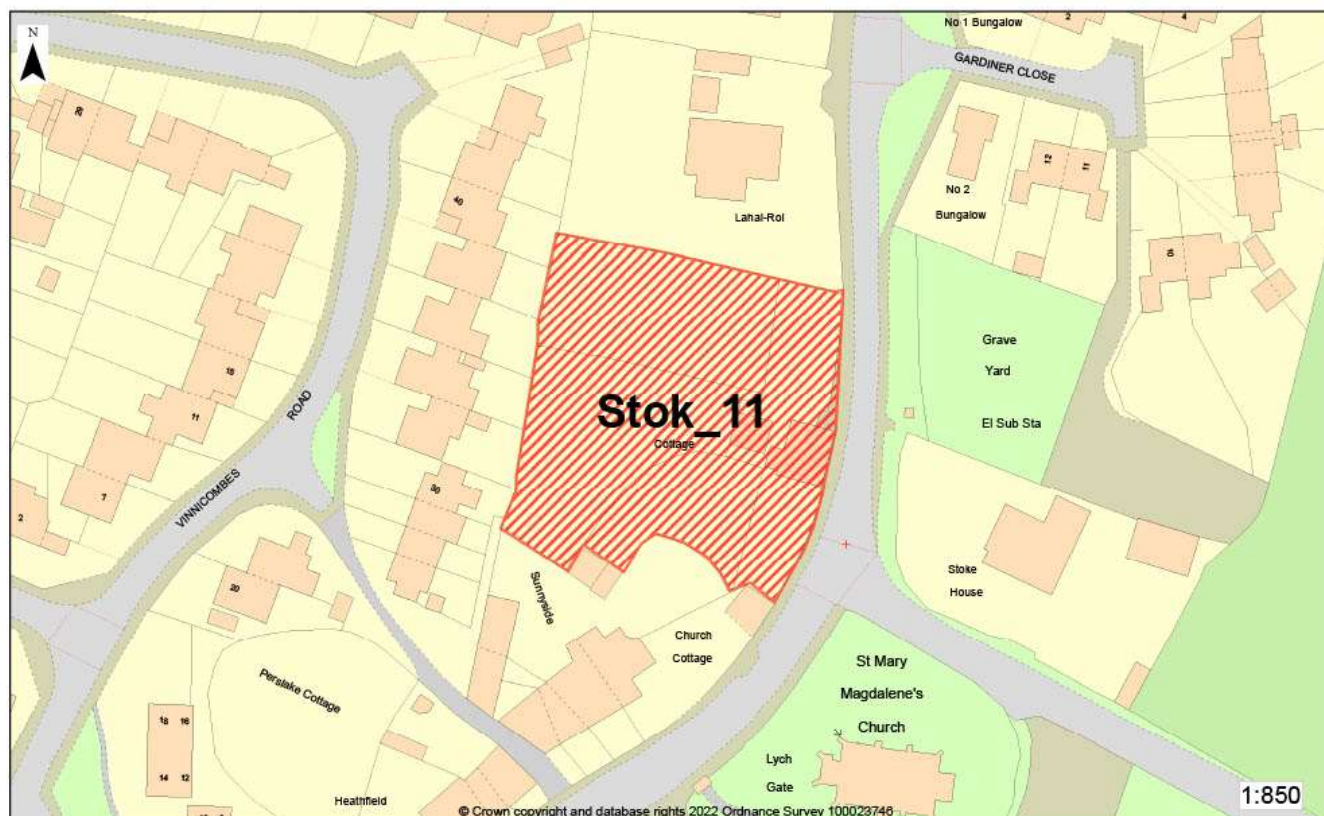
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Stoke Canon

Reference

Stok_11



Call For Sites 2022

Site address	Stoke Cottage, , EXETER, EX5 4AT
Outside Cranbrook Plan Area	Yes
Description	Part greenfield and part brownfield site, comprising one dwelling and associated level gardens, west of the High Street and within the northern part of Stoke Canon village. Dwellings and gardens on N, S and W boundary. Dwelling to the east, and church to SE. Recent planning application for 7 dwellings (21/0501/FUL) was refused 28/7/2021 . Current application for 7 dwellings (22/0992/FUL) pending decision.
Total site size (ha)	0.31
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes- 5 open market houses and two affordable apartments is intended

Availability assessment

Call for site : site type	EXISTING - RESUBMISSION
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.0645 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). 0.50645ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.24
GDA Discounted at Stage A – Housing (ha)	0.06
GDA Passes Stage A – Employment (ha)	0.24
GDA Discounted at Stage A – Employment (ha)	0.06
Stage A Assessment conclusion	An area of approximately 0.2414 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary mitigation zone. Site lies 480m east of Brampford Speke SSSI, but separated by buildings in the village, the railway line and fields.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is in close proximity to designated heritage asset, being 30m from the grade I listed church (St Mary Magdalenes) and two grade 2 listed buildings are 40 and 70m away (Vicarage Cottage and the Vicarage). This may impact on development potential

For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Not in AONB. Devon Character Area Yeo, Culm and Exe Lowlands. LCT Ref: 3E. Lowland plains
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	0.0645 ha of the site is in Flood Zone 3. Rest of the site is in Flood Zone 2. Only has the potential to be developed for residential or economic use if the sequential and exceptions tests set out in the NPPG are adhered to. Will require a level 2 Flood Risk Assessment. Adjoining part of the High Street is at risk of surface water flooding. Grade 1 agricultural land on strategic assessment.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	Stok_08 comment: Stoke Canon primary has some capacity to support some development, safe walking routes are required. Additional secondary provision required and secondary transport costs would apply.
DCC Highways comments	Stok_08 comment: Stok 03, 05, 06, 09 and 10 are all remote from facilities with poor ped and cycle accessibility and unsuitable for residential development.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Previous Panel conclusion (housing only) : Probably unachievable due to location in flood zone 2 (ie unless proposal passes sequential and exceptions test).
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)	Stok_08		
Site overlap description	WHOLE site is effectively identical to site area & boundaries as Stok_08. 08 proposed 5 dwellings, including the existing dwelling. Stok_11 now proposes 7 new dwellings with loss of existing dwelling. Count Stok_08 as NIL. Count all of Stok_11.		
Total site size	0.31		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.06		
Gross development area – Passes Stage B Housing	0.24		
Gross to net area conversion factor applied %	0		
Net developable area (ha)	100.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 5	Mid 6	Max 7
2. Site promoter – yield (upper)	7		
3. Lower of 1. (Mid) yield and 2. yield	6		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.06		
Gross development area – Passes Stage B Employment (Ha)	0.24		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.3059 ha site, approx 0.0645 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 0.2414 ha. HOUSING : Site resubmitted in 2022 as available for housing. The site GDA passes Stage A but only passes Stage B Suitability Assessment for housing if the sequential and exceptions tests set out in the NPPG are adhered to, as all the gross development site area is within Flood Zone 2. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 6 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 6 dwellings. Previous submission Stok_08 proposed 5 dwellings, including the existing		

	dwelling. Stok_11 now proposes 7 new dwellings (with loss of existing dw). To avoid double counting, count all of Stok_11, and count Stok_08 as NIL. However, the HELAA Panel concluded that the site is probably unachievable due to location in flood zone 2 (ie unless proposal passes sequential and exceptions test). Therefore for the trajectory for Stok_11 the net site capacity is NIL dwellings. EMPLOYMENT : Site is not submitted as available for employment, although site GDA passes Stage A but only passes Stage B Suitability Assessment for employment if the sequential and exceptions tests set out in the NPPG are adhered to, as all the gross development site area is within Flood Zone 2. Therefore the site capacity for employment is NIL ha.

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Talaton

Reference

Tala_12



Call For Sites 2022

Site address	Land Adjacent to The Firs Blackdown View, , Talaton, EX5 2SG
Outside Cranbrook Plan Area	Yes
Description	Greenfield site, gently sloping up from NW to SE, comprising area of grass which has been used in the past as an informal play area, although there has been security fencing that would preclude access. Site adjoins Lees Meadow and is located on the western edge of Talaton village 3 pairs of dwellings to the north, detached dwellings to the east. Agricultural land to the SW and NW. Road with pavement to the south. From previous planning approval 10/1792/FUL for 6 dwellings, technical evidence indicates this is a former pit and small landfill site with ground conditions associated with made-up ground.
Total site size (ha)	0.15
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes. Up to 6 dwellings as per previously approved appn 10/1792/FUL

Availability assessment

Call for site : site type	EXISTING - RESUBMISSION
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	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?	No
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.15
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.15
Stage A Assessment conclusion	An area of approximately 0.1492 Ha has passed the Stage A Suitability Assessment for housing (site is just below the area threshold but previously had approval for 6 dwellings - so greater than dwelling no. threshold), but not 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 over 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Pebblebed Heath 10 km offer.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	In close proximity to a Grade 2 Listed Building (Lees Farm approx 15m away). This may impact on development potential. Also, site is about

	175m from Grade 1 Listed Building (St James's Church) to the NNE and cluster of nearby Grade 2 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	Not in AONB but approx 6.2km west of East Devon AONB and 5.4 km SW of Blackdown Hills AONB. Limited or no intervisibility with the AONB. Devon Character Area : Clyst Lowland Farmland. LCT ref: 3B. Lower rolling farmed and settled valley slopes.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Not in Flood Zones 2 or 3. Grade 3 agricultural land on strategic assessment. 10/1792/FUL - technical evidence indicates this is a former pit and small landfill site (previously used as infill site for paper mill and farmers tip) ie made-up ground. Conditions attached regarding remediation. Condition attached to the permission regarding unexpected contamination. Requirement for full ground condition information before proceeding further as it may be appropriate to redesign site layout so that roadways and parking areas are located on previously filled ground - as a more cost effective way than remediating the whole site. This may impact on development potential.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	Tala_02 comment: No primary capacity available at Feniton School or secondary at Kings school. Transport costs would apply to both primary and secondary. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	This not an ideal site from a transportation point of view as access and sight lines are not good and the site is remote from local facilities and services.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing subject to robust evidence about ground conditions and site design to avoid the need for future remediation, and demonstrate that the site remains viable.
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)	Tala_02		
Site overlap description	WHOLE site is same as Tala_02		
Total site size	0.15		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.15		
Gross to net area conversion factor applied %	100		
Net developable area (ha)	0.15		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 3	Mid 4	Max 4
2. Site promoter – yield (upper)	6		
3. Lower of 1. (Mid) yield and 2. yield	4		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	4		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.15		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.1492 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 0.1492 ha. HOUSING : Site resubmitted in 2022 as available for housing. The site area is below the site size threshold, but there has been a previous unimplemented planning approval 10/1792/FUL for 6 dwellings		

	(approved 07/04/2014) which would be above the dwelling size threshold. Site therefore now assessed for suitability. Site GDA passes Stage A and Stage B Suitability Assessment for housing, 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. To avoid double counting, count all of Tala_12, and count Tala_02 as NIL as NIL. Therefore for the trajectory for Tala_12 the net site capacity is 4 dwellings. EMPLOYMENT : Site is not submitted as available for employment and is below the site size threshold for employment. The site does not pass Stage A and Stage B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

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

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
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

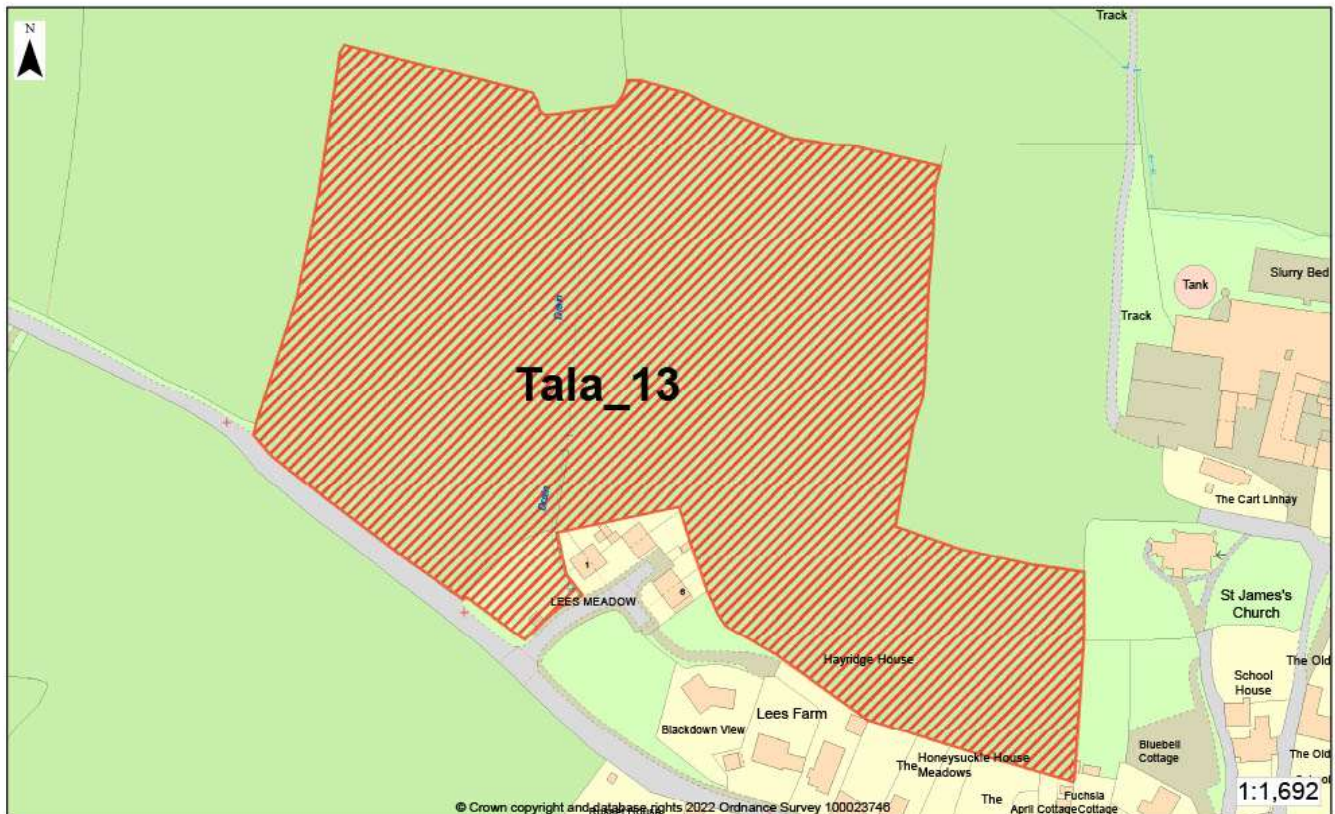
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Talaton

Reference

Tala_13



Call For Sites 2022

Site address	Lees Farm, , EXETER, EX5 2RL
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising adjoining large fields with largely hedgerow boundaries, adjacent to north west edge of Talaton village. Site slopes steeply at first on the southern edge, then more gently down from south to north, so is lower than the housing to the south. Agricultural land to north, west and east, including the buildings of Harris Farm to the east, and also abuts the churchyard to the east. Housing to the SW (Lees Meadow) and SE (frontage dwellings on the main road through the village.) Main road from village is on the site's southern boundary, with current field access from the road. Previous planning application 14/1208/OUT for 22 dws- appeal dismissed 28/09/2015.
Total site size (ha)	4.50
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people, Renewable energy (Applying a residential density of 30 dwellings /Ha to the entirety of the site would deliver approx. 125 dwellings. However bearing in mind the size of the settlement a smaller scale of development is deemed appropriate alongside open space provision and other possible uses to support the sustainability of Talaton)

