

APPENDIX F (ii) (Continued)

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

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EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Lympstone	Reference	Lymp_01



Site address	Little Paddocks, 22 Underhill Crescent, Lympstone, Devon., EX8 5JF
Outside Cranbrook Plan Area	Yes
Description	Fairly level garden and field adjacent to Lympstone vilage.
Total site size (ha)	0.58
Submitter development type	Homes for sale ,Affordable homes ,Custom and self-build homes ,Homes for older people ,Renewable energy (We suggest that the land is suitable for 5 or 6 houses. Alternatively the site could be used for providing part of Lympstone with renewable energy via solar panels or wind generators or both.)

Availability assessment

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

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

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 50m from a grade II listed building which would need to be considered
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	Site is not located within any landscape designation. Limited visibility into the site. Partially located within the existing green wedge Local Plan designation.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site does not contain any areas at risk of flooding. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	50+ha development proposed some closer in towards Exmouth. Lymptone 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 Goodmoors 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	Site seems to access off Underhill Crescent, involving the demolition of number 22. The necessary visibility will be required but potentially ok as on the outside of a bend
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	2021 site Lymp_01 and 2017 site (ObjectID 102804) are effectively identical. Both involve demolition of 1 dwelling to create site access. Count all 2021 site. Count 2017 site as NIL.		
Total site size	0.58		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.58		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.46		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 9	Mid 12	Max 14
2. Site promoter – yield (upper)	6		
3. Lower of 1. (Mid) yield and 2. yield	6		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	6		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.58		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.58 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.58 ha. 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 6 dwellings. Site is available, suitable, Probably achievable for housing. Site is available,		

	suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 6 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

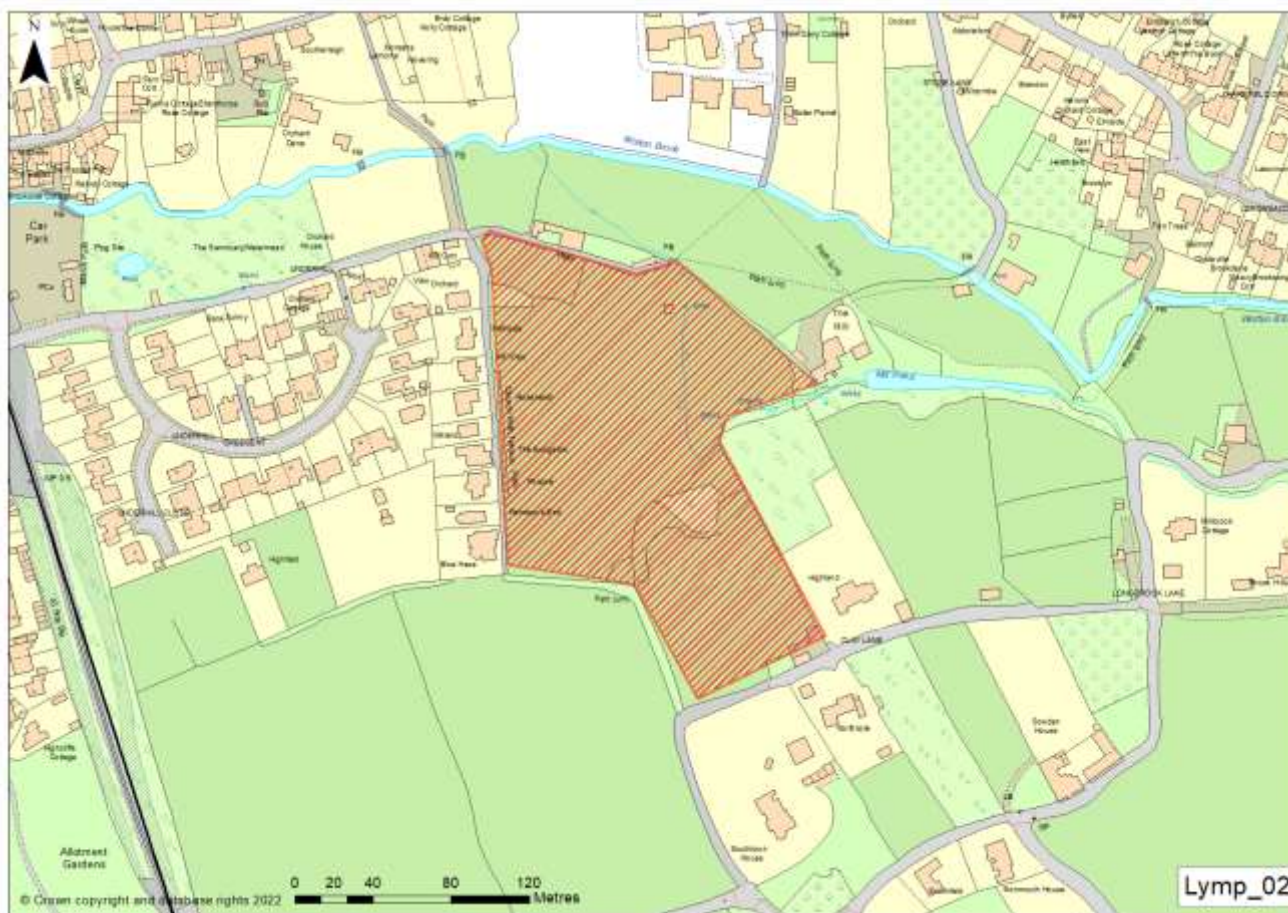
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Lympstone

Reference

Lymp_02



Site address	Land lying to the north of Clay Lane, Lympstone,
Outside Cranbrook Plan Area	Yes
Description	Agricultural field adjacent to Lympstone village rising fairly sharply to the south.
Total site size (ha)	2.49
Submitter development type	Homes for sale ,Affordable homes ,Custom and self-build homes ,Homes for older people ,Mixed use ,Other (The site is significant at 2.57 hectares and could take a variety of densities to achieve appropriate development.)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.18 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.18ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.31
GDA Discounted at Stage A – Housing (ha)	0.18
GDA Passes Stage A – Employment (ha)	2.31
GDA Discounted at Stage A – Employment (ha)	0.18
Stage A Assessment conclusion	An area of approximately 2.31 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

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

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Rural in character and slopes quite steepy up towards the south. Entirely located within the existing green wedge Local Plan designation.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	A portion of the northern section of the site is located within flood zones 2 and 3 which has reduced the overall potential yield. Also present in the north is an area at high risk of surface water runoff. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	50+ha development proposed some closer in towards Exmouth. Lymptone 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 Goodmoors 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	No appropriate means of access is available
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	2021 site Lymp_02 and 2017 site (ObjectID 49202) are effectively identical. Count all 2021 site. Count 2017 site as NIL.		
Total site size	2.49		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.18		
Gross development area – Passes Stage B Housing	2.31		
Gross to net area conversion factor applied %	0.60		
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)	0		
3. Lower of 1. (Mid) yield and 2. yield	35		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.18		
Gross development area – Passes Stage B Employment (Ha)	2.31		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 2.49 ha site, approximately 0.18 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 2.31 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 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. Site is		

	availbale and suitable but the HELAA Panel concluded that the site is Probably Unachievable. Therefore the net capacity of the site excluding overlaps is NIL dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

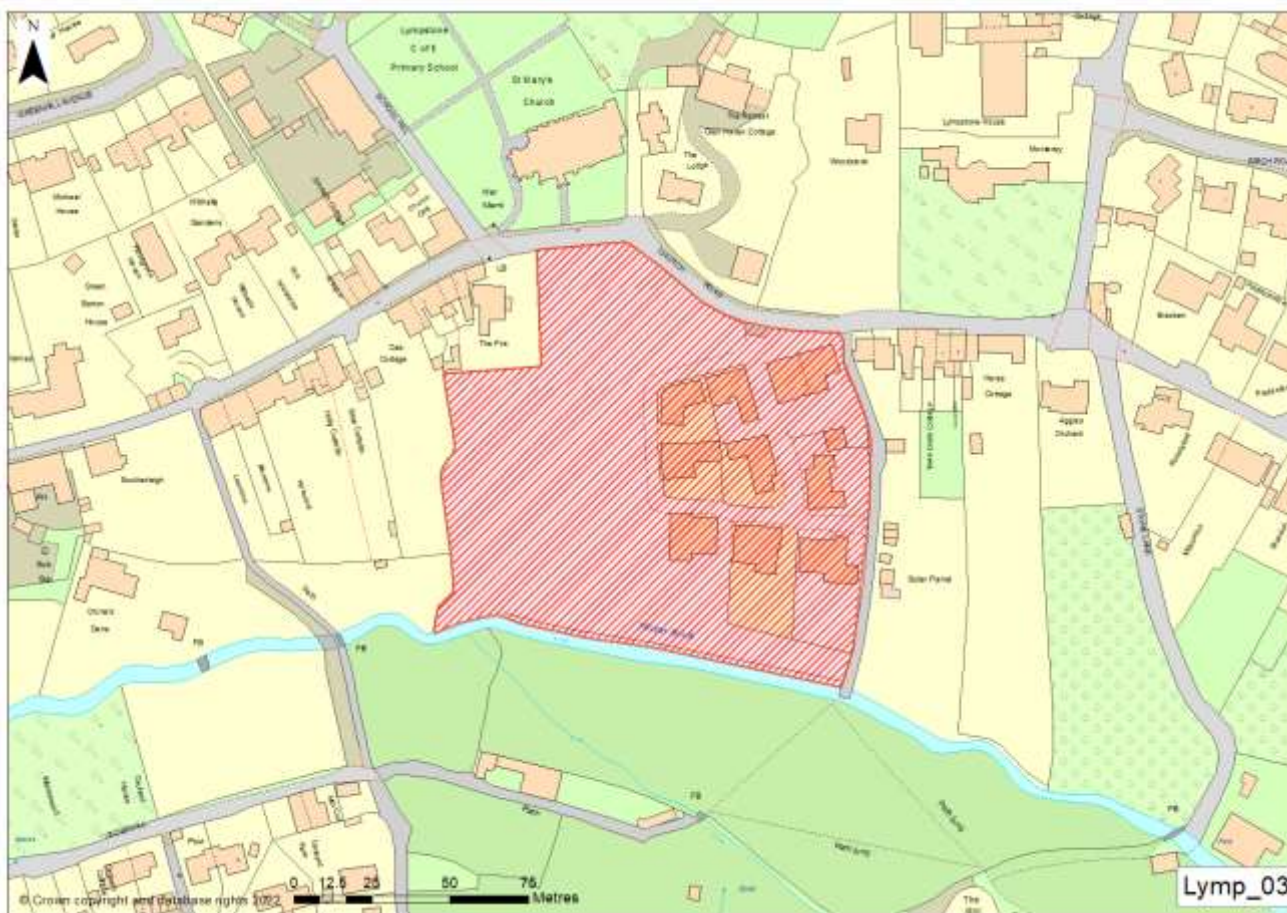
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Lympstone