Availability assessment

Call for site : site type Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	EXISTING - RESUBMISSION
Site promoter's availability comments	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)	4.50
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	4.50
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 4.5042 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and over 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Pebblebed Heath 10 km buffer.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No

Heritage commentary	Site is adjacent to the Grade 1 listed St. James's Church and Harris Farm (partly Grade 2 and partly Grade 2*listed) and also Lees Farm, which is a Grade 2 listed building. There are other Grade 2 and 2* listed buildings nearby. This may impact on development potential.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Not in AONB but approx 6.1 km west of East Devon AONB and 5.3 km SW of Blackdown Hills AONB. The site is part of an open, rolling farmland landscape and there is good intervisibility, particularly to the north.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Not in Flood Zones 2 or 3. North of but not abutting the site is a brook and adjoining land which is Flood Zones 2 and 3. Small strips of the site running along a north to south axis are at a low to high risk of surface water flooding. Grade 3 agricultural land on strategic assessment
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	Tala_03 comment : No primary capacity available at Feniton School or secondary at Kings school. Transport costs would apply to both primary and secondary. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	Tala_03 comment : The site would appear to be acceptable in principle from a transportation point of view subject to the provision of suitable access and footways to the main road. It would also be possible to serve a limited amount of development and an emergency access from Lees Meadow. Talaton is remote from services and facilities for a development of this scale.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	

Achievability assessment

EDDC Economic Development comments	
Panel's conclusions	Probably achievable for smaller scale housing development of part of site.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	Tala_03		
Site overlap description	WHOLE Site Tala_13 (for 125 or less) and Tala_03 (for 16) are effectively identical in site area. Count all of Tala_13, and count Tala_03 as NIL.		
Total site size	4.50		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	4.50		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	2.70		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 54	Mid 68	Max 135
2. Site promoter – yield (upper)	125		
3. Lower of 1. (Mid) yield and 2. yield	68		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	25		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	4.50		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 4.5042 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 4.5042 ha. HOUSING : Site resubmitted in 2022 as available for housing. Site GDA passes Stage A and Stage B Suitability Assessment for housing. Based on the gross site area and after applying the gross to net conversion		

	factor, the site has potential to deliver approx. 68 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. Tala_13 submission indicates approx 125 dws but a smaller scale (unquantified) is more appropriate. The lower of the mid yield and the site promoter's yield would have the potential for 68 dwellings. However, HELAA Panel concluded that site would probably be achievable for smaller scale housing development on part of the site (close to the village). Wholly overlapped by Tala_03 (masterplan proposed site for 16 dws on the southernmost part of the site). To avoid double counting, count all of Tala_13, and count Tala_03 as NIL. Therefore for the trajectory for Tala_13 the net site capacity is reduced to approximately 20 dwellings. EMPLOYMENT : Site is not submitted as available for employment and although it passes Stage A Suitability Assessment it does not Stage B Suitability Assessment for employment because it is over 1,600 metres from a train station or bus route with an hourly or better service. Therefore the site capacity for employment is NIL ha.

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

Employment Trajectory	Hectares
2020-22 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

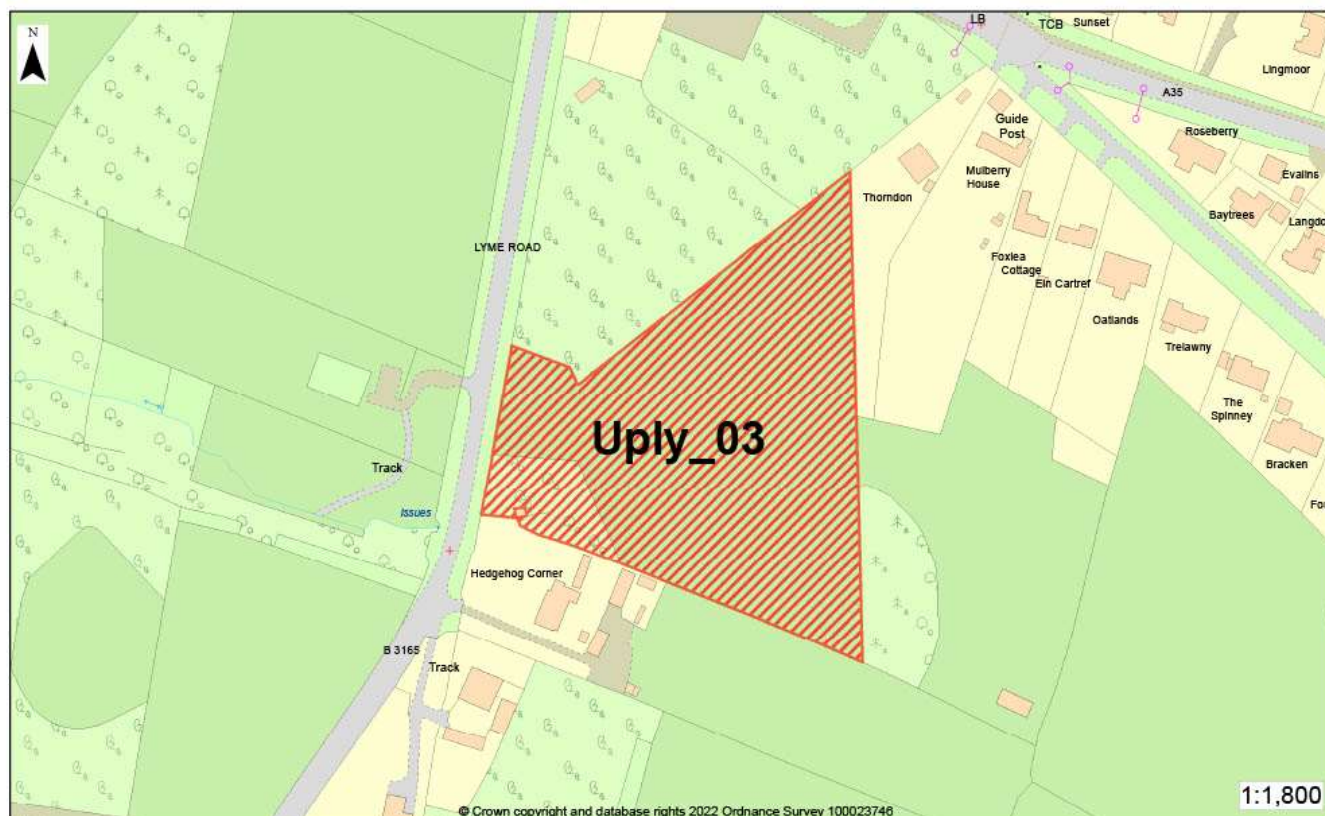
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Uplyme

Reference

Uply_03



Call For Sites 2022

Site address	Field Lyme Road, , Axminster, EX13 5SU
Outside Cranbrook Plan Area	Yes
Description	Gentle slope greenfield site, irregularly shaped field with hedgerow boundaries and mature trees. The site is in agricultural use, located in Raymond's Hill, adjacent to agricultural land and residential dwellings. The site is along B3165 Lyme Road and it is the main access road.
Total site size (ha)	1.58
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people(As the field is approximately 5 acres, how many homes would depend on the size of properties) people, Residential institution

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.58
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.58
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.5766 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities but within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within designated area of biodiversity interest.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Not in close proximity to designated heritage assets. Nearest designated heritage asset is Grade II listed farm Old Furzeleigh Farm 787m to North. There are substantial existing buildings in between, limited 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	Whole site falls in East Devon AONB LCT ref : 1A. Open inland planned plateaux

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no land in Flood Zones 2 or 3 within the site. Small area of site is at medium and high risk of surface water flooding. Grade 3 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?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	(Use nearby Uply_02 comments) : Sites are close to county boundary. Mrs Ethleston's Primary has some capacity to support development but not on this scale, no safe walking route. Transport costs would apply.
DCC Highways comments	Site accessibility: issues: No existing Ped/cycle infrastructure or scope to tie into. Access would be off a primary classified road.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	No comments

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing.
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	NONE
Total site size	1.58
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	1.58

Gross to net area conversion factor applied %	80		
Net developable area (ha)	1.26		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 25	Mid 32	Max 38
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	32		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	32		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.58		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 1.5766 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment and other uses is 1.5766 ha. HOUSING : Site submitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx.32 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. In the absence of a specified site promoter's yield, the site would have the potential for 32 dwellings. The site passes Stage A and Stage B Suitability Assessment for housing and Achievability. Therefore for the trajectory the net site capacity is 32 dwellings. EMPLOYMENT : The site is not submitted as available for employment, although the site GDA passes Stage A and Stage B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

Housing Trajectory		Number of Dwellings
2020-22 Completions		0
Phasing of future housing development		
Deliverable 1/4/2022 to 31/3/2027		0
Developable 1/4/2027 to 31/3/2032		32
Developable 1/4/2032 to 31/3/2037		0
Developable 1/4/2037 to 31/3/2040		0
Post plan period		

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
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

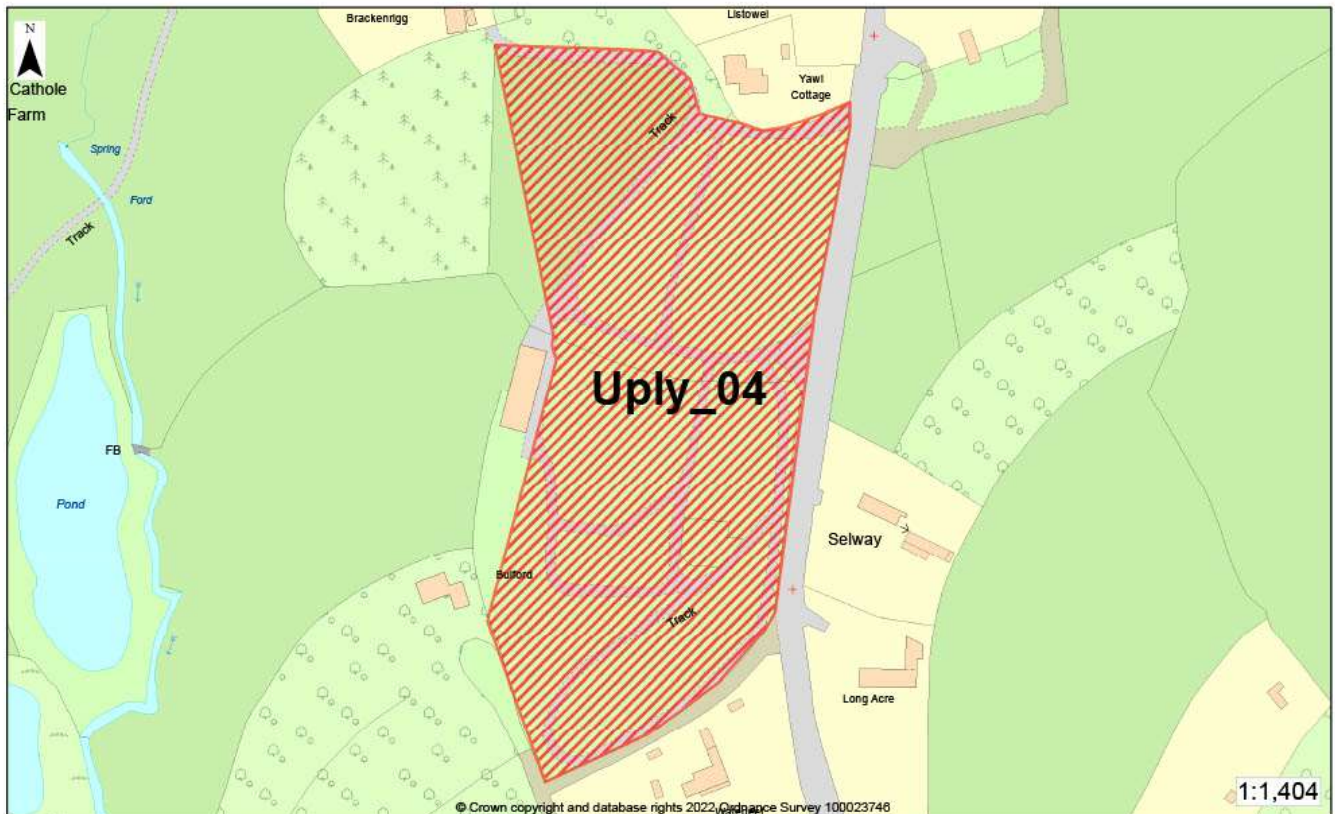
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Uplyme

Reference

Uply_04



Call For Sites 2022

Site address

Land adjoining Lyme Road, Yawl, Uplyme, DT7 3XA

Outside Cranbrook Plan Area

Yes

Description

A mixed brownfield and greenfield, relatively level site on the southern edge of Yawl hamlet. Comprising 3 connected irregularly shaped fields with hedgerow boundaries. It is a rural enterprise, of mixed use, including what appears to be a scrapyard. There are vehicles, part vehicles and scrap machinery in varying conditions scattered across the site together with pallets, and substantial quantities of multiple waste types. There are a series of wire fenced compounds, plus trackways. Immediately to the west adjoining the site is a single storey building understood to be used for storage associated with the site. The site is bordered by residential dwellings to the north and surrounded by agricultural land and sporadic dwellings. The B3165 Lyme Road adjoins the eastern boundary, with an existing access to the site from this road. This is the main road to Lyme Regis and is well used. Parts of this road south to Uplyme and facilities is narrow with Devon banks on both sides and no verge, and due to the road bends and banks has very limited visibility on some parts. Likely safety issues for pedestrians. The submitter proposes that a planning condition or s106 agreement would include a 60m (approx) pedestrian and bicycle right of way in perpetuity from the site to Cathole Lane from where it would be a further 100m (approx) to the north bound bus stop, the south bound bus stop being directly opposite. This is proposed to avoid the need to walk along the un-paved B3165 to either bus-stop.

Total site size (ha)

1.64

Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes(twenty to forty homes depending on preferred density, design and designation)

Availability assessment	
Call for site : site type Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	NEW
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.64
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.64
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.6416 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

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

Biodiversity commentary	Site is not located within designated area of biodiversity interest, but located 125m away from CWS- Cathole Farm
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Not in close proximity to designated heritage assets. Nearest designated heritage asset is Grade II listed building 103m to North. There are substantial existing buildings in between, limited 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	Whole site lies in East Devon AONB LCT ref : 3B. Lower rolling farmed and settled valley slopes.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no land in Flood Zones 2 or 3 within the site. Grade 4 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?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	(Use nearby Uply_01 comments) : Sites are close to county boundary. Mrs Ethleston's Primary has some capacity to support development but not on this scale, no safe walking route. Transport costs would apply.
DCC Highways comments	Site accessibility: issues: No existing Ped/cycle infrastructure or scope to tie into. Access would be off a primary classified road.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	

Achievability assessment

EDDC Economic Development comments	
Panel's conclusions	Probably achievable. Note: written comments with contrary view (whether it is possible to agree sufficient new road-space on several third party land ownerships in order to alleviate the B3165 pedestrian access to Uplyme issue)
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	NONE		
Total site size	1.64		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.64		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	1.31		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 26	Mid 33	Max 39
2. Site promoter – yield (upper)	40		
3. Lower of 1. (Mid) yield and 2. yield	33		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	33		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.64		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 1.6416 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 1.6416 ha. HOUSING : Site submitted in 2022 as available for 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. The site passes Stages A and B Suitability Assessment for housing. HELAA Panel (majority) concludes that site is Probably Achievable (contrary view- is there sufficient new road-space on several third party land ownerships in order to alleviate the B3165 pedestrian access to Uplyme issue). And therefore for the trajectory the net site capacity is 33 dwellings. EMPLOYMENT : The site is not submitted as available for employment, although the site GDA passes Stage A and Stage B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.