Reference

Lymp_03



Site address

Lympstone Nurseries, Church Road, Lympstone, EX8 5JU

Outside Cranbrook Plan Area

Yes

Description

Former nursery site in Lympstone village located to the south of Church Road, opposite St Mary's Church, now with planning permission for 10 dwellings as per application 18/2589/MFUL.

Total site size (ha)

1.44

Submitter development type

2017 submission for Dwellings (Up to 15)

Availability assessment

Call for site : site type

Original (ie 2017 site submission not resubmitted)

Existing (ie 2017 site resubmitted in 2021)

New (ie 2021 submission)

Original

Site promoter's availability comments

Within the next 5 years

Submission year

2017

2017 Site -2022 confirmation of availability

Yes - Site has planning permission - part built

Site available for Housing

No

Site available for Employment

No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?

Yes

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

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

Flooding/land/resources commentary	A portion of the northern section of the site is located within flood zones 2 and 3 which has reduced the overall potential yield. Also present is an area at medium risk of surface water runoff. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	50+ha development proposed some closer in towards Exmouth. Lymstone 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 Goodmoors 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	Access off Church Road. Footpath are limited within the village, but should have some frontage footpath in line with village character
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	18/2589/MFUL
Planning Status	Permission before 1/4/2021
Previous HELAA site ref no(s)	W119

Site overlap description	18/2589/MFUL pp 18 Feb 2020 10 dws. 20/2345/VAR letter Nov 2020 Since pp granted 18/02/2020 a new developer is now involved & plans to complete the development. 18/1/22 Photos of dws u/c on file. le Material start. Count site Lymp_03 as NIL.		
Total site size	1.44		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.40		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	1.12		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 22	Mid 28	Max 34
2. Site promoter – yield (upper)	15		
3. Lower of 1. (Mid) yield and 2. yield	15		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.40		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.4 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.4ha. 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). Constraints highlighted above, would significantly reduce this potential. However, the site has consent for 10 dwellings. To avoid double counting with the planning permission 18/2589/MFUL which has been implemented, the net capacity of the site excluding overlaps is NIL dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Lympstone

Reference

Lymp_04



Site address	Land to the south of Meadowgate Cottage, Church Road, Lympstone, EX8 5JU
Outside Cranbrook Plan Area	Yes
Description	Gardens of a property in Lympstone village adjacent to former Nurseries. Site slopes down to the south. Recent refused application for a detached dwelling on site refused reference 18/2932/FUL.
Total site size (ha)	0.27
Submitter development type	Homes for sale ,Affordable homes ,Custom and self-build homes ,Homes for older people ,Mixed use ,Other (5 dwellings)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	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)	0.26
GDA Discounted at Stage A – Housing (ha)	0.01
GDA Passes Stage A – Employment (ha)	0.26
GDA Discounted at Stage A – Employment (ha)	0.01
Stage A Assessment conclusion	An area of approximately 0.26 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

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

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Visible at pints from the south. Also entirely located within the existing green wedge Local Plan designation.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	The site is adjacent to flood zones 2 and 3, and areas at high risk of surface water runoff on the southern edge. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	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 Goodmoors 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	Seems to want to gain access off a narrow lane which is a public footpath with no visibility at the mouth of the junction with Church Road. This is not an acceptable access
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	2021 site Lymp_04 and 2017 site (ObjectID 116813) are effectively identical. Count all 2021 site. Count 2017 site as NIL.		
Total site size	0.27		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.01		
Gross development area – Passes Stage B Housing	0.26		
Gross to net area conversion factor applied %	1.00		
Net developable area (ha)	0.26		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 5	Mid 7	Max 8
2. Site promoter – yield (upper)	5		
3. Lower of 1. (Mid) yield and 2. yield	5		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.01		
Gross development area – Passes Stage B Employment (Ha)	0.26		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.27 ha site, approximately 0.01 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.26 ha.		

	Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 7 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 5 dwellings. Site is available and suitable but the HELAA Panel concluded that the site is Probably Unachievable. Therefore the net capacity of the site excluding overlaps is approximately NIL dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Lympstone

Reference

Lymp_05



Site address	Land to the southwest of Dawlish Park Terrace, Lympstone, EX8 5AA
Outside Cranbrook Plan Area	Yes
Description	Small greenfield site comprising rough grassland/ overgrown scrub on land between Clay Lane and the rear of dwellings on Dawlish Park Terrace, on Courtlands lane. Located at a cluster of dwellings to the south of and detached from the southern edge of the main part of the village of Lympstone. Current access (ungated) into the site is from the west from Clay Lane which is narrow. Hedgerow on western boundary of the site. Small parcel of land not included in the site, which is south of the site and adjoins Clay Lane where the lane had a right angle bend towards Courtlands Lane.
Total site size (ha)	0.13
Submitter development type	Homes for sale ,Custom and self-build homes (5+ dwellings)

Availability assessment

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

Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	No
Does the site meet the minimum size threshold for employment?	No
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Discounted at Stage A – Housing (ha)	0.11
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.11
Stage A Assessment conclusion	This site has not passed the Stage A Suitability Assessment for housing or for employment due to the site size being below the size threshold.
Does site pass Stage A Assessment - Housing	No
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	N/A
For Housing - Will the site have an unacceptable impact on biodiversity?	N/A
For Employment - Will the site have an unacceptable impact on biodiversity?	N/A
Heritage commentary	N/A
For Housing - Will the site have an unacceptable impact on heritage?	N/A
For Employment - Will the site have an unacceptable impact on heritage?	N/A
Landscape commentary	Site is not located within any landscape designation

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

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

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

Site overlap description	All of 2017 Site (Object ID 49204) lies within the 2021 Site Lymp_05. The western edge of 2021 Site Lymp_05 lies outside 17 Site (Object ID 49204). Vhange of ownership		
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 %	1.00		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min	Mid	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.13		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Not passed Stage A Assessment. Not suitable for housing for HELAA. Housing : Therefore site potential is NIL dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Lympstone

Reference

Lymp_06



Site address

Hollywell Nurseries
Courtlands Lane
Lympstone, EX8 5AB

Outside Cranbrook Plan Area

Yes

Description

Nursery buildings to the west of dwellings lying west of Courtland Lane between Lympstone and Exmouth set on fairly level ground. Dwellings to the north and west, Nursery Garage to the south (appears to be used for vehicle storage or maintenance where recent application for permission in principle for residential development of the site for up to 4 houses dismissed at appeal 8/4/2022), and agricultural land to the east.

Total site size (ha)

0.24

Submitter development type

2017 submission proposed 2 Dwellings. 2022 confirmation of availability now proposes 6 to 8 dwellings (Homes for Sale).

Availability assessment

Call for site : site type

Original (ie 2017 site submission not resubmitted)

Existing (ie 2017 site resubmitted in 2021)

New (ie 2021 submission)

Original

Site promoter's availability comments

Within the next 5 years

Submission year

2017

2017 Site -2022 confirmation of availability

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 approximately 0.24 ha has passed the Stage A Suitability Assessment for housing but not for employment as the site size is below the size threshold for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

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

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Brownfield but entirely located within the existing green wedge Local Plan designation.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site does not contain any areas at risk of flooding. It may contain some grade 1 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	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	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	Courtlands Lane is narrow with no footpaths. There are existing properties with private drives and off highway parking. This site could accommodate in the order of a couple of dwellings. Cars must be able to turn within the site
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	W339		
Site overlap description	No overlap		
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 %	1.00		
Net developable area (ha)	0.24		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 5	Mid 6	Max 7
2. Site promoter – yield (upper)	8		
3. Lower of 1. (Mid) yield and 2. yield	6		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.24		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.24 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.24 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 6		

	dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 6 dwellings. Site is available and suitable but the HELAA Panel concluded that the site is Probably Unachievable. Therefore for the trajectory the net capacity of the site excluding overlaps is NIL dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Lympstone

Reference

Lymp_07



Site address	Land at Courtland Cross, Exeter Road, Lympstone, Exmouth, EX8 3NS
Outside Cranbrook Plan Area	Yes
Description	Agricultural fields between Exmouth and Lympstone gently sloping down towards the north-west.
Total site size (ha)	10.00
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Homes for older people ,Mixed use (The eastern part of the site is considered suitable for up to 150 dwellings, with the western parcel suitable for recreational use.)

Availability assessment

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

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	10.00
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	10.00
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 10 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is adjacent to a grade 2 listed building and wall and 250m from the grade I listed A la Ronde which would need to be considered.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Areas of the site are particularly visible in views from the north and west. Entirely located within the existing green wedge Local Plan designation.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is largely free of flood risk.It comprises a mix of grade 2 and 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	50+ha development proposed some closer in towards Exmouth. Lymptone 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	The site is dependent on a new junction onto Exeter Road. This new layout would have to allow sufficient space for the Dinan Way Roundabout scheme to be built.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable, subject to safeguarding land to ensure completion of Dinan Way extension is allowed for, and no adverse impact on the setting of listed buildings (A La Ronde and Courtlands House)
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	All of 2021 Site Lymp_07 lies in 2017 Site (ObjectID 47602). 15% of 2017 Site (47602) lies outside 2021 Site Lymp_07, but this residue of the 2017 site was not resubmitted in 2021. No change in ownership. Count all 2021 site. Count 2017 site as NIL.		
Total site size	10.00		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	10.00		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	6.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 120	Mid 150	Max 180
2. Site promoter – yield (upper)	150		
3. Lower of 1. (Mid) yield and 2. yield	150		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	150		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	10.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 10 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 10 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 150 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 150 dwellings. Site is		

	available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 150 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.

GENERAL COMMENT FOR ALL SITES

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

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	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	150
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Lympstone

Reference

Lymp_08



Site address	Land off Summer Lane, Exmouth, EX8 5SL
Outside Cranbrook Plan Area	Yes
Description	Agricultural field gently sloping down towards the north-west. Adjacent proposed Dinan way road extension. Lies north of Summer Lane and east of Hulham Road, immediately west of the northwest edge of Exmouth.
Total site size (ha)	0.70
Submitter development type	Mixed Use (0) - Note: Assessed for residential

Availability assessment

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

Stage A suitability assessment

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

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.70
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.70
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.7 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 80m from the grade I listed A la Ronde which would need to be considered.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Entirely located within the existing green wedge Local Plan designation. Rural in nature. Visible in views to the north and west.
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site does not contain any areas at risk of flooding. It comprises grade 2 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	50+ha development proposed some closer in towards Exmouth. Lymptone 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	Summer Lane is narrow and has no footways and the junctions at both ends are seriously substandard. The site could not realistically be developed without the provision of a new link road between Hulham Road and the A376 Exeter Road. Although the site is on the fringe of the built development, public transport, footway and cycle links are reasonable.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable subject to delivery of Dinan Way extension
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)	W111		
Site overlap description	No overlap		
Total site size	0.70		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.70		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.56		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 11	Mid 14	Max 17
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	14		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	14		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.70		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.7 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.7 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 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. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 14 dwellings.		

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

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

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

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

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

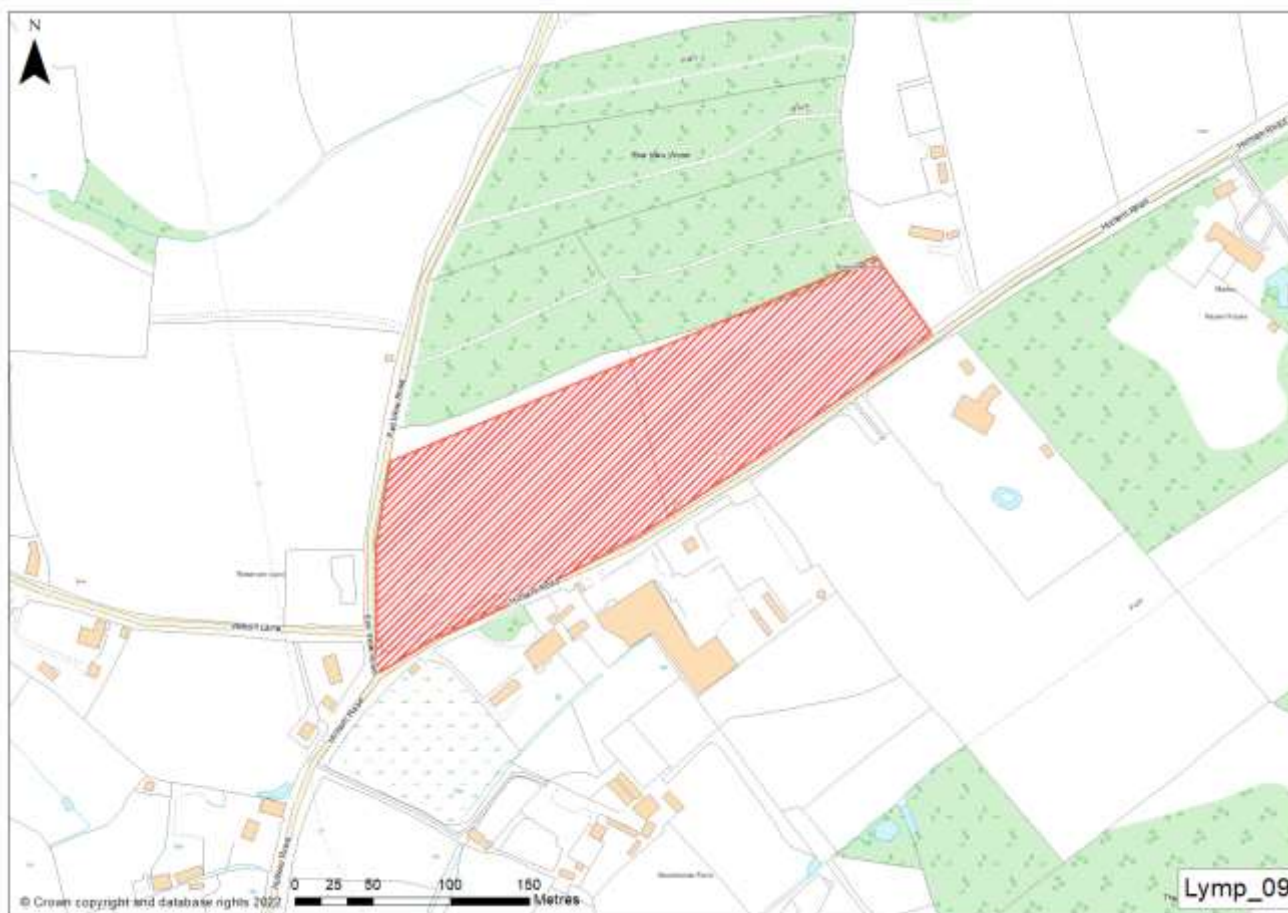
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Lympstone

Reference

Lymp_09



Site address	9.2 acres fronting Hulham Road, Exmouth,
Outside Cranbrook Plan Area	Yes
Description	Agricultural fields to the north of Exmouth adjacent Kings garden centre. Site slopes down towards the west.
Total site size (ha)	3.61
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people ,Mixed use (ahead of any investigation to provide the necessary reports it is estimated the land could accommodate 100 dwellings)

Availability assessment

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

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	3.61
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	3.61
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 3.61 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range 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 contains a series of trees along Hulham Road covered by a tree preservation order
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is not located near to any listed heritage features.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Fields are open in nature and visible from Hulham road.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is not in the flood zone but areas of Hulham Road are at high risk of surface water runoff
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure 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	50+ha development proposed some closer in towards Exmouth. Lymptstone 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	Lymp 09, 10, 13, 14, 15 and Exmo04 & 12 should provide widening to Hulham Road, and appropriate contributions to the Dinan Way extension between Hulham Road and the A376 Exmouth Road. It would be sensible for these combined sites to be the subject of a masterplan with ped/cycle/emergency access via Higher Marley Road.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	2021 site Lymp_09 and 2017 site (ObjectID 52803) are effectively identical. Count all 2021 site. Count 2017 site as NIL.		
Total site size	3.61		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	3.61		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	2.17		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 43	Mid 54	Max 65
2. Site promoter – yield (upper)	100		
3. Lower of 1. (Mid) yield and 2. yield	54		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	54		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	3.61		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 3.61 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 planning commitments. Thus the gross site area is approx. 3.61 ha. Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 54 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 54 dwellings. Site is available, suitable, Probably acheivable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 54 dwellings.		