GENERAL COMMENT FOR ALL SITES

Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may 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	33
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

Employment - Suitable Available Achievable summary

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

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

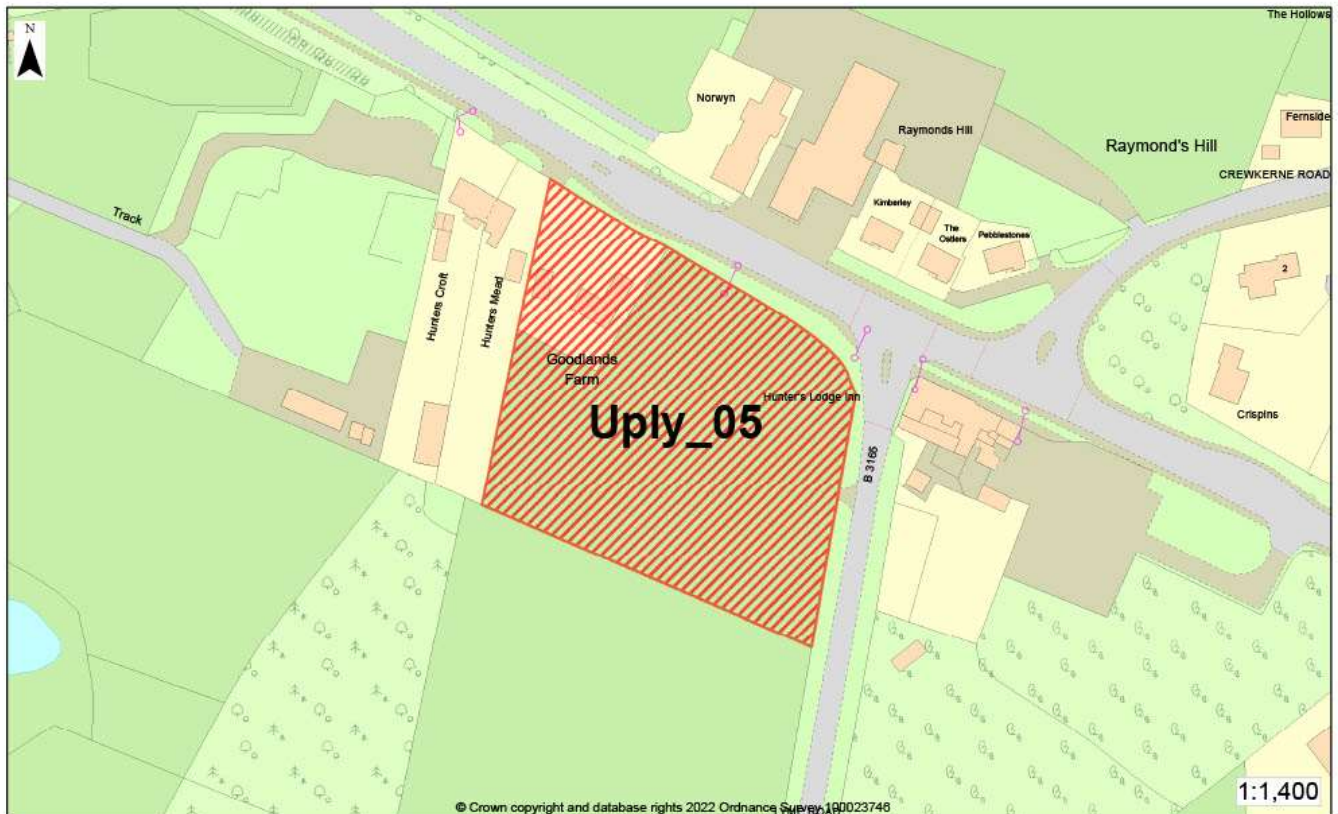
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Uplyme

Reference

Uply_05



Call For Sites 2022

Site address	Goodlands Farm, Charmouth Road, AXMINSTER, EX13 5ST
Outside Cranbrook Plan Area	Yes
Description	Gentle slope greenfield site, regularly shaped field with hedgerow boundaries. The site is in agricultural use, located in Raymond's Hill, adjacent to agricultural land and the Hunters Lodge Inn. The site on the corner of A35 Charmouth Road and B3165 Lyme Road, Lyme Road is the access road.
Total site size (ha)	0.97
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Custom and self-build homes

Availability assessment

Call for site : site type	EXISTING - SMALLER SITE
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.97
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.97
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.9698 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities but within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within designated area of biodiversity interest, but located just outside the river Axe catchment
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Not in close proximity to designated heritage assets. Nearest designated heritage asset is Grade II listed farm Old Furzeleigh Farm 647m to North. There is substantial existing buildings in between, limited 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	whole site falls in East Devon AONB LCT ref ;1A. Open inland planned plateaux

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no land in Flood Zones 2 or 3 within the site. Grade 3 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?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	Uply_05 comment: Sites are close to county boundary. Mrs Ethleston's Primary has some capacity to support development but not on this scale, no safe walking route. Transport costs would apply.
DCC Highways comments	Site accessibility: Complex and sensitive area on the highway network. Limited nearby infrastructure. Presumed access off a busy well used road in Holiday seasons, in close proximity to the intersection with the A35
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from local transport network

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Previous Panel conclusions (housing only) : 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)	Uply_02
Site overlap description	PARTIAL - Uply_05 is Northern part of Uply_02, but extends further west. Count all of Uply_05 and count only the residue of Uply_02 not overlapped by Uply_05.
Total site size	0.97
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.15		
Gross development area – Passes Stage B Housing	0.82		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	0.66		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 13	Mid 16	Max 20
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	16		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	16		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.15		
Gross development area – Passes Stage B Employment (Ha)	0.82		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL			
Of the 0.9698 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 Use Classes C3/Eg/B2/B8 planning commitments. But 0.15 Ha is discounted for existing Goodlands Farm. Thus the gross site development area for housing and for employment is approx. 0.8198 ha. HOUSING : Site submitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 16 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. In the absence of a specified site promoter's yield, the site would have the potential for 19 dwellings. The site passes Stages A and B Suitability Assessment for housing, and AChievability. However, the site overlaps site Uply_02(5-15 dws). For the trajectories count all of Uply_05, and count the residue of Uply_02. Therefore for the trajectory the Uply_05 net site capacity is 16 dwellings. EMPLOYMENT : The site is not submitted as available for employment, although the site GDA passes Stage A and Stage B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.			
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			

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

Housing - Available Suitable Achievable summary

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	16
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

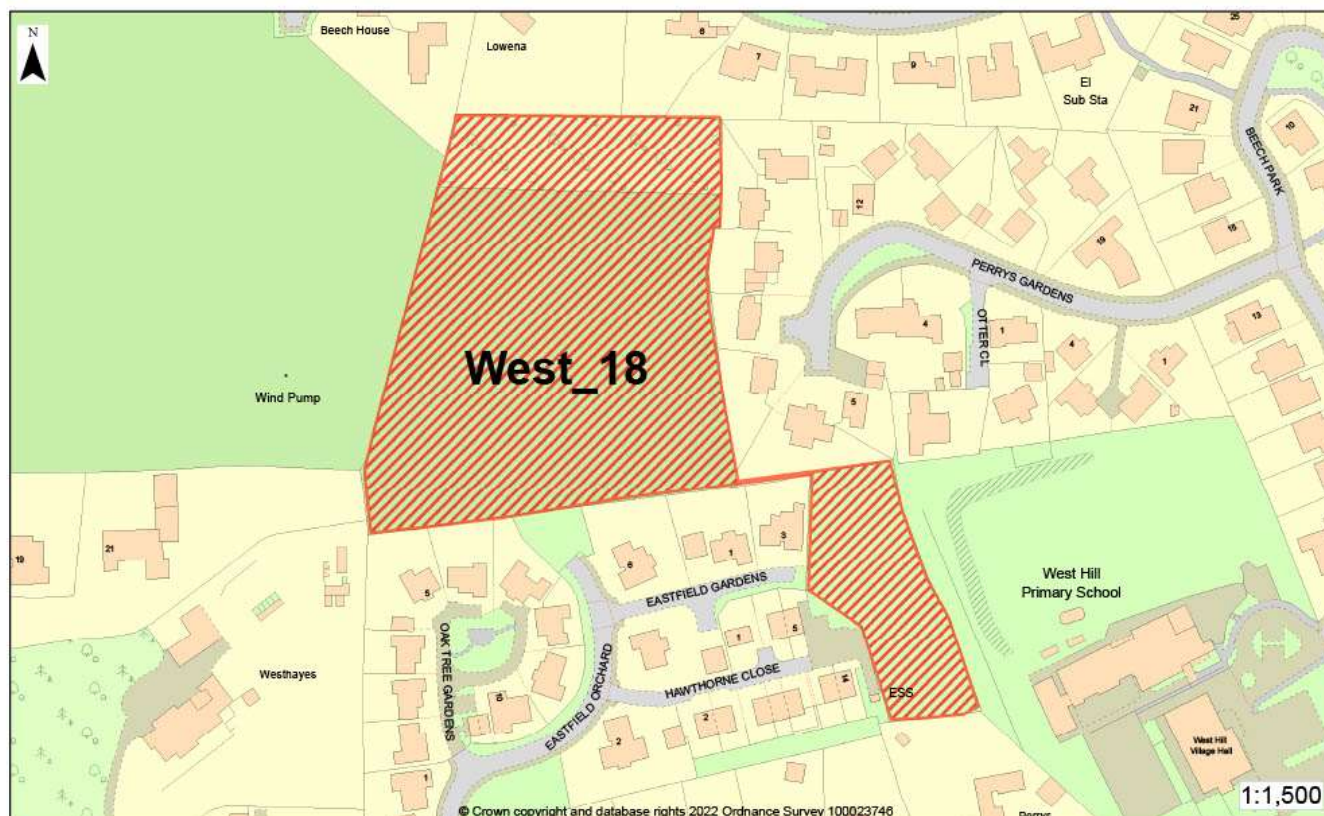
Employment - Suitable Available Achievable summary

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
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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	West Hill	Reference	West_18



Call For Sites 2022

Site address	Land north and east of Eastfield, , West Hill, EX11 1UQ
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising two areas of land, close to but not immediately adjoining, located at the NW edge of West Hill village. The smaller land parcel contains rough grass area with TPOs, notably on east boundary, on a gentle slope rising up from east to west and surrounded by housing to the N, W and S, and to the east is the primary school and its playing field. The latter is designated Local Green Space by the Neighbourhood Plan but West_18 is not part of the LGS. Submitter proposed access off Eastfield Gardens & Hawthorn Close. This part of the site was possible school expansion land. The larger parcel is a rectangular paddock in agricultural use, lying to the NW of the smaller site. TPOs on boundaries, and TPO on the northern part of the site. Lying on land that rises from east to west, with more variable slope. There is housing on its N, S, and E boundaries and to the west is agricultural land. Submitter proposed access off Eastfield Orchard.
Total site size (ha)	1.54
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people (circa 31 dwellings)

Availability assessment

Call for site : site type	EXISTING - RESUBMISSION

Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.54
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.54
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.5426 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Several TPOs on the site's boundaries, particularly on the east of the smaller land parcel, and on the northern area of the larger parcel. This may impact on development potential. Site is not located within any other designated area of biodiversity interest although it is within the Pebblebed Heath 10 km buffer.
For Housing - Will the site have an unacceptable impact on biodiversity?	No

For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Site is not in close proximity to designated heritage assets. Nearest asset is Grade 2 Listed Building (St Michaels Church) 440m to the NE, separated from the site by distance and buildings on the intervening housing estate.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Not in AONB. Site is approx 1100m to the NE of the East Devon AONB. Devon Character Area : Pebble Bed Heaths and Farmland; LCT: Ref 1C. Pebblebed heaths.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Not in Flood Zones 2 or 3. Grade 3 agricultural land on strategic assessment. The adjoining school playing field to the east of the smaller land parcel is designated as Local Green Space by the Ottery St Mary and West Hill Neighbourhood Plan but site West_18 is not within the LGS.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	West_06 comment: 36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	West_06 comment: Assuming it has access to the new estate road off Eastfield access is fine
DCC Minerals comments	Whilst the whole of this site is located in the MSA for aggregates, the potential area of resource is small and already constrained by existing built development and therefore unlikely to be economic. As such there is no MPA objection.
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Previous Panel conclusions (housing only) : Probably achievable
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	West_06		
Site overlap description	WHOLE - West_18 (submitted for 31 dws) and West_06 (submitted for 20-25 dws) are effectively identical in land area/ boundaries but West_18 increased the number of dwellings proposed. Count West_06 as NIL. Count all of West_18.		
Total site size	1.54		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.54		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	1.23		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 25	Mid 31	Max 37
2. Site promoter – yield (upper)	31		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	31		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.54		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 1.5426ha 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 1.5426 ha.		

	HOUSING : Site submitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 31 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 31 dwellings. The site passes Stages A and B Suitability Assessment for housing. However, the site wholly overlaps site West_06 (submitted for 20-25 dws). For the trajectories count all of West_18 , and count West_06 as NIL. Therefore for the trajectory theWest_18 net site capacity is 31 dwellings. EMPLOYMENT : The site is not submitted as available for employment, although the site GDA passes Stage A and Stage B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

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

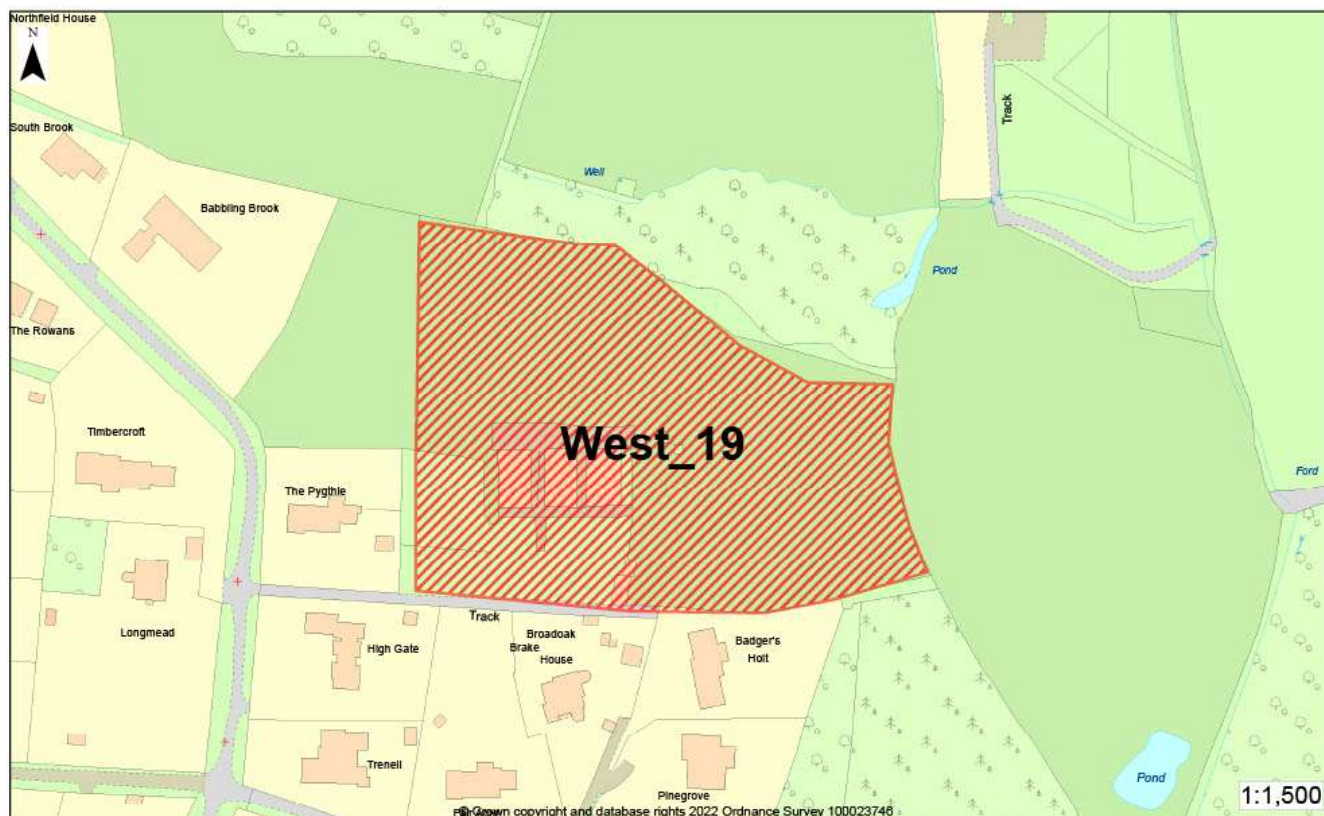
Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	West Hill	Reference	West_19



Call For Sites 2022

Site address	Field at Lower Broad Oak Road Behind, , The Pygthle, EX11 1XQ
Outside Cranbrook Plan Area	Yes
Description	Greenfield, roughly rectangular site, on moderate slope rising from NE to SW, with gentler slope in SW, on land to the rear of "The Pygthle" on the eastern edge of West Hill village. Comprising large paddock with a small row of 3 buildings that are in domestic use ancillary to the dwelling "The Pygthle". That dwelling lies to the west of and outside West_19, and the dwelling has Certificate of Lawfulness for use of the building as a dwelling house without complying with agricultural occupancy condition. Houses in spacious plots to the south and west but largely rural character. Agricultural land to N, S and SE. TPO on northern boundary. Submitter proposes to access site via track between 2 dwellings (one being The Pygthle) on the east side of Lower Broad Oak Road.
Total site size (ha)	1.55
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Custom and self-build homes (4 detached homes would be most suitable, so that it is in line with the density of those properties around them. Up to 9 would be the maximum perhaps)

Availability assessment

Call for site : site type	EXISTING - RESUBMISSION

Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.55
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.55
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.5454 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Pebblebed Heath 10 km buffer. Extensive area of TPO to north of site and abutting northern boundary. Further TPO south of SW corner of site.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No

Heritage commentary	No significant issues. Site is not in close proximity to designated heritage assets. Nearest asset is Scheduled Ancient Monument (Belbury Castle) approx 620 m from the site, separated by distance, fields, hedgerows and small areas of woodland.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Not in AONB. Site is approx 1300m to the north of the East Devon AONB. Devon Character Area : Pebble Bed Heaths and Farmland; LCT: Ref 1C. Pebblebed heaths.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Not in Flood Zones 2 or 3. Grade 3 agricultural land on strategic assessment.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	West_10 Comment: 36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	West_10 Comment: Access seems to come off Hawkins Lane although this is not exactly clear. Hawkins lane is very narrow with no footway and difficult for a cyclist or pedestrian to safely pass a car. Reasonable for very limited number of dwellings unless a further access could be provided through to Lower Broad Oak Road
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	

Achievability assessment

EDDC Economic Development comments	

Panel's conclusions	Previous Panel conclusions (housing only) : Probably achievable subject to suitable access
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	West_10		
Site overlap description	WHOLE Site West_19 and West_10 are effectively identical in land area and boundaries, but West _19 proposes 4 - 9		
Total site size	1.55		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.55		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	1.24		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 25	Mid 31	Max 37
2. Site promoter – yield (upper)	9		
3. Lower of 1. (Mid) yield and 2. yield	9		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	9		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.55		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 1.5454 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 1.5454 ha. HOUSING : Site submitted in 2022 as available for housing (4 to 9 dws). Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 31 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 9 dwellings. The site		

	passes Stages A and B Suitability Assessment for housing. However, the site wholly overlaps site West_10 (submitted for 6 -10 dws). For the trajectories count all of West_19 and count West_10 as NIL. Therefore for the trajectory the West_19 net site capacity is 9 dwellings. EMPLOYMENT : The site is not submitted as available for employment, although the site GDA passes Stage A and Stage B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha. 08/1773/CPE approved 04/11/2008 for use of building as dwelling housing without complying with agricultural occupancy condition. Prior approval refused 19/0634/PDP ie not lawfully in use for the Class B8 (storage or distribution centre) purposes - the use of the buildings is for domestic storage incidental to the dwelling The Pyghtie.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may 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	

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
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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

West Hill

Reference

West_20



Call For Sites 2022

Site address	Land adjoining Summerhill Broad Oak, , West Hill, EX11 1SJ
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising large paddock on the south western edge of West Hill village. 2021 TPO on whole site, but most trees are on the boundaries. Adjoining the southern boundary is Oak Road. To the north are the gardens and dwellings on Brackendown, and to the east are gardens and dwellings of roadside properties on the west side of Higher Borad Oak Road.
Total site size (ha)	1.99
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent (About 23 Homes)

Availability assessment

Call for site : site type	EXISTING - RESUBMISSION
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.99
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.99
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.9885 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	TPOs on site boundaries. Whole site is covered by inactive area TPO - 21/0002/TPO. This may impact on development potential. Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones. Approx 470m north of Devon Heaths SPA
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Not in close proximity to designated heritage assets. Nearest asset is Grade 2* Listed Building (Halls Farm) approx 1070m to the SE, separated by distance, roads, fields, hedgerows and small area of woodland.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	Not in the AONB. Site lies approx 500m north of the East Devon AONB but there is little or no intervisibility between the two locations. Devon Character Area: Pebble Bed Heath and Farmland. LCT ref: 1C. Pebblebed heaths
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Not in Flood Zones 2 or 3. Very small patch of land at low risk of surface water flooding in northern corner of site. Grade 3 agricultural land on strategic assessment.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines. High pressure gas pipeline and related easement lies beneath 90% of site. Discount 1.78 hectare, reducing gross development area to 0.2 Ha.
Site passes Stage B suitability assessment – suitable for Housing	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	West_05 Comment: 36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	West_05 Comment: The site is currently in agricultural use and benefits from vehicular access to/from the site from Oak Road on its southern boundary. A new access would need to be formed in order to provide suitable capacity and allow the appropriate level of visibility
DCC Minerals comments	The site is located within the MSA for aggregates and as such Devon County Council objects to the inclusion of this site on the basis that development would sterilise minerals and has the potential to constrain future working within other parts of the Mineral Safeguarding Area. It is open to EDDC to commission a Mineral Resource Assessment to establish the potential economic value of the sand and gravel resource if it wishes to pursue allocation of this site.
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	

Achievability assessment

EDDC Economic Development comments

Panel's conclusions	Previous Panel conclusions (housing only) : Probably unachievable due to mineral constraints; subject to MRA
Site Achievable for Housing	Probably unachievable unless
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	West_05		
Site overlap description	WHOLE Site West_20 and Site West_05 are effectively identical.		
Total site size	1.99		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	1.78		
Gross development area – Passes Stage B Housing	0.21		
Gross to net area conversion factor applied %	1		
Net developable area (ha)	0.21		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 4	Mid 5	Max 6
2. Site promoter – yield (upper)	23		
3. Lower of 1. (Mid) yield and 2. yield	5		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	1.78		
Gross development area – Passes Stage B Employment (Ha)	0.21		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 1.9885 ha site, 1.78ha 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 0.2085 ha. HOUSING : Site submitted in 2022 as available for housing (23 dws). Based on the gross development site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 4 dwellings (mid-yield) or 5 dws (high 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. The site GDA of 0.2085 ha passes Stages A and B Suitability		

	Assessment for housing. However, HELAA Panel concluded that the site is Probably unachievable due to mineral constraints; subject to a Mineral Resource Assessment. Also. the site wholly overlaps site West_05 (submitted for 30 dws). For the trajectories count all of West_20 as NIL and count West_05 as NIL. Therefore for the trajectory the West_20 net site capacity is 4 dwellings. EMPLOYMENT : The site is not submitted as available for employment, although the site GDA passes Stage A and Stage B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

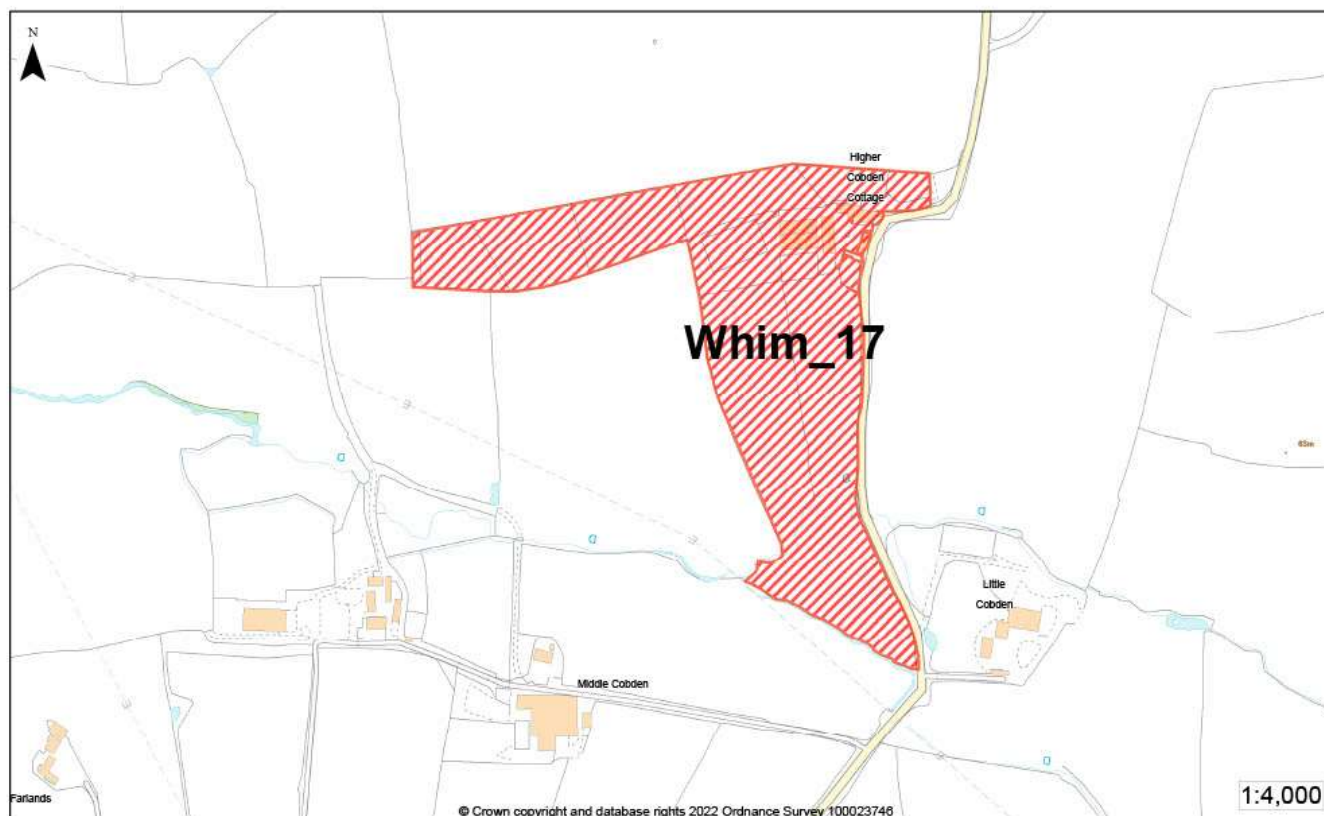
Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Whimble	Reference	Whim_17



Call For Sites 2022

Site address	Higher Cobden, Cobden Lane, Exeter, EX5 2PZ
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising agricultural farmland together with farm and agricultural buildings at Higher Cobden. The site is bounded by farmland to the north, Cobden Lane to the east and the eastern boundary of the Cranbrook Plan DPD plan area. Road to Whimble (Cobden Lane) is on the eastern boundary. Extensive hedgerows on E, W and S boundaries. Site is separated from the eastern-most extent of the Cranbrook Eastern expansion area allocation to the S & W by an extensive area of SANGS designation. Submitter considers it would naturally join Cranbrook as Cranbrook coming up to border the land but site would be a considerable distance from Cranbrook facilities (3km from town centre). Site is also well detached from Whimble village by about 900m, and approx 1100m from the concentration of services and facilities in the village. Currently surrounded by agricultural land.
Total site size (ha)	6.37
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Office, Industrial / warehouse, Retail, Hotel, Mixed Use. 15 Acres in total with a wide range of uses, right on edge of Cranbrook development, new primary school going in just below our site 3 existing dwellings and several outbuildings.

Availability assessment	
Call for site : site type Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	EXISTING - RESUBMISSION
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 1.2 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). 1.2 ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	5.17
GDA Discounted at Stage A – Housing (ha)	1.20
GDA Passes Stage A – Employment (ha)	5.17
GDA Discounted at Stage A – Employment (ha)	1.20
Stage A Assessment conclusion	An area of approximately 5.1743 Ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is within 10km of both the Exe Estuary and Pebblebed Heaths European Sites and so appropriate mitigation would be required. It is within the Great Crested Newt Consultation Zone. Site is bounded

	by/includes hedgerows/trees which may be of some ecological merit. A remnant orchard exists in the north of the site which should be retained and protected.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Heritage sensitivity: Low. The site lies approximately 260m from the Exeter Honiton Roman Road and various historical field networks and enclosures are known to be in the vicinity associated with the Medieval manor and orchard planting. Conservation sensitivity: medium. The Grade II Listed Little Cobden Farmhouse is located opposite the site. This would require careful planning and design in order to not detract from the setting of the Listed Building
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Landscape sensitivity: medium-high sensitivity. The site is not located within a nationally protected landscape. However, it is partly within the locally designated Green Wedge between Cranbrook and Whimple. The site contains a local ridge with a high level of visibility across the local area. Lower slopes south of Higher Cobden are perhaps less sensitive. The site has previously contained historical landscape features such as orchards and ditches. The site is bounded and crossed by multiple hedgerows and trees, some of which may be of landscape importance. Attention should be paid to the emerging Cranbrook Plan DPD.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Flooding: In addition to the 1.18 ha within floodzone 3, c.0.05 ha at the southern end of the site is within floodzone 2. This area has a medium probability of experiencing fluvial flooding and only has the potential to be developed for residential or economic use if the sequential and exceptions tests set out in the NPPG are adhered to. Any planning application must be accompanied by a Flood Risk Assessment. Both floodzone areas are also at risk of surface water flooding, which extends across Cobden Lane where access would be taken. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of small treatment works. It would be necessary to decide how to manage this group of sites' foul drainage. Would require confirmation that capacity exists without detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure.