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

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	54
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

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

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

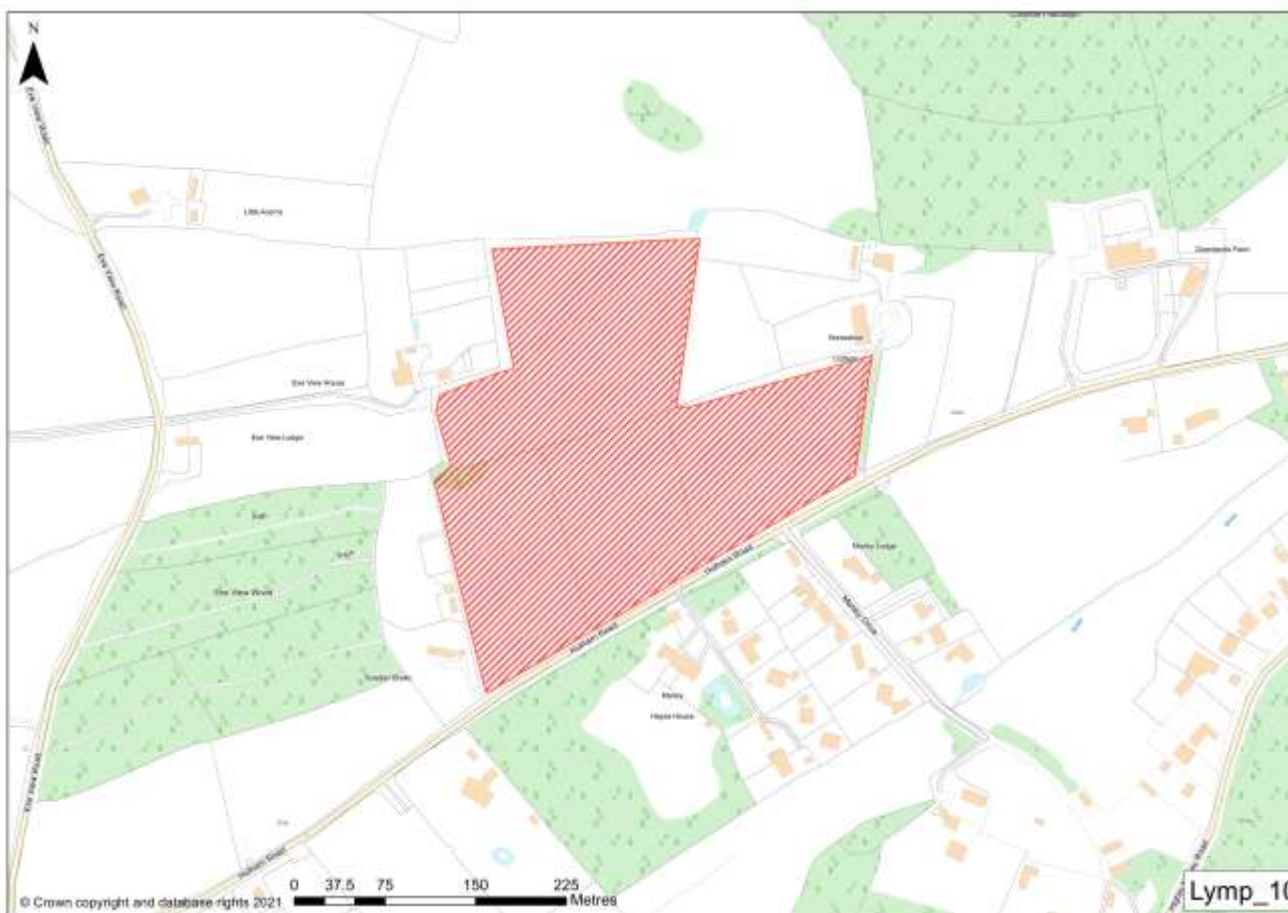
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Lympstone

Reference

Lymp_10



Site address	Land off Hulham Road, Lympstone,, EX8 5DZ
Outside Cranbrook Plan Area	Yes
Description	4 agricultural fields to the north of Exmouth, located north of Hulham Road, approximately 600 to 700m to the north/north east of the current built up Exmouth (housing south of Dinan Way and Marley Road. But the site is located north of and abutting Hulham Road, and opposite the dwellings on Marley Drive and Marley Hayes (also in Lympstone parish) and 350-400m from dwellings on Higher Marley Road (in Exmouth parish). Site slopes down towards the west. Includes site Lymp_10 (the 3 fields with frontage on Hulham Rd) within its boundary.
Total site size (ha)	7.57
Submitter development type	2017 submission indicated Dwellings (Over 100). 2022 confirmation of whole site Lymp_10 availability indicated 300 dwellings.

Availability assessment

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

Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	7.57
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	7.57
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 7.57 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones. Site contains a series of trees along Hulham Road covered by a tree preservation order
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 25m from a grade II listed building which would need to be considered
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Fields are open in nature and visible from Hulham road although screened by mature trees.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is largely free of flood risk. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	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	Lymp 09, 10, 13, 14, 15 and Exmo04 & 12 should provide widening to Hulham Road, and appropriate contributions to the Dinan Way extension between Hulham Road and the A376 Exmouth Road. It would be sensible for these combined sites to be the subject of a masterplan with ped/cycle/emergency access via Higher Marley Road.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable due to TPO coverage limiting necessary improvement to Hulham Road – to provide improved pedestrian access to this 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)			
Site overlap description	2022 Confirmation that all of Lymp_10 is available. Lymp_15 lies wholly within Lymp_10. Count all of Lymp_10. Count Lymp_15 as NIL		
Total site size	7.57		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	7.57		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	4.54		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 91	Mid 114	Max 136
2. Site promoter – yield (upper)	300		
3. Lower of 1. (Mid) yield and 2. yield	114		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	7.57		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 7.57 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or		

	high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 7.57 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 114 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 114 dwellings. Site is available and suitable but the HELAA Panel concluded that the site is Probably unachievable. Therefore for the trajectory the net capacity of the site Lymp_10 excluding overlaps is NIL dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Lympstone

Reference

Lymp_11



Site address	Land off Harefield Road, Lympstone,
Outside Cranbrook Plan Area	Yes
Description	Agricultural field 300m to the east of Lympstone village. Site slopes up towards the east.
Total site size (ha)	1.85
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Mixed use (estimated at 50 dwellings)

Availability assessment

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

Stage A suitability assessment

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

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.85
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.85
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.85 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 10m from a grade II listed building which would need to be considered
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Very rural location not near to existing development although screening exists.
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is largely free of flood risk. It may contain some grade 1 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	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	New private access directly onto the A376 will be very problematic in terms of safe access onto a very busy road. An access via Harefield Road with appropriate widening and junction treatment is possible.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	

Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	1.85		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.85		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	1.48		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 30	Mid 37	Max 44
2. Site promoter – yield (upper)	50		
3. Lower of 1. (Mid) yield and 2. yield	37		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	37		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.85		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.85 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.85 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 37 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 37 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 37 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			

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

Housing - Available Suitable Achievable summary

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	37
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

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

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

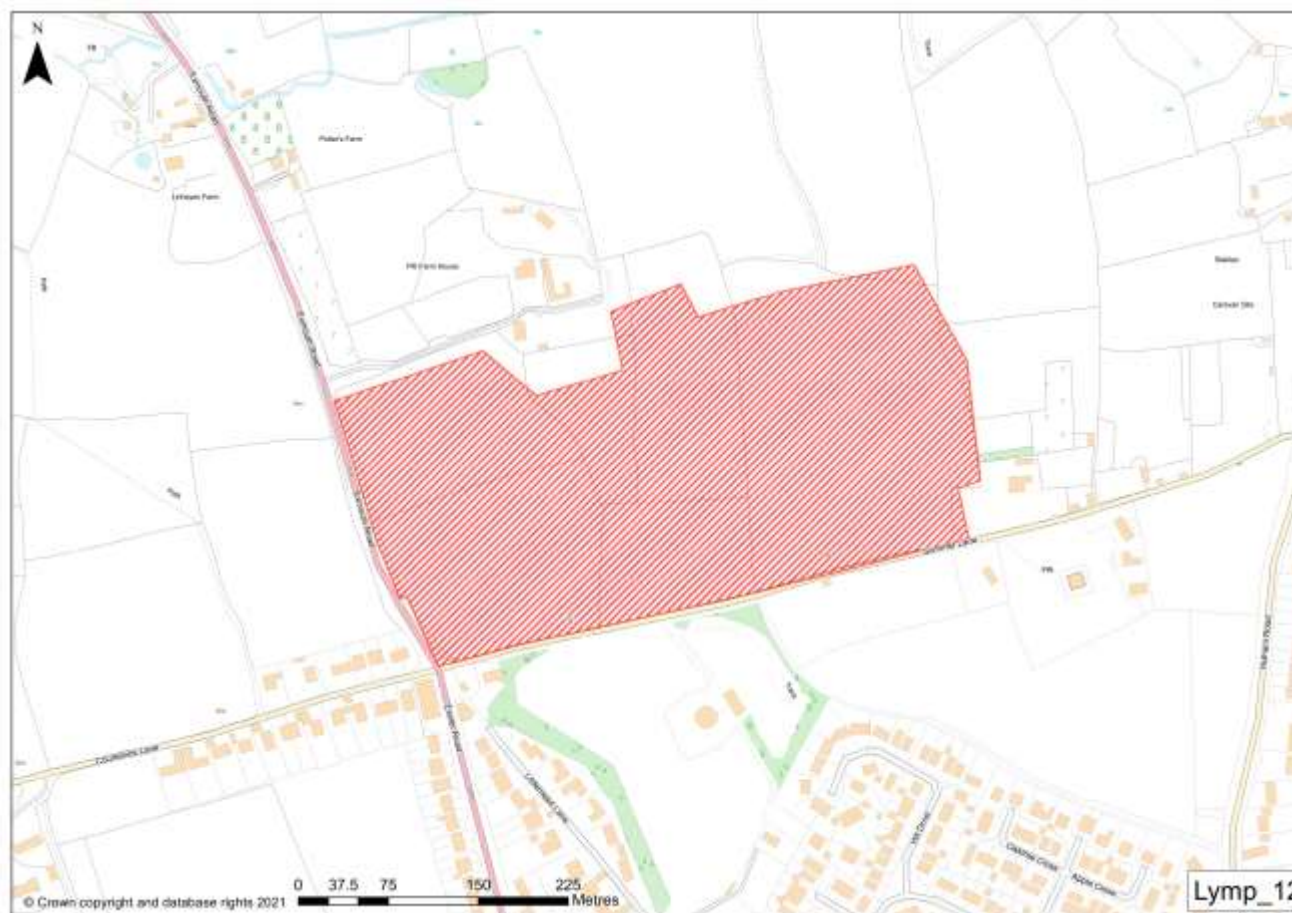
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Lympstone