	Agricultural land classification: Grade 3a. Minerals and Waste sensitivity: Low. No constraints
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	Overhead high voltage electricity lines pass immediately outside the SW corner of the site. Possible small area of easement in the site at that point.. No high pressure gas pipelines zones 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	GESP HELAA GH/ED/12 Entry : Education: Whimble Primary School is at capacity and as such any new development would require a new primary school. Clyst Vale Community College and Cranbrook Secondary School have limited capacity for expansion.
DCC Highways comments	GESP HELAA GH/ED/12 Entry : Access achievable via Cobden Lane (no direct access onto the B3174), which may require some improvement to accommodate development unless accessed via the allocated Eastern expansion area for Cranbrook. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 3.7km from Cranbrook train station (which in due course should be more easily accessible via Cranbrook development), 1.5km from Whimble train station (although this is not easily accessible from this location) and the Axminster-Honiton-Ottery-Cranbrook-Exeter bus runs along the B3174 which is a short walk from the site. Pedestrian/cycle movement in to Cranbrook would need to be secured.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	

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

Potential capacity

Planning application			
Planning Status			
Previous HELAA site ref no(s)	GH/ED/12		
Site overlap description	Site is effectively the same as 2017 GESPSite GH/ED/12. Whim_17 is the latest submission - Count GH/ED/12 as NIL and count all of Whim_17.		
Total site size	6.37		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	1.20		
Gross development area – Passes Stage B Housing	5.17		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	3.10		
Density assumption applied (dwellings per Ha)	Min 30	Mid 35	Max 40
1. Calculated yield (HELAA Methodology)	Min 94	Mid 108	Max 122
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	108		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	108		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	1.20		
Gross development area – Passes Stage B Employment (Ha)	5.17		
Percentage of site to count – employment	100		
Employment land – potential yield (Ha)	5.17		
SITE POTENTIAL	Of the 6.37 ha submitted site, around 1.2 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 5.1743 ha. . HOUSING: Site resubmitted in 2022 as available for housing. Based on the gross development site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 108 dwellings (mid-yield) . However, constraints highlighted above, may significantly reduce this potential. In the absence of a specified site promoter's yield, the site would have the potential for 108 dwellings. The site GDA passes Stages A and B Suitability Assessment for housing, and Achievability. However, the site wholly overlaps site GH/ED/12. Count all of Whim_17 and count GH/ED/12 as NIL. Therefore for the trajectory the Whim_17 the net site capacity is 108 dwellings. EMPLOYMENT: Site resubmitted in 2022 as available foremployment Site GDA passes Stages A and B Suitability Assessment for employment		

	and Achievability, because it is within 1600m of the train station at Whimple. (NOTE : This supersedes the GESP HELAA REPORT 2019 which concluded that the site would not be suitable for employment primarily due to accessibility.)
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may 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	108
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	2.6
Developable 1/4/2032 to 31/3/2037	2.57
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Whimble

Reference

Whim_18



Call For Sites 2022

Site address	The Field Between Orchard Lea and Church Road, Church Road, Whimble, EX5 2TF
Outside Cranbrook Plan Area	Yes
Description	Greenfield, very gently sloping site rising up from west to east, comprising a single rectangular field laid to grass, in agricultural use, to east of Church Road. Site is situated on the south approach to Whimble but detached from the southern edge of the village. Agricultural land and orchards adjoin the site to N and S with dwellings in a short length of ribbon development to the west on the opposite side of Church Road. Plumtree Lane is to the South providing access to a single dwelling (Orchard Lea) adjacent to the SE corner of the site, and its rear garden & outbuildings, plus small field to the north (the latter is Site Whim_20). Current gated field access into site from the SE corner. Hedgerows on all boundaries with mature trees on eastern boundary. Application 12/0455/FUL for 2 dws and 14 allotments & memorial garden refused 11/05/2012.
Total site size (ha)	0.99
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people, Plots to provide homes for Gypsies/Travellers/ Travelling Show People, Residential institution, Hotel. (30-40 homes)

Availability assessment	
Call for site : site type Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	NEW
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.99
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 for employment, and for other (hotel)
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Pebblebed Heath 10 km buffer.
For Housing - Will the site have an unacceptable impact on biodiversity?	No

For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Site is not in close proximity to designated heritage assets. Nearest assets are Grade 2* Listed Building (1 Lower Woodhayes Court, Woodhayes Lane) 250m to ENE of the site, and Grade 2 Building 210m to the north, separated by fields and hedgerows. Whimble Conservation Area is 400m to the north of the site, separated by distance and intervening dwellings in the south of the village.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Not in AONB. Devon Character Area : Clyst Lowland Farmlands. LCT ref: 3B. Lower rolling farmed and settled valley slopes
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Not in Flood Zones 2 or 3. Grade 3 agricultural land on strategic assessment.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	2021 Whimble comments: 74 ha development proposed in the Whimble primary catchment area. Number of large sites are remote from the village. Whimble Primary could support some development but not on scale of 74ha. Additional secondary provision required. School transport costs would apply for secondary and primary for sites remote from Whimble village. Would need to be seen alongside strategies for Exeter and west end as a whole. Special provision required
DCC Highways comments	More than one access onto highway, local services & facilities slight road collision history, site accessibility - no significant issues.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase.

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing and possibly achievable for other uses (plots for Gypsies/Travellers/ Travelling Show People; hotel).
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	NONE		
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 %	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)	40		
3. Lower of 1. (Mid) yield and 2. yield	20		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	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)	0.00		
SITE POTENTIAL	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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 0.99 ha. HOUSING : Site submitted in 2022 as available for housing. Based on the gross development 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. The site GDA of 0.99 ha passes Stages A and B Suitability Assessment for housing, and Achievability. Therefore for the trajectory the net site capacity is 20 dwellings. EMPLOYMENT : The site is not submitted as available for employment, although the site GDA passes Stage A and Stage B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha. OTHER: Site submitted in 2022 as available for Other (Hotel).
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Whimble	Reference	Whim_19



Call For Sites 2022

Site address	Hitts Farm, Lilypond Lane, Exeter, EX5 2QP
Outside Cranbrook Plan Area	Yes
Description	Greenfield, very gently sloping site with land rising up from NW to SE, comprising a single field in agricultural use, located east of Whimble and detached from the village. Site has hedgerow boundaries with mature trees, particularly on the whole SW boundary. Lilypond Lane lies to the east of the site, with current gated field access to the site from the Lane. Surrounded by agricultural land, including Hitts Farm about 170m to the north. Adjoins but does not overlap other HELAA sites. Some sporadic housing on Grove Rd and Aller Grove about 100 to 200m to the S and SW. Further housing to the W on Grove Rd and Heberton Close.
Total site size (ha)	3.33
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes (95-100 homes)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.01 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)	3.32
GDA Discounted at Stage A – Housing (ha)	0.01
GDA Passes Stage A – Employment (ha)	3.32
GDA Discounted at Stage A – Employment (ha)	0.01
Stage A Assessment conclusion	An area of approximately 3.3176 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Pebblebed Heath 10 km buffer.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Site is in close proximity to nearest designated heritage asset which is a Grade 2 Listed Building (Aller Grove Cottage) 55m to the SW of the western boundary, but separated by one field and Grove Road, and screened by a hedgerow with line of mature trees

	at the site's western boundary. Other Listed buildings are more distant. The site is 700m from the Whimble Conservation Area, separated by distance, fields and buildings in the SE part of the village.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Not in AONB. Devon Character Area : Clyst Lowland Farmlands. LCT ref: 3B. Lower rolling farmed and settled valley slopes
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Approx 0.01 Ha of land on the western boundary is in Flood Zone 3 plus further small area of Flood Zone 2 within the site. Flood Zone 3 on the lane east of the eastern boundary. Pond next to NE corner of site. Extensive area of Flood Zone 2 plus some additional Flood Zone 3 to the west of the site, feeding into brook flowing west through Whimble. Whole site is in a Critical Drainage Area. Grade 3 agricultural land on strategic assessment.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	2021 Whimble comments: 74 ha development proposed in the Whimble primary catchment area. Number of large sites are remote from the village. Whimble Primary could support some development but not on scale of 74ha. Additional secondary provision required. School transport costs would apply for secondary and primary for sites remote from Whimble village. Would need to be seen alongside strategies for Exeter and west end as a whole. Special provision required
DCC Highways comments	Direct access onto highway, no concerns with road collisions, site accessibility - no significant issues.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	No Comments

Achievability assessment

EDDC Economic Development comments	
Panel's conclusions	Probably unachievable for housing unless developed in combination with other 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)			
Site overlap description	NONE		
Total site size	3.33		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.01		
Gross development area – Passes Stage B Housing	3.32		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	1.99		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 40	Mid 50	Max 60
2. Site promoter – yield (upper)	100		
3. Lower of 1. (Mid) yield and 2. yield	50		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.01		
Gross development area – Passes Stage B Employment (Ha)	3.32		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 3.3276 ha site, 0.01 Ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 3.3176 ha. HOUSING : Site submitted in 2022 as available for housing. Based on the gross development site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 50 dwellings (mid-yield) . However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site		

	promoter's yield would have the potential for 50 dwellings. The site GDA passes Stages A and B Suitability Assessment for housing. However, HELAA Panel concluded that the site is Probably unachievable for housing unless developed in combination with other sites. Therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site is not submitted as available for employment, although the site GDA passes Stage A and Stage B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Whimble	Reference	Whim_20



Call For Sites 2022

Site address	Orchard Lea, Church Road, Exeter, Ex5 2TF
Outside Cranbrook Plan Area	
Description	Greenfield site comprising a small field north of the dwelling, garden and out buildings of Orchard Lea, and east of Whim_18 which is east of Church Road. Whim_20 is situated on the south approach to Whimble but detached from the southern edge of the village. Agricultural land and orchards adjoin the site to N and S with dwellings in a short length of ribbon development to the west on the opposite side of Church Road. Plumtree Lane is to the South providing access to Orchard Lea. Current access into site is through the garden of Orchard Lea. Would need access to third party land (Whim_18) to get access to Church Road (submitter indicates neighbouring landowner is interested). Hedgerows with mature trees on W, N & E boundaries.
Total site size (ha)	0.51
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Custom and self-build homes, Homes for older people (10 dwellings)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	

Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.51
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.51
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.5144 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Pebblebed Heath 10 km buffer.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Site is not in close proximity to designated heritage assets. Nearest asset is Grade 2* Listed Building (1 Lower Woodhayes Court, Woodhayes Lane) 200m to ENE of the site, separated by fields and hedgerows. Whimpe Conservation Area is

	400m to the north of the site, separated by distance and intervening dwellings in the south of the village.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Not in AONB. Devon Character Area : Clyst Lowland Farmlands. LCT ref: 3B. Lower rolling farmed and settled valley slopes
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Not in Flood Zones 2 or 3. Site excludes the pond abutting the NW corner of the site. Grade 3 agricultural land on strategic assessment.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	2021 Whimble comments: 74 ha development proposed in the Whimble primary catchment area. Number of large sites are remote from the village. Whimble Primary could support some development but not on scale of 74ha. Additional secondary provision required. School transport costs would apply for secondary and primary for sites remote from Whimble village. Would need to be seen alongside strategies for Exeter and west end as a whole. Special provision required
DCC Highways comments	Direct access onto highway, local services & facilities in area, no concerns with road collisions, site accessibility - no significant issues.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase.

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing. Note that a written comment indicated that site does not have potential for housing.
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	NONE		
Total site size	0.51		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.51		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	0.41		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 8	Mid 10	Max 12
2. Site promoter – yield (upper)	10		
3. Lower of 1. (Mid) yield and 2. yield	10		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	10		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.51		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.5144 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 0.5144 ha. HOUSING : Site submitted in 2022 as available for housing. Based on the gross development 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. The site GDA of 0.99 ha passes Stages A and B Suitability Assessment for housing and Achievability (Panel majority). Therefore for the trajectory the net site capacity is 10 dwellings.		

	EMPLOYMENT : The site is not submitted as available for employment, although the site GDA passes Stage A and Stage B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Whimple	Reference	Whim_21



2022 Call for Sites

Site address	Land west of The Paddock, Whimple, , ,
Outside Cranbrook Plan Area	Yes
Description	Rectangular shaped greenfield site, comprising a single field of rough grassland in agricultural use that lies on the north side of the B3174 London Road, at Hand and Pen (Strete Raleigh), and is well detached from Whimple at around 1.3 km south of the village. Northern part of the site has substantial hedgerow and tree coverage; further hedgerows on S & W boundaries. Telephone exchange adjoins the western boundary, with housing up to Church Road and small business park/mixed use beyond. There is housing to the east at the Paddock and frontage dwellings. Orchard lies to the north, and outh of the B3174 is agricultural land. Current gated field access from The Paddock and from the SW corner of the site adjacent to the B3174. Submitter proposes that vehicle and pedestrian access can be provided directly via The Paddock and/or the B3174. Devon County Council identify highway access constraints to the site.
Total site size (ha)	1.22
Submitter's proposed use	Small residential site
Submitter development type	40 homes, or alternatively a mix of employment and residential uses, including live-work units.

Availability assessment

Call for site : site type	EXISTING - RESUBMISSION

Existing – expanded/smaller/combined/change in use New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.22 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). 0.22 ha is therefore discounted from having any development potential.
Airport Vector text	
GDA Passes Stage A – Housing (ha)	1.00
GDA Discounted at Stage A – Housing (ha)	0.22
GDA Passes Stage A – Employment (ha)	1.00
GDA Discounted at Stage A – Employment (ha)	0.22
Stage A Assessment conclusion	An area of approximately 1.0 Ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Pebblebed Heath 10 km buffer.
For Housing - Will the site have an unacceptable impact on biodiversity?	No

For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Not in close proximity to designated heritage assets. Nearest asset is Grade 2 list building (Burnthouse Cottages) 330 m to the south of the site. Site adjoins the Roman Road.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Not in AONB. Devon Character Area : Clyst Lowland Farmlands. LCT ref: 3B. Lower rolling farmed and settled valley slopes.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Approx 0.22 Ha is in Flood Zone 3 in the north of the site next to the brook which adjoins the northern boundary, . An additional small area next to this is in Flood Zone 2. the same land is also at risk of surface water flooding. Grade 3 agricultural land on strategic assessment.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	Whim_02 comment: 74 ha development proposed in the Whimble primary catchment area. Number of large sites are remote from the village. Whimble Primary could support some development but not on scale of 74ha. Additional secondary provision required. School transport costs would apply for secondary and primary for sites remote from Whimble village. Would need to be seen alongside strategies for Exeter and west end as a whole. Special provision required
DCC Highways comments	Whim_02 comment: This site is remote from facilities with poor ped/cycle links. The frontage on to London Road is at a point where the carriageway is unsuitable to serve residential development due to the speed of traffic and hazard markings etc.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment

EDDC Economic Development comments	
Panel's conclusions	Previous Panel conclusions (housing only) : 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)	Whim_02		
Site overlap description	WHOLE - all of site is in Whim_02, Proposed net developable area of 1HA is southern 80% of site ie excludes FZ3 area on northern edge.		
Total site size	1.22		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.22		
Gross development area – Passes Stage B Housing	1.00		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	0.80		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 16	Mid 20	Max 24
2. Site promoter – yield (upper)	40		
3. Lower of 1. (Mid) yield and 2. yield	24		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	24		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.22		
Gross development area – Passes Stage B Employment (Ha)	1.00		
Percentage of site to count – employment	50		
Employment land – potential yield (Ha)	0.50		
SITE POTENTIAL	Of the 1.22 ha site, 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 1.0 ha. HOUSING : Site resubmitted in 2022 as available for housing. Based on the gross development 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. The site GDA passes Stages A and B Suitability Assessment for housing and Achievability. Wholly overlaps Site Whim_02 (30-40 dws). To avoid double counting, count Whim_02 as NIL and count all of Whim_21. Therefore for the trajectory for Whim_21 the net site capacity is 20 dwellings. EMPLOYMENT : The site is re submitted as available for mixed housing and employment (amount of employment land is unquantified, although submitter indicateds inclusion of live-work units). Site GDA passes Stage A and Stage B Suitability Assessment for employment. In the absence of other data assume 50% employment land. Therefore the site capacity for employment is 0.5 ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

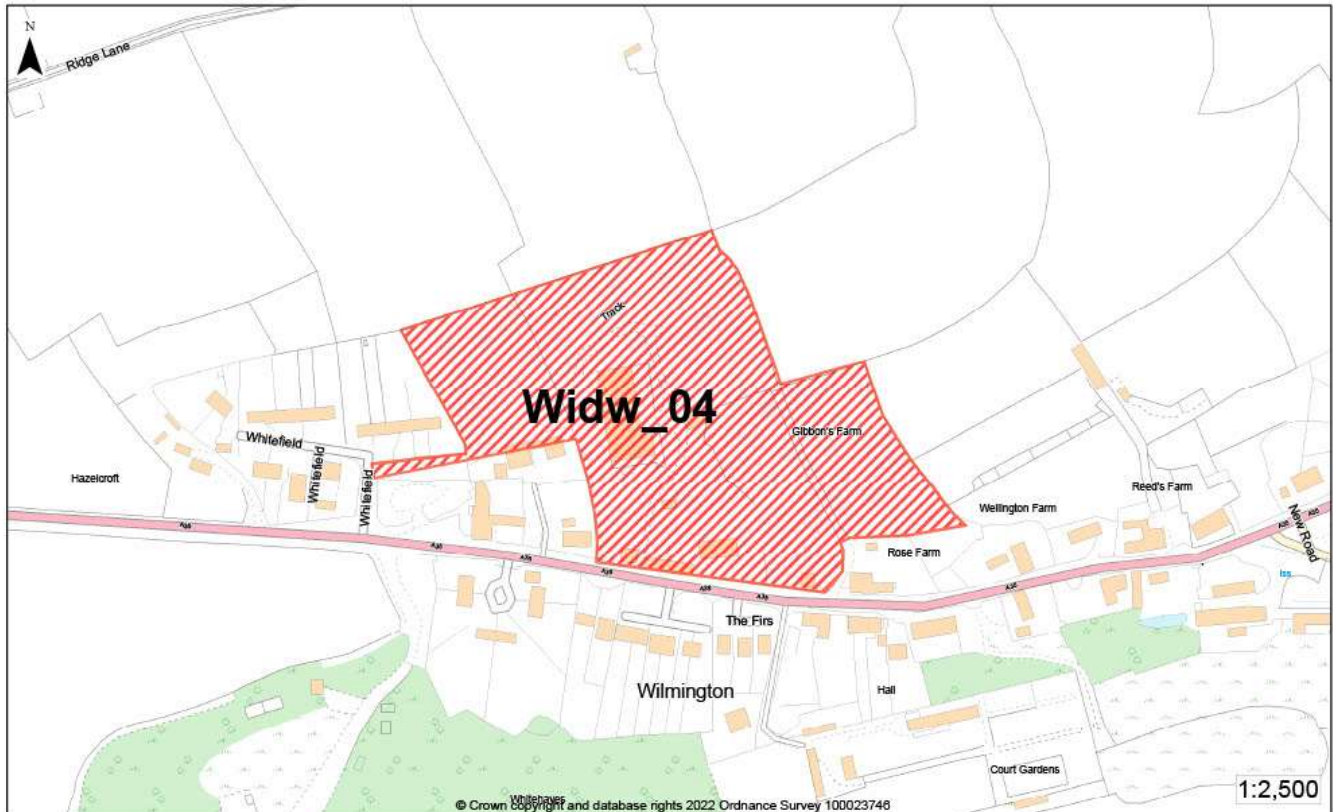
Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	24
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0.25
Developable 1/4/2032 to 31/3/2037	0.25
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Widworthy	Reference	Widw_04



Call For Sites 2022

Site address	Sedgeley, , HONITON, EX14 9JR
Outside Cranbrook Plan Area	Yes
Description	Irregularly shaped mixed greenfield and brownfield site, comprising agricultural land and buildings at Gibbons Farm and two dwellings including Sedgeley, located north of the A35 in the hamlet of Wilmington. Land rises up from SE to NW, moderately steep north of the A35 and gentler slope towards northern boundary. To the west is a small group of dwellings plus the White Hart Inn and a small housing estate - Whitefield. To the east is ribbon development of housing, north of the A35, with further ribbon development to the south of the site. Submitter proposes an access route via the western edge of the site from the road at Whitefield. Some hedgerow boundaries on the site edges and within, but not on part of the northern boundary.
Total site size (ha)	3.12
Submitter's proposed use	Other site/use
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Plots to provide homes for Gypsies/ Travellers/ Travelling Show People, Renewable energy, Mixed Use. 30-40 dws

Availability assessment

Call for site : site type Existing – expanded/smaller/combined/change in use	EXISTING - SMALLER SITE

New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	3.12
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	3.12
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 3.1247 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Small number of trees on the western side of the site are covered by tree preservation orders. This is the submitter's proposed access route to the site. Not located within any other designated area of biodiversity interest. Site is approx 60m NE of Wilmington Quarry SSSI and an extensive area TPO (90/0036/TPO) to the south of the A35.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No

Heritage commentary	No significant issues. Site is 30m west of the nearest Grade 2 Listed Building (Rose Farm) which may impact on development potential. Other Listed Buildings to the E and S, separated from the site by distance and intervening 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	Whole site is in the Blackdowns AONB and less than 10m from the East Devon AONB (in this location this boundaries of the 2 AONBs are coterminous, following the A35 alignment.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Not in Flood Zones 2 or 3 and no areas on site at risk of surface water flooding. Part of the A35 and land to the south is subject to surface water flooding. land. Within Ground water source outer protection zone. Grade 3 agricultural land on 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?	
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	Widw:03 comment: Within Offwell primary catchment area - the school could support some development. Additional secondary capacity required. Transport costs would apply for secondary. Safe walking route required for primary, concerned this could be achieved. Considered unsustainable for education provision.
DCC Highways comments	Small site, reliant on access through Orchard Lea, local services & facilities in area, no concerns with road collisions, site accessibility - no significant issues
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration of contaminated land. Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase.

Achievability assessment	
EDDC Economic Development comments	

Panel's conclusions	Previous Panel conclusions (housing only) : Probably achievable subject to suitable access Possibly achievable for Plots to provide homes for Gypsies/ Travellers/ Travelling Show People
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)	Widw_03		
Site overlap description	PARTIAL Widw_04 is similar to Widw_03, but excludes the curtilage of the White Hart Inn (refurbished/rebuilt after fire in 2021 and now reopened) in the SW part of Widw_03. Count Widw_03 as NIL; Count all of Widw_04.		
Total site size	3.12		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	3.12		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	1.87		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 37	Mid 47	Max 56
2. Site promoter – yield (upper)	40		
3. Lower of 1. (Mid) yield and 2. yield	40		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	40		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	3.12		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 3.1247ha 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 3.1247 ha. HOUSING : Site submitted in 2022 as available for housing. Based on the gross development site area and after applying the gross to net		

	conversion factor, the site has potential to deliver approx. 47 dwellings (mid-yield) . However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 40 dwellings. The site GDA passes Stages A and B Suitability Assessment for housing. Partial overlap of Widw_03 and Widw_04.To avoid double counting, count Widw_03 as NIL and count all of Widw_04 Therefore for the trajectory the net site capacity is 40 dwellings. EMPLOYMENT : The site is not submitted as available for employment, although the site GDA passes Stage A and Stage B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.

GENERAL COMMENT FOR ALL SITES

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

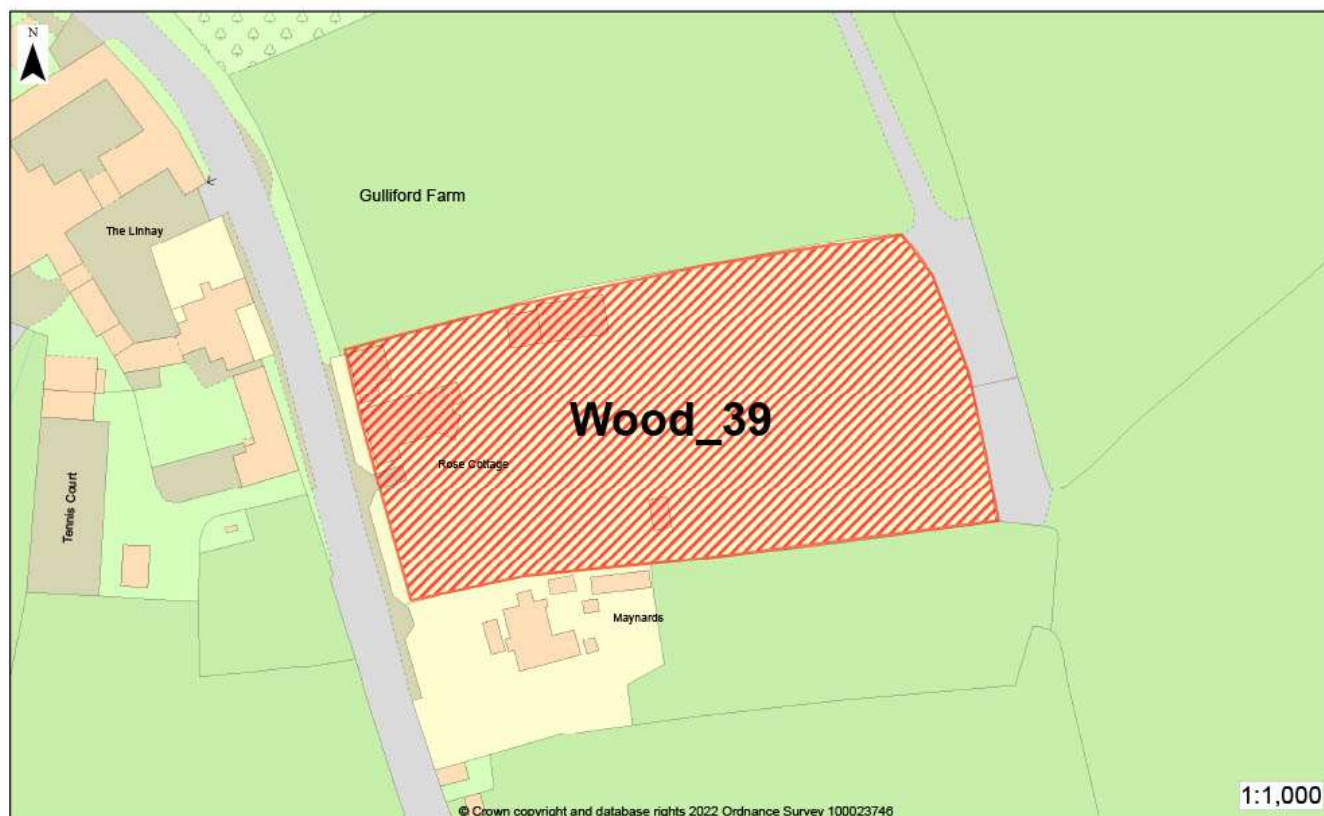
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Woodbury

Reference

Wood_39



Call For Sites 2022

Site address	Rose Cottage, Exmouth Road, Exmouth, EX8 5AQ
Outside Cranbrook Plan Area	Yes
Description	Previously developed land, located in between Exton and Lypstone, alongside A376. The site is currently used as a residential dwelling and garden. The site is relatively level, adjacent to agricultural land including a farm and opposite Lypstone Gulliford Farm Bed & Breakfast. A376 Exmouth Road is the main access to the site.
Total site size (ha)	0.77
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes. Two homes with potential for more behind the site subject to planning constraints

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	No
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does 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)	0.77
GDA Passes Stage A – Employment (ha)	0.77
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	This site (0.7742 Ha) has not passed the Stage A Suitability Assessment for housing (as submitter proposes only 2 dwellings which is below the dwelling numbers threshold) but has passed Stage A Suitability Assessment for employment.
Does site pass Stage A Assessment - Housing	No
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities but within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within designated area of biodiversity interest although it is within the Exe Estuary & Pebbled Heath buffer area and so appropriate mitigation may be required.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	The site is close to Grade II listed building (Gulliford Farm) 17m to west,. Open views of site are likely from this asset. Potential impact on setting of the heritage assets. May impact on development potential.
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Outside AONB. Site is in LCT ref 3E. Lowland plains
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no land in Flood Zones 2 or 3 within the site. Grade 3 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?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	Use nearby Lymp_11 comments: 50+ha development proposed some closer in towards Exmouth. Lympstone Primary and Exmouth primary schools have some capacity to support development - but safe walking routes would be required. A site for new primary school has already been allocated at Goodmoores Farm which is in close proximity to some of the proposed sites. Any additional capacity would require developer funding. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded by CIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	Small site, reliant on access through Rose Cottage, no concerns with road collisions, site accessibility - no significant issues
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	No 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	NONE		
Total site size	0.77		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.77		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	2		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.77		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 0.7742 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 0.7742 ha. HOUSING : Site submitted in 2022 as available for housing. There are no overlaps but the site is submitted available for 2 dwellings which is below the site size (dwellings nos) threshold so does not pass Stages A and B Suitability Assessment and therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : The site is not submitted as available for employment although it passes StageA and Stage B Suitability Assessment. Therefore the site capacity for employment is NIL ha.		
GENERAL COMMENT FOR ALL SITES	Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.		