Reference

Lymp_12



Site address	approximately 30.5 acres fronting A376 and Summer Lane, Exmouth,
Outside Cranbrook Plan Area	Yes
Description	Series of agricultural fields between Exmouth and Lympstone. The north east section of the site slopes steeply towards the south. On the route of the proposed Dinan Way road extension.
Total site size (ha)	11.60
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people ,Mixed use (ahead of any investigation to provide the necessary reports it is estimated the land could accommodate 200 dwellings)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	11.60
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	11.60
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 11.6 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 90m from the grade I listed A la Ronde and adjacent to the related grade II historic park. Development near to this building would not careful consideration given its historical importance. A grade II listed building is also 20m away which would need to be considered.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	Site is not located within any landscape designation. Limited views into the site along summer lane due to screening although views present across to Lympton Village in places. Landscape will change significantly as the result of Dinan Way extension.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is largely free of flood risk. It may contain some grade 1 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	50+ha development proposed some closer in towards Exmouth. Lympton 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 Goodmoors 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	The Dinan Way link between Hulham Road and Exmouth Road the A376 passes through this site and has planning permission. The development of this site should provide this section of the road, and cannot be developed in its absence.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable subject to contributing to section of Dinan Way extension, at a greatly reduced yield, and demonstrating no adverse impact on setting of listed building (A La Ronde)
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	11.60		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	11.60		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	6.96		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 139	Mid 174	Max 209
2. Site promoter – yield (upper)	200		
3. Lower of 1. (Mid) yield and 2. yield	174		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	174		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	11.60		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 11.6 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 11.6 ha. Based on the gross site area and after		

	applying the gross to net conversion factor, the site has potential to deliver approx. 174 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 174 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 174 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	174
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Lympstone

Reference

Lymp_13



Site address	Kings Garden & Leisure, Higher Hulham Road, Exmouth, EX8 5DZ
Outside Cranbrook Plan Area	Yes
Description	Garden centre and car parking 300m to the north of Exmouth. Site slopes up towards the north-east.
Total site size (ha)	1.12
Submitter development type	Retail (Approx. 2200m ² COMMERCIAL/EMPLOYMENT FLOORSPACE)

Availability assessment

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

Stage A suitability assessment

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

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.10
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.10
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.1 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Brownfield site not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones. Trees on the northern edge are covered by an area tree preservation order.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is not located near to any listed heritage features.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Limited landscape impact as site is built up.
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	A small section of the site to the west is at high risk of flooding from surface water runoff.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure 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	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 Goodmoors 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	Lymp 09, 10, 13, 14, 15 and Exmo04 & 12 should provide widening to Hulham Road, and appropriate contributions to the Dinan Way extension between Hulham Road and the A376 Exmouth Road. It would be sensible for these combined sites to be the subject of a masterplan with ped/cycle/emergency access via Higher Marley Road.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	Good access direct onto Hulham Rd. Existing garden centre. Reasonable broadband with Openreach FTTC. Market B up to 20 mbps. No serious concerns re. viability and achievability as existing use and utilities. Alternative retail uses may harm viability of Exmouth town centre contrary to regeneration efforts (CRF).
Panel's conclusions	Probably unachievable if the site is for a net additional 2200 sqm of development ie additional to the existing retail floorspace. Possibly achievable if the site is for a replacement 2200sqm

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	N/A		
Site overlap description	No overlap		
Total site size	1.12		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.10		
Gross to net area conversion factor applied %			
Net developable area (ha)	0.88		
Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid 22	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.10		
Percentage of site to count – employment	100		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.1 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.1ha. Housing : the site was not submitted as available for housing. So the site capacity is NIL dwellings Employment: The site is available for employment. It has been assessed as suitable, available for employment. However, the HELAA Panel concluded that the site was Probably Unachievable for employment (Possibly achievable if the site is for a replacement 2200sqm).		

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

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Lympstone

Reference

Lymp_14



Site address	Coles Field, Hulham Road, Exmouth, EX8
Outside Cranbrook Plan Area	Yes
Description	Agricultural field adjacent to garden centre 300m to the north of Exmouth. Site slopes up towards the north-east.
Total site size (ha)	3.93
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes (Circa 90 homes.). 2022 presentation to Strategic Planning Committee indicated 59 dws.

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	3.93
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	3.93
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 3.93 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones. Trees on the northern edge along Hulham Road are covered by an area tree preservation order. There is also a number of other trees scattered throughout the site.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is not located near to any listed heritage features.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	Site is not located within any landscape designation. Rural and open in character although some housing exists nearby,
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	A small strip of the site through its centre is at low risk of flooding from surface water runoff. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	50+ha development proposed some closer in towards Exmouth. Lymptone 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 Goodmoors 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	Lymp 09, 10, 13, 14, 15 and Exmo04 & 12 should provide widening to Hulham Road, and appropriate contributions to the Dinan Way extension between Hulham Road and the A376 Exmouth Road. It would be sensible for these combined sites to be the subject of a masterplan with ped/cycle/emergency access via Higher Marley Road.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	3.93		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	3.93		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	2.36		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 47	Mid 59	Max 71
2. Site promoter – yield (upper)	90		
3. Lower of 1. (Mid) yield and 2. yield	59		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	59		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	3.93		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 3.93 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 3.93 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 59 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 59 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double		

	counting, the net capacity of the site excluding overlaps is approximately 59 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	59
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Lympstone

Reference

Lymp_15



Site address	12.1 acres fronting Hulham Road, Exmouth,
Outside Cranbrook Plan Area	Yes
Description	Three agricultural fields in the parish of Lympstone lying approximately 600 to 700m to the north/north east of the current built up Exmouth (housing south of Dinan Way and Marley Road. But the site is located north of and abutting Hulham Road, and opposite the dwellings on Marley Drive and Marley Hayes (also in Lympstone parish) and 350-400m from dwellings on Higher Marley Road (in Exmouth parish). Site slopes down towards the west. Includes part of site Lymp_10.
Total site size (ha)	5.16
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Renewable energy ,Mixed use (ahead of any investigation to provide the necessary reports it is estimated the land could accommodate 100 dwellings)

Availability assessment

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

Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	5.16
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	5.16
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 5.16 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones. Trees on the southern edge along Hulham Road are covered by an area tree preservation order.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 100m from a grade II listed building which would need to be considered

For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Fields are open in nature and visible from Hulham road although screened by mature trees.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is largely free of flood risk. It may contain some grade 1 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	50+ha development proposed some closer in towards Exmouth. Lymstone 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	Lymp 09, 10, 13, 14, 15 and Exmo04 & 12 should provide widening to Hulham Road, and appropriate contributions to the Dinan Way extension between Hulham Road and the A376 Exmouth Road. It would be sensible for these combined sites to be the subject of a masterplan with ped/cycle/emergency access via Higher Marley Road.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable due to TPO coverage limiting necessary improvement to Hulham Road – to provide improved pedestrian access to this 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)			
Site overlap description	2022 Confirmation that all of Lymp_10 is available. Lymp_15 lies wholly within Lymp_10. Count all of Lymp_10. Count Lymp_15 as NIL		
Total site size	5.16		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	5.16		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	3.10		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 62	Mid 78	Max 93
2. Site promoter – yield (upper)	100		
3. Lower of 1. (Mid) yield and 2. yield	78		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	5.16		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 5.16 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross		

	site area is approx. 5.16 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 78 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 78 dwellings. But to avoid double counting , the net capacity of the site, excluding overlaps with Lymp_10, is NIL dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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

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

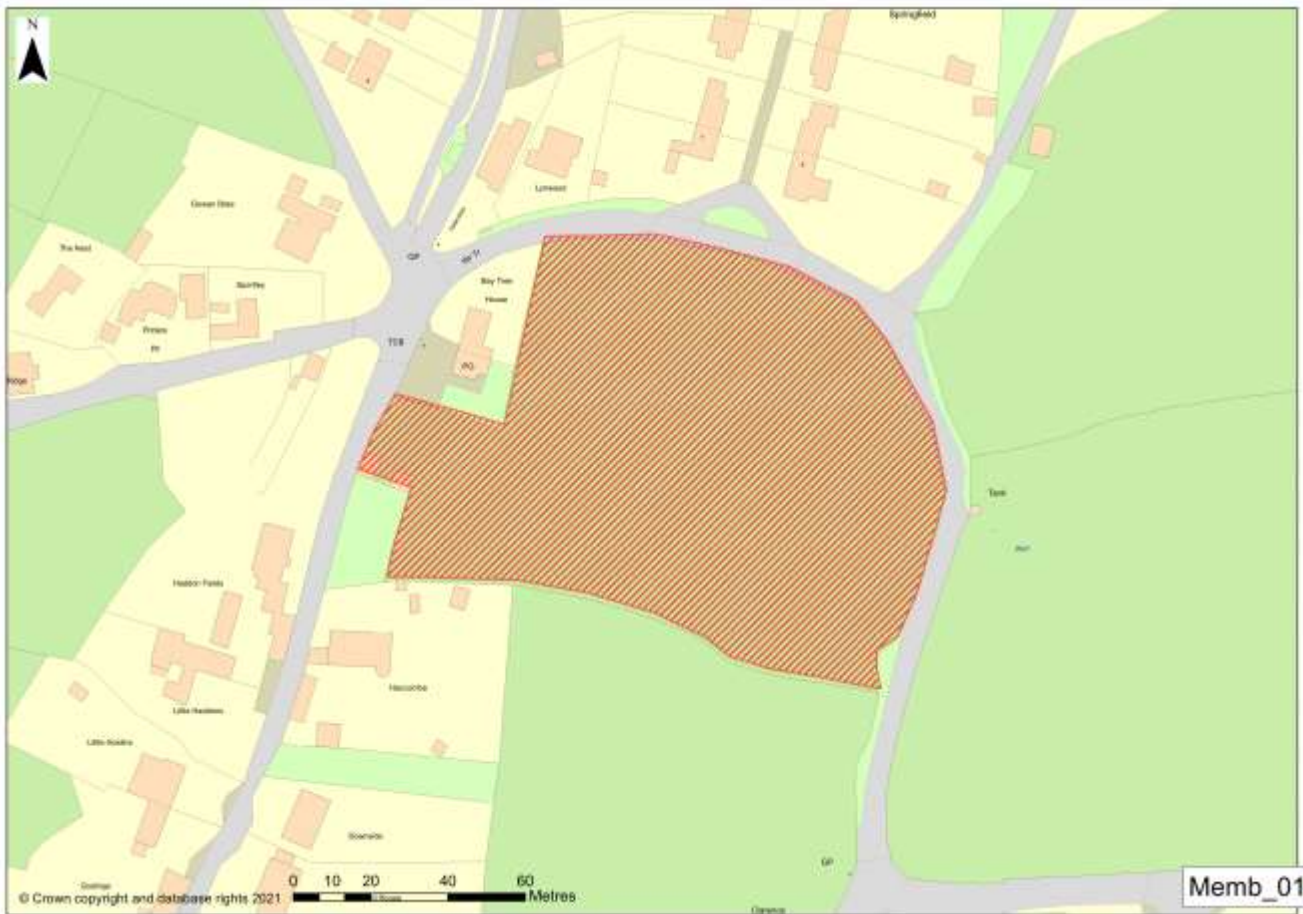
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Membury

Reference

Memb_01



Site address

Land to the Rear of Old Post Office (Land Registry Title: DN2328)
Membury,
Axminster, EX13

Outside Cranbrook Plan Area

Yes

Description

This Greenfield site, comprising of a sloping field in agricultural production, falls in a northerly part of the village of Membury.

Total site size (ha)

1.15

Submitter development type

Homes for sale ,Homes for private rent ,Custom and self-build homes ,Plots to provide homes for Gypsies/ Travellers/ Travelling Showpeople ,Other (Small development of (say) 6 homes (approx.) with the upper reaches potential reserved for change of use to (say) Glamping or Holiday Chalets.)

Availability assessment

Call for site : site type

Original (ie 2017 site submission not resubmitted)

Existing (ie 2017 site resubmitted in 2021)

New (ie 2021 submission)

Existing

Site promoter's availability comments

Within the next 5 years

Submission year

2021

2017 Site -2022 confirmation of availability

Site available for Housing

Yes

Site available for Employment

No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.03 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.03ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.12
GDA Discounted at Stage A – Housing (ha)	0.03
GDA Passes Stage A – Employment (ha)	1.12
GDA Discounted at Stage A – Employment (ha)	0.03
Stage A Assessment conclusion	An area of approximately 1.12 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities but over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	The site falls within the River Axe catchment. Otherwise there are no identified constraints to development.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	There are Listed Buildings relatively close to the site that may place some constraints on potential for development.
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	The site falls within the Blackdown Hills AONB.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There are no identified flooding related constraints to development. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	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	Membury Primary is a very small school and has the capacity to support development. Development could support the viability of the school. Transport costs would apply for secondary.
DCC Highways comments	Access off the road to the north could be provided. If this were the case it should include a footway. The site could include a footway link to the west
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	SHLAA 2010 - Site E063
Site overlap description	2021 site Memb_01 and 2017 site (ObjectID 34406) are effectively identical. Count all 2021 site. Count 2017 site as NIL.
Total site size	1.15
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.03		
Gross development area – Passes Stage B Housing	1.12		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.90		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 18	Mid 23	Max 27
2. Site promoter – yield (upper)	6		
3. Lower of 1. (Mid) yield and 2. yield	6		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	6		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	1.15		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.15 ha site, approximately 0.03 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.12 ha. 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 6 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 6 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Membury

Reference

Memb_02



Site address	Kinders, Membury, Axminster, Devon, EX13 7AF
Outside Cranbrook Plan Area	Yes
Description	This Greenfield site, comprising of two sloping fields in agricultural/grazing use are divided by a hedgerow containing mature trees, falls in a southerly part of the village of Membury. There is reported to be restricted highway accessibility to the site.
Total site size (ha)	1.08
Submitter development type	Homes for sale ,Custom and self-build homes (The site area is approximately 2.5 acres however, due to the gradient and general sensitivity of the area a low density scheme is most appropriate. 6 - 12 houses feels right subject to technical requirements and proving layouts.)

Availability assessment

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

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

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities but over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	The site falls within the River Axe catchment. Otherwise there are no identified constraints to development.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	There are Listed Buildings close to the site that could place some constraints on potential for development.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	The site falls within the Blackdown Hills AONB.
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is largely free of flood risk. Possible grade 4 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Membury Primary is a very small school and has the capacity to support development. Development could support the viability of the school. Transport costs would apply for secondary.
DCC Highways comments	Access off a narrow lane with no footways and difficulty passing pedestrians. The junction at the end has limited visibility. Only suitable for very few dwellings
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable but only for a few dwellings due to access
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	1.08
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	1.08
Gross to net area conversion factor applied %	0.80
Net developable area (ha)	0.86

Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 17	Mid 22	Max 26
2. Site promoter – yield (upper)	12		
3. Lower of 1. (Mid) yield and 2. yield	12		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	12		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	1.08		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.08 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.08 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 22 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 12 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 12 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary

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

Housing Trajectory		Number of Dwellings
2020-22 Completions		0
Phasing of future housing development		
Deliverable 1/4/2022 to 31/3/2027		0
Developable 1/4/2027 to 31/3/2032		12
Developable 1/4/2032 to 31/3/2037		0
Developable 1/4/2037 to 31/3/2040		0
Post plan period		0

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Monkton

Reference

Monk_01



Site address	Oaklands Farm, Monkton, EX14 9QH
Outside Cranbrook Plan Area	Yes
Description	Flat site adjacent to A30, adjoining site with Monk_02, together 10ha. currently occupied as Farm
Total site size (ha)	0.42
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (A rate of circa 25 dwellings per hectare would be appropriate If this is applied then the site could deliver in the region of 10-11 houses.)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.42
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.42
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.42 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities and over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	Not located within any known area of biodiversity interest.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II* St Mary Magdalenes Church 246m and two Grade II listed building around 250 to south west, but numerous existing buildings mean no intervening views.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Located entirely within Blackdown Hills AONB. Trees along western boundary limit short-distance views into site from adjacent A30, but

	many medium-long distance views into site, including from elsewhere in the AONB.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	The site fall in low risk of surface water flooding. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	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	Not sustainable schools transport wise
DCC Highways comments	Highways England to comment as direct access onto the A30. The road has poor safety record and access looks difficult
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable unless access off A30 can be achieved
Site Achievable for Housing	Probably unachievable unless
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	0.42
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.42
Gross development area – Passes Stage B Housing	0.00

Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	11		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.42		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Passed Stage A Assessment but did not pass Stage B assessment due to the unacceptable impacts identified above. Housing : Site potential therefore NIL dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