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

Employment Trajectory	Hectares
2020-22 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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Woodbury

Reference

Wood_40



Call For Sites 2022

Site address	Rydon Farm, Rydon Lane, Woodbury, EX5 1LB
Outside Cranbrook Plan Area	Yes
Description	Relatively flat greenfield site, irregularly shaped field with hedgerow boundaries. The site is in agricultural use, it is part of the larger agricultural land. The site is adjacent to agricultural land and farm buildings. Access road at the eastern boundary.
Total site size (ha)	1.01
Submitter's proposed use	Employment site
Submitter development type	Office, Industrial / warehouse, Other (B8 - storage. Amount of employment floorspace to be investigated. Opportunities for rural diversification by delivering employment uses that would complement, and be compatible with, agricultural operations on the farm. Potential for small-scale units for local businesses needing premises in this part of the district)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	No
Site available for Employment	Yes

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.01
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.01
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.0141 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities but within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within designated area of biodiversity interest although it is within the Exe Estuary & Pebbled Heath buffer area and so appropriate mitigation may be required.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Nearest designated heritage asset is Grade II listed farm Rydon Farm 182m to south. There are substantial existing buildings in between, limited 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	Outside AONB. Site is in LCT ref 3E. Lowland plains
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no land in Flood Zones 2 or 3 within the site. Small area of site is at low risk of surface water flooding. Grade 3 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?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	(use comments on nearby Wood_30) 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	Small site, similar light industrial in area, reliant on access through Rose Cottage, no concerns with road collisions, site accessibility - no significant issues
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment	
EDDC Economic Development comments	This site could be achievable for limited employment uses, assuming broadband provision is sufficient. A small site within a wider area used for agricultural activity. Access to the site does not appear to be an issue, although the single track lanes surrounding the site would prohibit any future growth of this proposed site. The site is far from

	arterial roads with constrained access to wider labour markets, making the site more suitable for serving localised economic demand, perhaps of an agricultural nature. Broadband in this area is very poor, with no public transport nearby. Due to the change in agricultural subsidy policy, we are increasingly supportive of farm diversification activities to prolong the financial sustainability of East Devon farms and the wider sector.
Panel's conclusions	Probably achievable for employment subject to small scale units, potentially as part of a farm diversification scheme. Note that a written comment indicated that the site does not have potential for employment.
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably achievable if

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	NONE		
Total site size	1.01		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.01		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	0.81		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 16	Mid 20	Max 24
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.01		
Percentage of site to count – employment	100		
Employment land – potential yield (Ha)	1.01		
SITE POTENTIAL	Of the 1.0141 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 Use Classes C3/Eg/B2/B8 planning		

	commitments. Thus the gross site development area for housing and for employment is approx. 1.0141 ha. HOUSING : Site not submitted as available for housing, although it passes Stages A and B Suitability Assessment. Therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : Site submitted in 2022 as available for employment and passes Stage A and Stage B Suitability Assessment. Therefore the site capacity for employment is 1.0141 ha.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

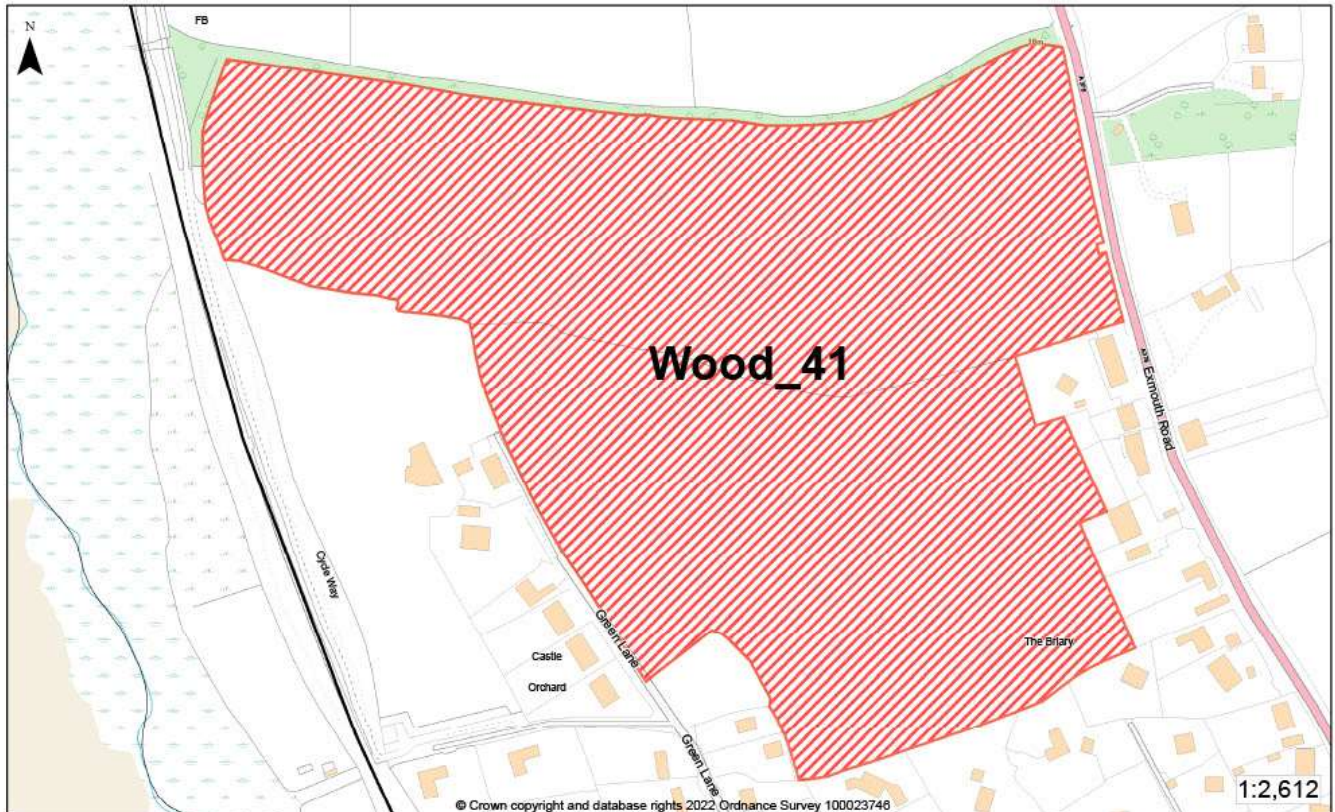
Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0.5
Developable 1/4/2032 to 31/3/2037	0.51
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Woodbury	Reference	Wood_41



Call For Sites 2022

Site address	Land adjacent A376 Exeter Road, , Exton, EX3 0PQ
Outside Cranbrook Plan Area	Yes
Description	Gentle slope greenfield site. The site is in agricultural use, comprising 2 connected irregularly shaped fields with hedgerow boundaries. Adjacent to agricultural land and existing settlement in Exton. The site is located between Exton and Lympstone, alongside A376 Exmouth Road. Access is available in both A376 and Green Lane.
Total site size (ha)	12.60
Submitter's proposed use	Other site/use
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people, Office, Industrial / warehouse, Retail, Renewable energy, Mixed Use (From a very low site coverage analysis the (circa 10 homes per acre) the site could accommodate up to 300 homes, or a comparable mixed use development)

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	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	0.0974 ha 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).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	12.51
GDA Discounted at Stage A – Housing (ha)	0.10
GDA Passes Stage A – Employment (ha)	12.51
GDA Discounted at Stage A – Employment (ha)	0.10
Stage A Assessment conclusion	An area of approximately 12.5064Ha on this site has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities but within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	Site is not located within designated area of biodiversity interest although it is close to Exe Estuary (30m to west) which is special protection areas, SSSI and Ramsar site, also the site located within the Exe Estuary & Pebbled Heath buffer area and so appropriate mitigation may be required.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No

Heritage commentary	No significant issues. Nearest designated heritage asset is Grade II listed building (1 Mount Ebford) 244m to north.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Outside AONB. Site is in LCT ref 3E. Lowland plains
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	small part of Eastern site (0.0984ha) falls in Floodzone 2 & 3. Small area of site is at high & medium risk of surface water flooding. Grade 1 agricultural land on most of the site in the strategic assessment, with Grade 3 in the SE.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	(use comments on Wood_27) : 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	More than one access onto highway, reasonable road collision history in vicinity, known traffic capacity issues on Exmouth Road.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development. Consideration for Air Quality

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing and employment subject to securing highways improvements plus contribution towards securing enhanced traffic management on the Exmouth Road (A376).
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	NONE		
Total site size	12.60		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.10		
Gross development area – Passes Stage B Housing	12.51		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	7.50		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 150	Mid 188	Max 225
2. Site promoter – yield (upper)	300		
3. Lower of 1. (Mid) yield and 2. yield	188		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	188		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.10		
Gross development area – Passes Stage B Employment (Ha)	12.51		
Percentage of site to count – employment	100		
Employment land – potential yield (Ha)	12.51		
SITE POTENTIAL	Of the 12.6048 Ha site, 0.0984 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 12.5064 ha. HOUSING : Site submitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 188 dwellings (mid-yield). The lower of the mid yield and the site promoter's yield would have the potential for 188 dwellings. There are no overlaps and the Site GDA passes Stages A and B Suitability Assessment, and Achievability. Therefore for the trajectory the net site capacity is 188 dwellings. EMPLOYMENT : The site is submitted in 2022 as available for employment (Office, Industrial / warehouse, Retail) and 12.5064 Ha site GDA passes Stage A and Stage B Suitability Assessment for employment and Achievability. Therefore for the trajectory the site capacity for employment is 12.5064 ha, although this is likely to be		

	significantly reduced if the site were to be mixed use (housing and employment).
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

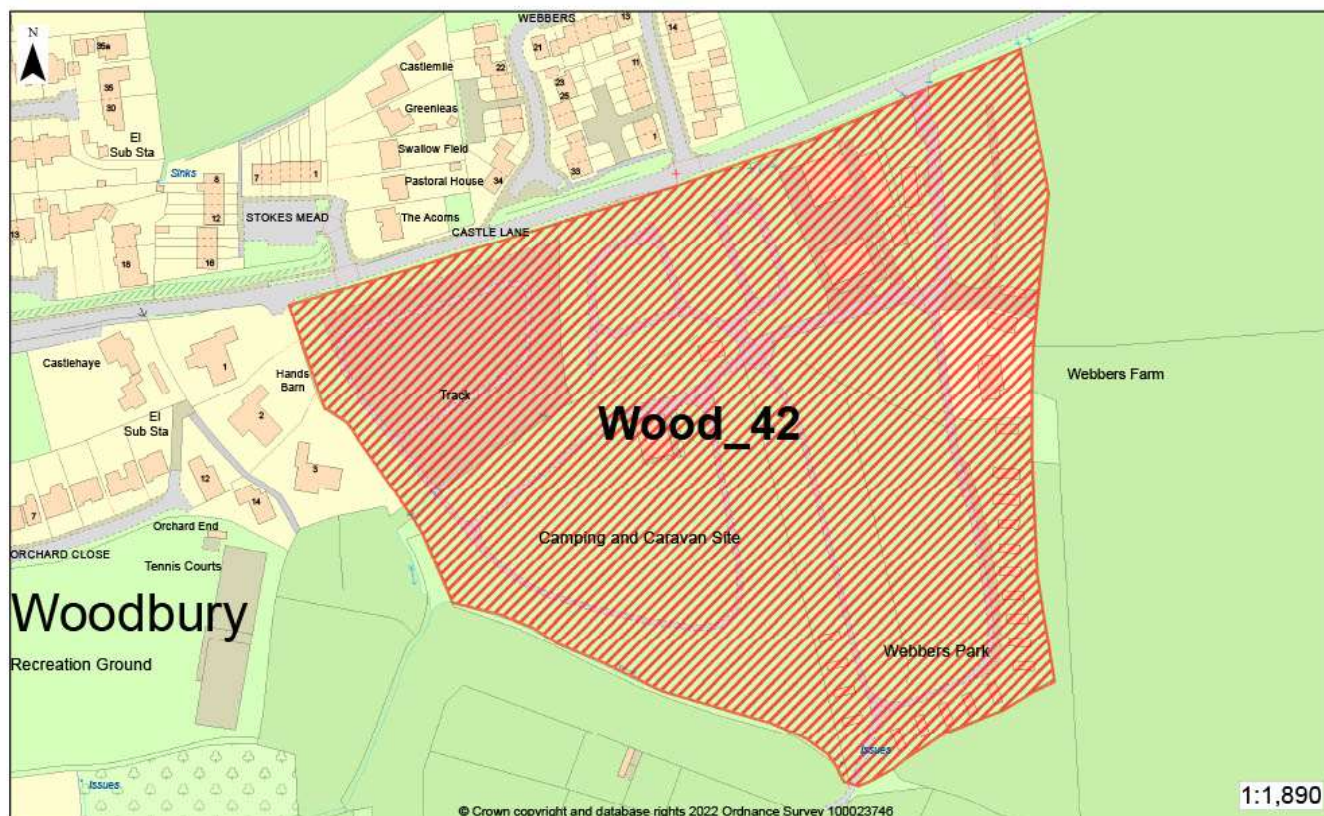
Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	188
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	6.2
Developable 1/4/2032 to 31/3/2037	6.3
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Woodbury	Reference	Wood_42



Call For Sites 2022

Site address	Webbers Farm, Castle Lane, Woodbury, Exeter, EX5 1EA
Outside Cranbrook Plan Area	Yes
Description	Previously developed land, located on the edge of Woodbury's built-up area (southeast), alongside Castle Lane. The site is currently used as a park and garden including a Camping site. The site is relatively level, adjacent to agricultural land and an existing settlement in Woodbury. Castle Lane is the main access to the site.
Total site size (ha)	5.70
Submitter's proposed use	Other site/use
Submitter development type	Homes for sale, Affordable homes, Homes for private rent

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	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	0.075 ha 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).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	5.62
GDA Discounted at Stage A – Housing (ha)	0.08
GDA Passes Stage A – Employment (ha)	5.62
GDA Discounted at Stage A – Employment (ha)	0.08
Stage A Assessment conclusion	An area of approximately 5.6233 Ha on this site has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities but within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within designated area of biodiversity interest although it is within the Exe Estuary & Pebbled Heath buffer area and so appropriate mitigation may be required.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Nearest designated heritage asset is Woodbury conservation areas - 215m to west. There is substantial existing development in between, limited 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	Close to AONB, 410 m to east. Site is in LCT ref 3B. Lower rolling farmed and settled valley slopes
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	small part of Eastern site (0.075ha) falls in Floodzone 2 & 3. Small area of site is at low risk of surface water flooding. Grade 3 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?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	(Use comments on nearby Wood_24) : 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	Established access with existing trip generation, no concerns with road collisions, local services & facilities in area, site accessibility - no significant issues
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing.
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	NONE		
Total site size	5.70		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.08		
Gross development area – Passes Stage B Housing	5.62		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	3.37		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 67	Mid 84	Max 101
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	84		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	84		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.08		
Gross development area – Passes Stage B Employment (Ha)	5.62		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 5.6983 Ha site, 0.075 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 5.6233 ha. HOUSING : Site submitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 84 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. In the absence of a specified site promoter's yield, the site would have the potential for 84 dwellings. There are no overlaps and the Site GDA passes Stages A and B Suitability Assessment, and Achievability. Therefore for the trajectory the net site capacity is 84 dwellings. EMPLOYMENT : The site is not submitted as available for employment, although the site GDA passes Stage A and Stage B Suitability Assessment for employment. Therefore for the trajectory the site capacity for employment is NIL Ha.		