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

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

Employment - Suitable Available Achievable summary

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

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

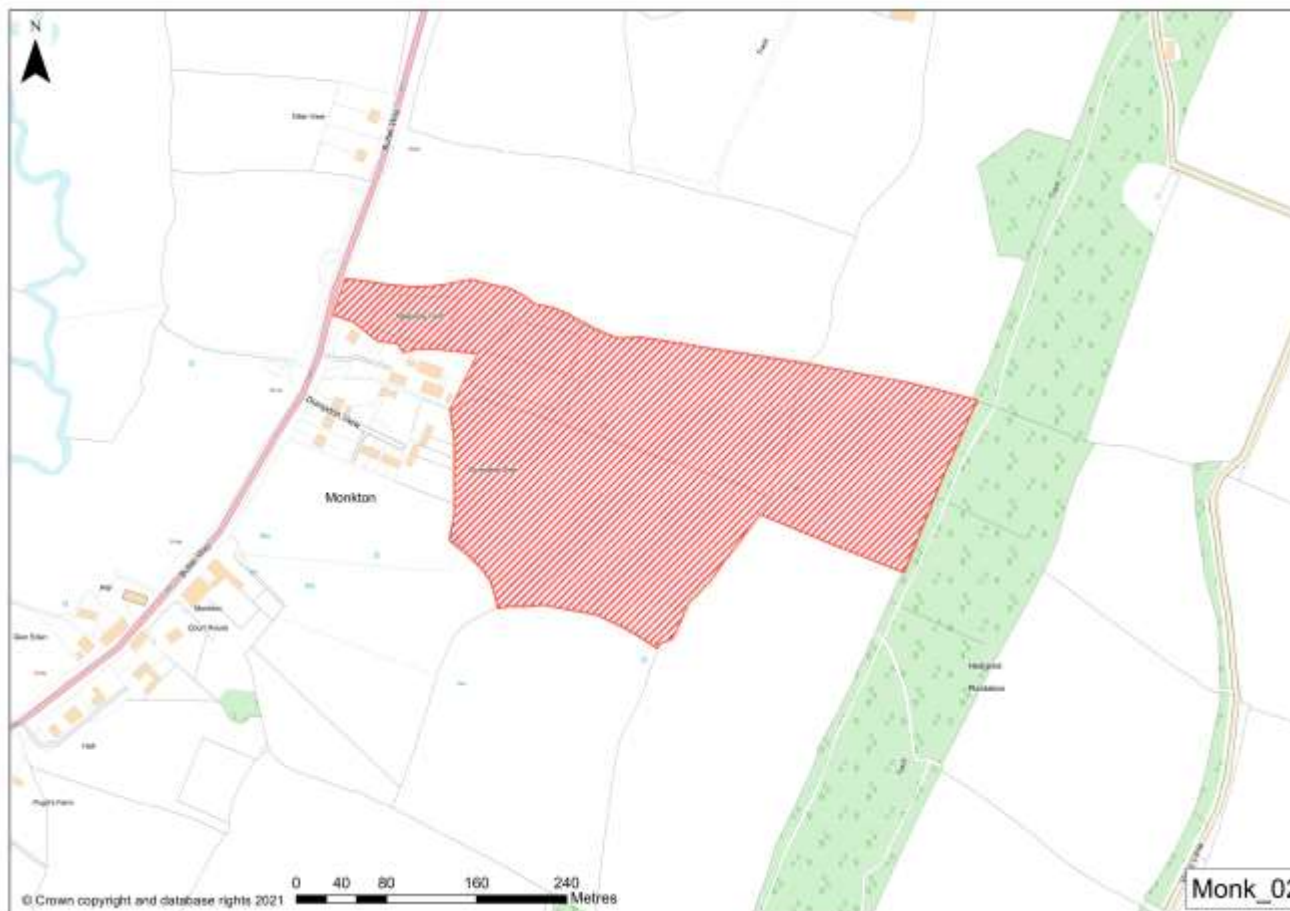
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Monkton

Reference

Monk_02



Site address	Oaklands Farm, Monkton, EX14 9QH
Outside Cranbrook Plan Area	Yes
Description	The site is sloped, rising up from west to east, adjacent to A30. Adjoining site with Monk_01, Agricultural field, currently occupied as Farm
Total site size (ha)	9.64
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 (A rate of 20-25 dwellings per hectare would be appropriate -. If this is applied then the site could deliver in the region of 192-240 houses alongside some small scale commercial space (e.g. local shop/local business space).)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	9.64
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	9.64
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 9.64 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities and over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	Not located within any known area of biodiversity interest.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II* St Mary Magdalenes Church 271m and two Grade II listed building around 260 to south west, but numerous existing buildings mean no intervening views.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Located entirely within Blackdown Hills AONB. Trees along western boundary limit short-distance views into site from adjacent A30, but

	many medium-long distance views into site, including from elsewhere in the AONB.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	There are no identified flooding risk. It may contain some grade 1 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	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	Not sustainable schools transport wise
DCC Highways comments	Highways England to comment as direct access onto the A30. The road has poor alignment and poor safety record and access looks difficult
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable due to scale of impact on trip movements to services and facilities. Possible impact on trunk road – need for National Highways input
Site Achievable for Housing	Probably unachievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	9.64
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	9.64

Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	240		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	9.64		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Passed Stage A Assessment but did not pass Stage B assessment due to the unacceptable impacts identified above. Panel also concluded the site is Probably Unachievable for housing. Housing: Site potential therefore NIL. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Musbury

Reference

Musb_01



Site address	Baxter's Farm, The Street, Musbury, EX13 8AU
Outside Cranbrook Plan Area	Yes
Description	Vacant farmstead comprising farmhouse, buildings and small paddocks/orchard with three large fields to the south.
Total site size (ha)	0.98
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people ,Mixed use (The potential for conversion of some former farm buildings together with new build development for residential use has been explored. There is also potential for other uses such as employment or small scale retail.)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.05 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.05ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.93
GDA Discounted at Stage A – Housing (ha)	0.05
GDA Passes Stage A – Employment (ha)	0.93
GDA Discounted at Stage A – Employment (ha)	0.05
Stage A Assessment conclusion	An area of approximately 0.93 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	within River Axe nutrient management zone
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	Small portion of north of the site is within the Musbury Conservation Area, where several Grade 2 Listed Buildings form the historic village core.
For Housing - Will the site have an unacceptable impact on heritage?	no

For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	Site lies within the East Devon AONB.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land (strategic level). There is a small strip of land at a high to low risk of surface water flooding within the site.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	14.6 ha development proposed in vicinity of Musbury. Musbury primary is a small school and has capacity to support some development but not on scale of 14.6 ha. Transport costs would apply for secondary.
DCC Highways comments	No known access difficulties
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	AXMI_03
Site overlap description	All of 2021 site Musb_01 lies in 2017 Site (ObjectID 108818). 10% of 2017 Site is covered by the 2021 site. 90% of 2017 site was not resubmitted. No change of ownership.
Total site size	0.98
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.05		
Gross development area – Passes Stage B Housing	0.93		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.74		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 15	Mid 19	Max 22
2. Site promoter – yield (upper)	10		
3. Lower of 1. (Mid) yield and 2. yield	10		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	10		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.05		
Gross development area – Passes Stage B Employment (Ha)	0.93		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.98 ha site, approximately 0.05 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.93 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 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 10 dwellings. Site is available, suitable. Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 10 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Musbury

Reference

Musb_02



Site address	Maidenhayne Lane, Musbury, Axminster, EX13 8AG
Outside Cranbrook Plan Area	Yes
Description	Two very small fields with some large fruit trees and built development on all sides
Total site size (ha)	0.52
Submitter development type	Dwellings (7)

Availability assessment

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

Stage A suitability assessment

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

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.52
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.52
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.52 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within River Axe nutrient management zone. Part of the site is provisionally designated by Natural England as a Traditional Orchards HAP
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	There are Grade 2 Listed Buildings to the north and west of the site the setting of which would need to be considered and yield reduced to reflect.
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	Within East Devon AONB. Flat site screened from view to some extent by hedges and buildings, but, there is extensive intervisibility with the surrounding AONB when viewed from further away and yield reduced to reflect.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land (strategic level). A tiny part of the site is at a low risk of surface water flooding.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	14.6 ha development proposed in vicinity of Musbury. Musbury primary is a small school and has capacity to support some development but not on scale of 14.6 ha. Transport costs would apply for secondary.
DCC Highways comments	The site is remote from the village centre. The access to the farm is currently poor and junction of Maidenhayne Lane with the A358 is very poor in respect to visibility. if access is derived from Doatshayne Lane the carriageway should be widened to 5.5m and visibility improvements to the junction with the A358 secured.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	E130
Site overlap description	SITE WITHDRAWN FROM HELAA- SITE NO LONGER AVAILABLE.
Total site size	0.52
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.52		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.42		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 8	Mid 11	Max 13
2. Site promoter – yield (upper)	7		
3. Lower of 1. (Mid) yield and 2. yield	7		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.52		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.52 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.52 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 11 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 7 dwellings. To avoid double counting, the net capacity of the site excluding overlaps is approximately 7 dwellings. Site was assessed in 2021 when it was available (-suitable/Probably achievable). SITE HAS NOW BEEN WITHDRAWN (in 2022). SITE NO LONGER AVAILABLE . The net capacity of the site is NIL dwellings Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Musbury

Reference

Musb_03



Site address	Churchpath field, Axminster Road, Musbury, EX13 8AQ
Outside Cranbrook Plan Area	Yes
Description	Part of large field on rising ground north of the main settlement
Total site size (ha)	1.04
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes (Up to approx 18 dwellings)

Availability assessment

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

Stage A suitability assessment

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

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.04
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.04
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.04 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within River Axe nutrient management zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	no significant issues identified
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	Within East Devon AONB. Development would be highly visible, both from the A road to the west and the lane to the east and from the wider valley to the north, east and west.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No

Flooding/land/resources commentary	Grade 3 agricultural land (strategic level)
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	14.6 ha development proposed in vicinity of Musbury. Musbury primary is a small school and has capacity to support some development but not on scale of 14.6 ha. Transport costs would apply for secondary.
DCC Highways comments	The site is remote from the centre of Musbury village. Access from Doatshayne Lane is not recommended because it is very narrow. Access to the A358 may be possible although visibility may be difficult to achieve.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	E131
Site overlap description	2021 site Memb_03 and 2017 site (ObjectID 96405) are effectively identical. Count all 2021 site. Count 2017 site as NIL.
Total site size	1.04
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	1.04
Gross to net area conversion factor applied %	0.80
Net developable area (ha)	0.83

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)	18		
3. Lower of 1. (Mid) yield and 2. yield	18		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	18		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.04		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.04 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.04 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 21 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 18 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 18 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Musbury

Reference

Musb_04



Site address	Field known as Adcroft, Adjacent to Westbank, Mounthill Lane, Musbury,, EX13 8DD
Outside Cranbrook Plan Area	Yes
Description	part of small field to edge of village
Total site size (ha)	0.87
Submitter development type	2017 submission proposed Dwellings (15). 2022 confirmation of availability also proposed 15 dws.