GENERAL COMMENT FOR ALL SITES

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

Also, future evidence, where available, may 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	84
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

Employment - Suitable Available Achievable summary

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

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

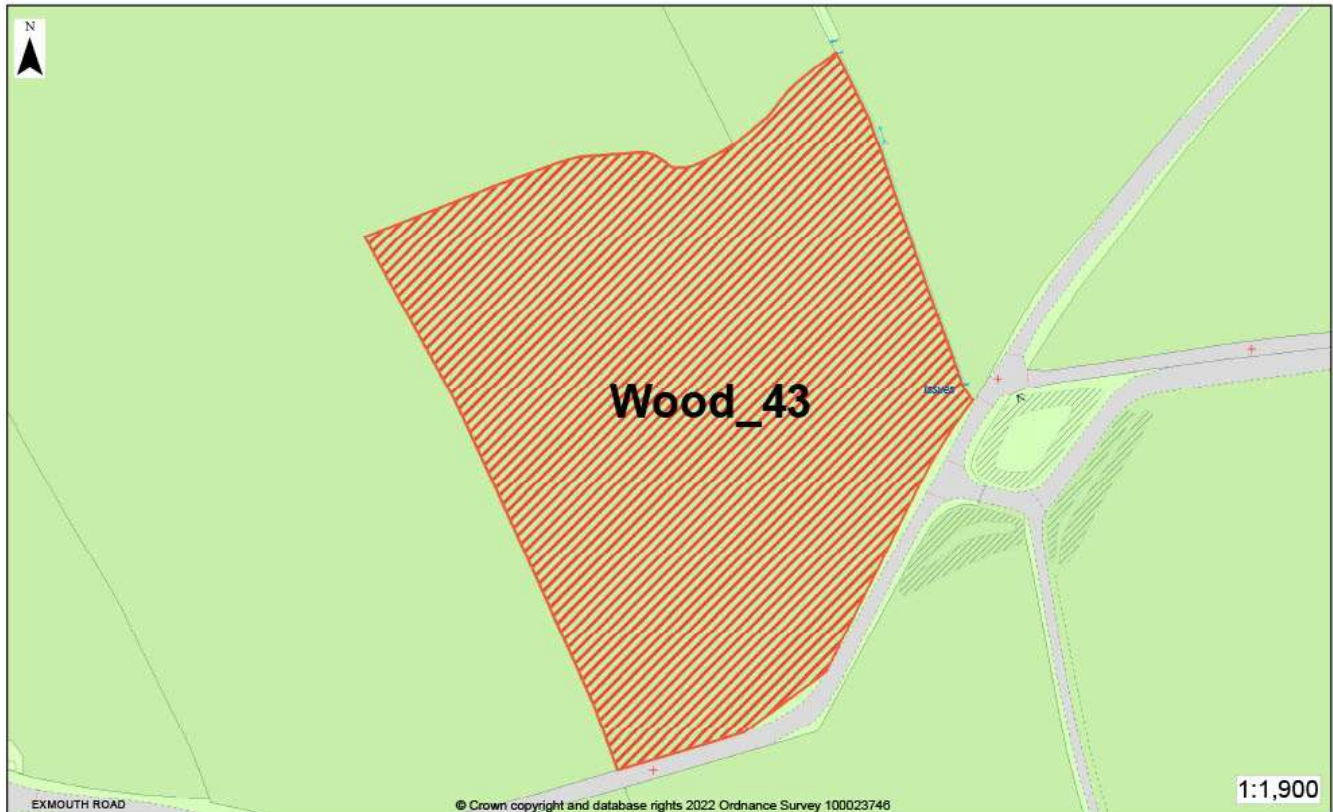
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Woodbury

Reference

Wood_43



Call For Sites 2022

Site address	LAND NEAR EXMOUTH ROAD NUTWELL ROAD, LYPSTONE, , EX8 5AN
Outside Cranbrook Plan Area	Yes
Description	Relatively flat greenfield site, irregularly shaped field with hedgerow boundaries. The site is in agricultural use, located between Exton and Lypstone. It is part of the larger agricultural land. Access road at the southern boundary.
Total site size (ha)	4.11
Submitter's proposed use	Employment site
Submitter development type	MIXED USE DEVELOPMENT, TO BE CONFIRMED

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	No
Site available for Employment	Yes

Stage A suitability assessment

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

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	4.11
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	4.11
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 4.1116 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within designated area of biodiversity interest although it is within the Exe Estuary & Pebbled Heath buffer area and so appropriate mitigation may be required.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Nearest designated heritage asset is Grade II listed building (North Lodge) approx 260m to the west.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Outside AONB. Site is in LCT ref 3E. Lowland plains
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No

Flooding/land/resources commentary	There is no land in Flood Zones 2 or 3 within the site. Grade 3 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?	No
Safety	Small area (0.3351ha) of the north- west site falls in high pressure gas pipelines buffer zones.
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	(use comments on nearby Wood_31) : 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. (Use comments on nearby Lymp_11) 50+ha development proposed some closer in towards Exmouth. Lympstone Primary and Exmouth primary schools have some capacity to support development - but safe walking routes would be required. A site for new primary school has already been allocated at Goodmoores Farm which is in close proximity to some of the proposed sites. Any additional capacity would require developer funding. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded by CIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	Direct access onto highway, lane network only, slight road collision history, site accessibility - no significant issues.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment

EDDC Economic Development comments	This site could be achievable for employment uses, assuming broadband provision is sufficient. A medium sized site in a rural location with no neighbouring employment or residential uses. The site seemingly has good topography, with no access issues to the site being apparent. The site leads onto a road which appears to be suitable for HGVs and other industrial traffic, leading onto the nearby Exmouth Road. The site will primarily serve the localised labour market, with Exmouth and Exeter labour markets to a lesser degree. Close access to bus routes. Unable to check broadband availability, presumably of poor quality requiring investment. Suitable for B2 and B8 uses.
Panel's conclusions	Probably achievable for smaller units of mixed employment uses classes E(g)/B2/B8) provided that this does not result in significant HGV use of the lane connecting the site to the Exmouth Road (A376). Note that a written comment indicated that the site does not have potential for employment.
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably achievable if

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	NONE		
Total site size	4.11		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.34		
Gross development area – Passes Stage B Housing	3.78		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	2.27		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 45	Mid 57	Max 68
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	57		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.34		
Gross development area – Passes Stage B Employment (Ha)	3.78		
Percentage of site to count – employment	100		

Employment land – potential yield (Ha)	3.78
SITE POTENTIAL	Of the 4.1116 Ha site, no land is discounted due to either being in Flood risk Zone 3, or Use Classes C3/Eg/B2/B8 planning commitments, but 0.3351 Ha is discounted for safety reasons such as high voltage power lines or high pressure gas pipelines. Thus the gross site development area for housing and for employment is approx. 3.7765 ha. HOUSING : Site not submitted as available for housing, although site GDA passes Stages A and B Suitability Assessment. Therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : Site submitted in 2022 as available for employment and site GDA passes Stage A and Stage B Suitability Assessment for employment, and Achievability (Probably achievable for smaller units of mixed employment uses classes Eg/B2/B8)). Therefore for the trajectory the site capacity for employment is 3.7765 Ha
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	1.9
Developable 1/4/2032 to 31/3/2037	1.88
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

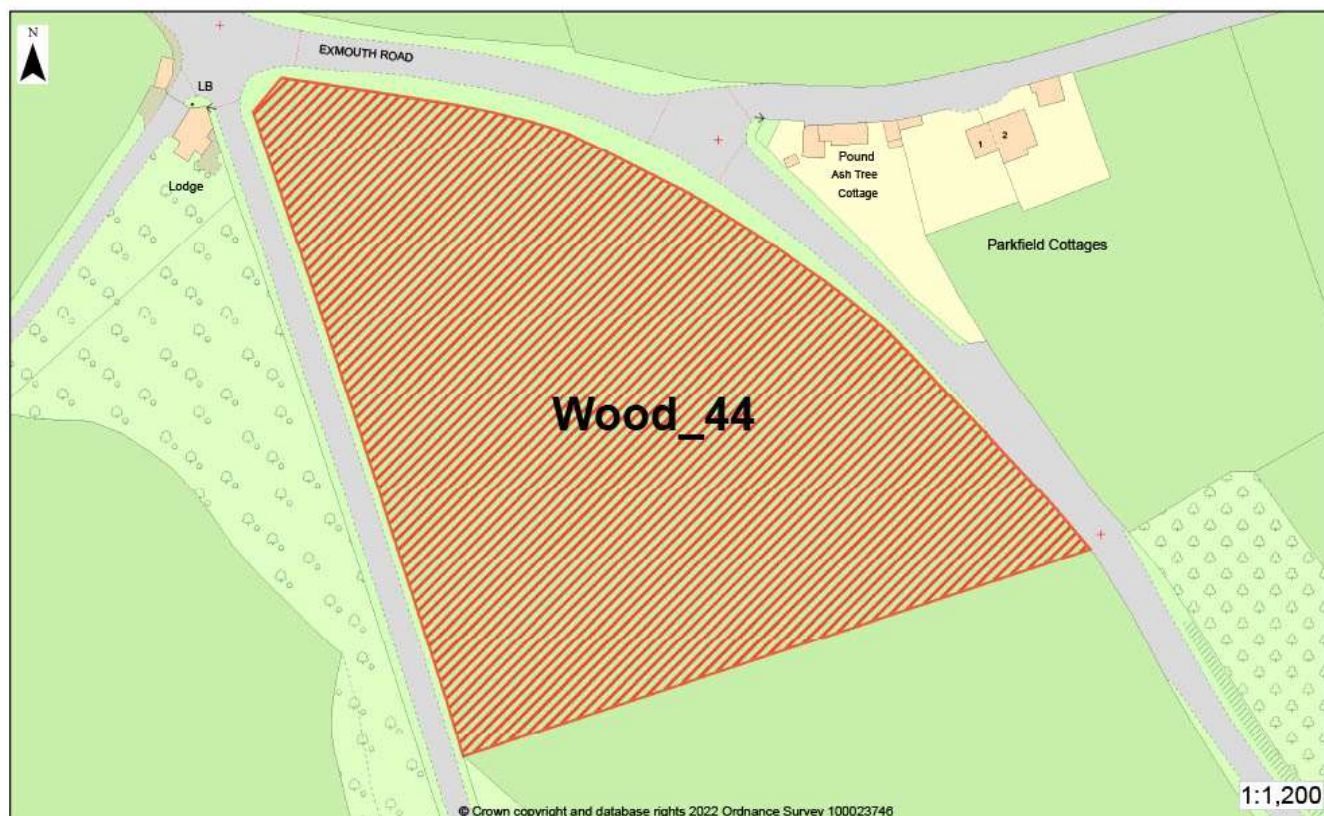
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Woodbury

Reference

Wood_44



Call For Sites 2022

Site address	LAND AT NUTWELL ROAD, LYMPSTONE, EXETER, EX85AN
Outside Cranbrook Plan Area	Yes
Description	Relatively level greenfield site, irregularly shaped field with hedgerow boundaries. The site is in agricultural use, located between Exton and Lymington. It is adjacent to agricultural land and residential dwellings. The site sits on the corner of A376 Exmouth road and Nutwell road, both could be the access road.
Total site size (ha)	2.05
Submitter's proposed use	Employment site
Submitter development type	MIXED USE DEVELOPMENT - TO BE CONFIRMED

Availability assessment

Call for site : site type	NEW
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	Within the next 5 years
Site available for Housing	No
Site available for Employment	Yes

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.05
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.05
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.0525 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities but within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within designated area of biodiversity interest although it is within the Exe Estuary & Pebbled Heath buffer area and so appropriate mitigation may be required.
For Housing - 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 building(North Lodge, Nutwell Rd) 10m to the west. This may impact on development potential.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Outside AONB. Site is in LCT ref 3E. Lowland plains
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There is no land in Flood Zones 2 or 3 within the site. Grade 3 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?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	(Use comments on nearby Lymp_11) 50+ha development proposed some closer in towards Exmouth. Lympstone Primary and Exmouth primary schools have some capacity to support development - but safe walking routes would be required. A site for new primary school has already been allocated at Goodmoores Farm which is in close proximity to some of the proposed sites. Any additional capacity would require developer funding. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded by CIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.
DCC Highways comments	More than one access onto highway, no concerns with road collisions, site accessibility - no significant issues.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control, and monitoring arrangements during the construction phase. Consideration for noise impact from any new development.

Achievability assessment	
EDDC Economic Development comments	This site appears to be achievable for employment uses. A medium sized site in a rural location with no neighbouring employment or residential uses. The site seemingly has good topography, with no access issues to the site being apparent. The site leads directly onto Exmouth Road, being suitable for HGVs and other industrial traffic. The site will primarily serve the localised labour market, with Exmouth and Exeter labour markets to a lesser degree. Direct access to bus routes with established bus stops adjoining the site. Unable to check broadband availability, presumably of poor quality requiring investment. Suitable for B2 and B8 uses.

Panel's conclusions	Probably achievable for smaller units of mixed employment uses classes E(g)/B2/B8) either with vehicular access (including HGVs) from A376, or access from Nutwell Lane but only if this does not result in significant HGV use of the lane.
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably achievable if

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	NONE		
Total site size	2.05		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	2.05		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	1.23		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 25	Mid 31	Max 37
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	2.05		
Percentage of site to count – employment	100		
Employment land – potential yield (Ha)	2.05		
SITE POTENTIAL	Of the 4.1116 Ha site, no land is discounted due to either being in Flood risk Zone 3, for safety reasons such as high voltage power lines or high pressure gas pipelines, or Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 4.1116 ha. HOUSING : Site not submitted as available for housing, although site GDA passes Stages A and B Suitability Assessment. Therefore for the trajectory the net site capacity is NIL dwellings. EMPLOYMENT : Site submitted as available for employment. Site GDA passes Stage A and Stage B Suitability Assessment for employment and		

	Achievability (Probably achievable for smaller units of mixed employment uses classes Eg/B2/B8). Therefore for the trajectory the site capacity for employment is NIL Ha
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	1
Developable 1/4/2032 to 31/3/2037	1.05
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Woodbury

Reference

Wood_45



Call For Sites 2022

Site address	White Cross Field, Woodbury Salterton, , EX5 1RA
Outside Cranbrook Plan Area	Yes
Description	Relatively level greenfield site, irregularly shaped field with hedgerow boundaries. The site is in agricultural use, located in Woodbury Salterton. The site is adjacent to an existing settlement in Woodbury Salterton and agricultural land. The site is on the corner of Stony Lane and White cross road, both could be the access road to the site.
Total site size (ha)	5.31
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people, Retail, Other (residential density of 30 dwellings per hectare, the site would be able to deliver approx. 140 dwellings. However bearing in mind the size of the settlement a smaller scale of development is deemed appropriate alongside open space provision within a wider allocation of the whole site)

Availability assessment

Call for site : site type	EXISTING - RESUBMISSION
Existing – expanded/smaller/combined/change in use	
New (ie 2022 submission)	
Site promoter's availability comments	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	0.28 ha 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).
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 5.0333 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities but within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within designated area of biodiversity interest although it is within the Exe Estuary & Pebbled Heath buffer area and so appropriate mitigation may be required. TPO area(08/0009/TPO) covers small part of the southern 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. May impact on development potential.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Outside AONB. Site is in LCT ref 3E. Lowland plains & 3B. Lower rolling farmed and settled valley slopes
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	small part of Eastern site (0.3055ha) falls in Floodzone 2 & 3. Small area of site is at medium & high risk of surface water flooding. Grade 3 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?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones 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	Wood_22 comment: 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	Wood_45 comment: 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	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Previous Panel conclusions (housing only) : 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_22		
Site overlap description	WHOLE Site Wood_45 and 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 (but count is 75).		
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 %	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 75	Max 91
2. Site promoter – yield (upper)	140		
3. Lower of 1. (Mid) yield and 2. yield	75		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	75		
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)	0.00		
SITE POTENTIAL	Of the 5.3133 ha site, 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 Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx.5.0333 ha. HOUSING : Site submitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion		

	factor, the site has potential to deliver approx. 75 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 75 dwellings. The site GDA passes Stages A and B Suitability Assessment for housing. To avoid double counting, count Wood_22 (for 60 dws) as NIL, and count all of Wood_45. or the trajectory for Wood_45 the net site capacity is 75 dwellings. EMPLOYMENT : The site is not submitted as available for employment, although the site GDA passes Stage A and Stage B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha. OTHER - The submission included 'retail' in the development type but does not indicate the scale or type, and appears to be included as part of a mixed use on small residential site, not as the main use of the site. For the purposes of the HELAA, the category of other (retail) has not been separately assessed and for the trajectory the retail capacity is counted as NIL Ha.

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	75
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	

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
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