Availability assessment

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

Stage A suitability assessment

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

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.87
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.87
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.87 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within River Axe nutrient management zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	Site adjoins the curtilage of St Michael's Church, which is a Grade 1 Listed Building. Development of the site has the potential to affect the setting of a Grade 1 Listed Building.
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	Within East Devon AONB on rising ground and at a higher level than the main part of the village.
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land (strategic level)
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	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	14.6 ha development proposed in vicinity of Musbury. Musbury primary is a small school and has capacity to support some development but not on scale of 14.6 ha. Transport costs would apply for secondary.
DCC Highways comments	Access should be derived from Adcroft Rise due to the substandard junction of Mounthill Lane with Doatshayne Lane. The site design will need to accomodate the existing right of way that crosses the land.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	0.87
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.87
Gross to net area conversion factor applied %	0.80

Net developable area (ha)	0.70		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 14	Mid 18	Max 21
2. Site promoter – yield (upper)	15		
3. Lower of 1. (Mid) yield and 2. yield	15		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	15		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.87		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.87 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.87 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 18 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 15 dwellings. . Site is available, suitable, Probably acheivable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 15 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Musbury

Reference

Musb_05



Site address	Doatshayne Lane, Musbury, Axminster, EX13 8TR
Outside Cranbrook Plan Area	Yes
Description	part of a field on prominent, rising ground to the north of the village
Total site size (ha)	0.78
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes (Number of dwellings not specified)

Availability assessment

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

Stage A suitability assessment

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

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.1 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.1ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.68
GDA Discounted at Stage A – Housing (ha)	0.10
GDA Passes Stage A – Employment (ha)	0.68
GDA Discounted at Stage A – Employment (ha)	0.10
Stage A Assessment conclusion	An area of approximately 0.68 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within River Axe nutrient management zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	no significant issues identified
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	Within East Devon AONB. There is extensive intervisibility with the wider AONB in all directions. Existing modern development to the south is visually prominent in the landscape.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land (strategic level). Narrow strip along southern boundary is in floodzones 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 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	14.6 ha development proposed in vicinity of Musbury. Musbury primary is a small school and has capacity to support some development but not on scale of 14.6 ha. Transport costs would apply for secondary.
DCC Highways comments	Access to the site from the 20m.p.h. zone would be possible. The site is alightly remote from the centre of Musbury although it could be a possible extension to the built-up area.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	E128
Site overlap description	2021 site Memb_05 and 2017 site (ObjectID 63612) are effectively identical. Outline pp 17/0893/MOUT for up to 15 dws pp 23/07/18 expired. New outline appl 21/1656/MOUT up to 15 dwellings-(refused 29 July 2022)Count all 2021 site. Count 2017 site as NIL.
Total site size	0.78
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.10		
Gross development area – Passes Stage B Housing	0.68		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.54		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 11	Mid 14	Max 16
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	14		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	14		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.10		
Gross development area – Passes Stage B Employment (Ha)	0.68		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.78 ha site, approximately 0.1 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.68 ha. 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. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 14 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

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

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

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

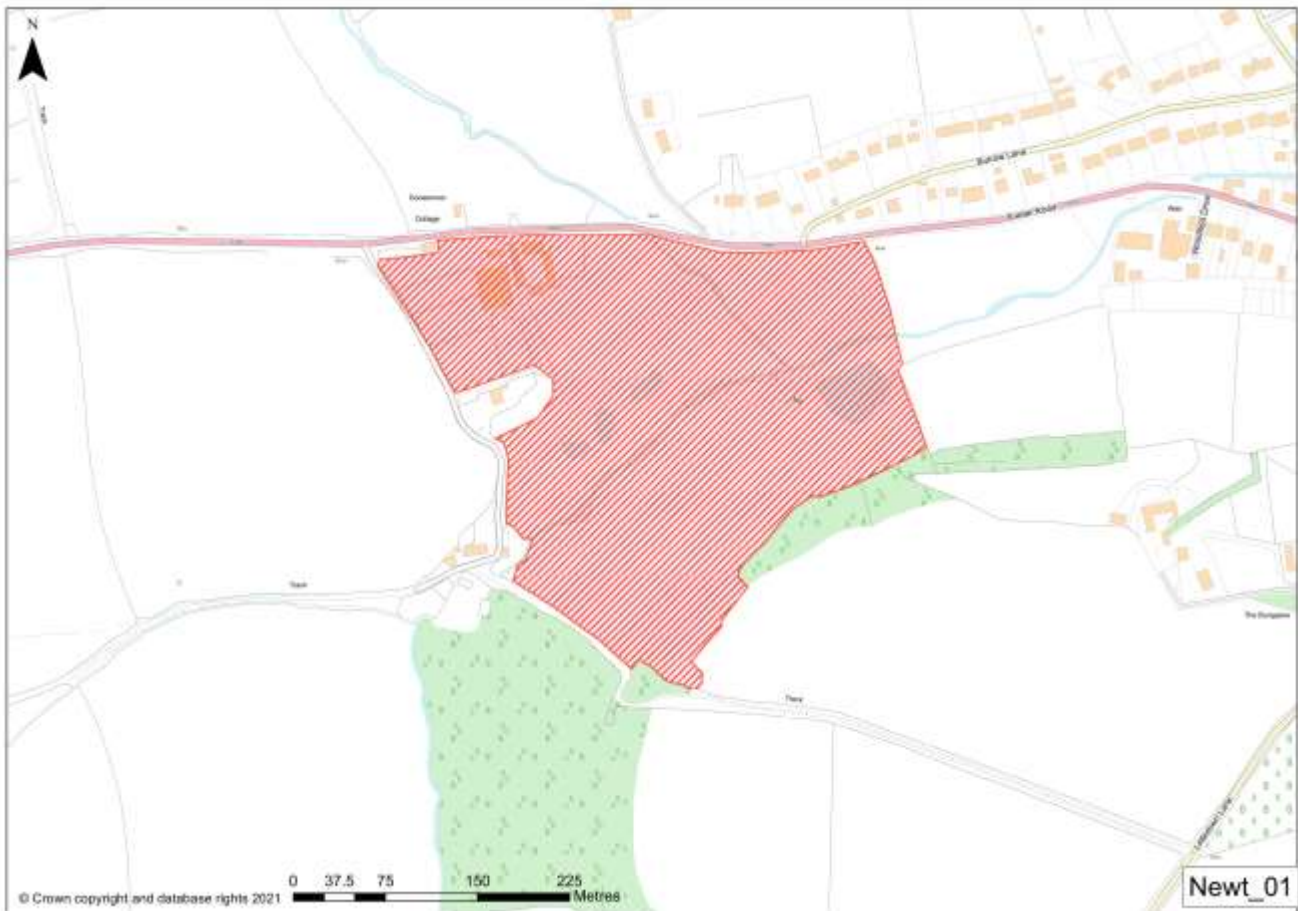
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Newton Poppleford

Reference

Newt_01



Site address

Goosemoor Farm, Exeter Road, Newton Poppleford, Sidmouth, EX10 0BL

Outside Cranbrook Plan Area

Yes

Description

Small farm complex and large field, located south of the Exeter Road (A3052), somewhat remote from the centre of Newton Poppleford village. Site is largely surrounded by agricultural land. However, the eastern part of the site lies south of the existing housing at the western end of Burrow Lane which is the western-most part of Burrow. Burrow lies outside the current built up area of Newton Poppleford.

Total site size (ha)

9.51

Submitter development type

Dwellings (275)

Availability assessment

Call for site : site type

Original (ie 2017 site submission not resubmitted)

Existing (ie 2017 site resubmitted in 2021)

New (ie 2021 submission)

Original

Site promoter's availability comments

Within the next 5 years

Submission year

2017

2017 Site -2022 confirmation of availability

No response received

Site available for Housing

Yes 2017

Site available for Employment

No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 2.89 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 2.89ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	6.62
GDA Discounted at Stage A – Housing (ha)	2.89
GDA Passes Stage A – Employment (ha)	6.62
GDA Discounted at Stage A – Employment (ha)	2.89
Stage A Assessment conclusion	An area of approximately 6.62 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

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

Landscape commentary	within East Devon AONB. Flat fields bisected with watercourses and associated vegetation forming very attractive landscape
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 2 agricultural land (strategic level). floodzones 2 and 3 and areas of high to low risk of surface water flooding bisect the site. The whole of the site is in the total catchment of a water protection zone.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some 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	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	The site is remote from facilities with poor ped/cycle access. A vehicular site access could probably be achieved but would require significant improvements to visibility entailing potential loss of walls and/or vegetation at this point on the A3052 at a point where a system of double white lines in the centre of the road are in place indicating hazardous conditions. This site is not favoured for these reasons.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	9.51		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	2.89		
Gross development area – Passes Stage B Housing	6.62		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	3.97		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 79	Mid 99	Max 119
2. Site promoter – yield (upper)	275		
3. Lower of 1. (Mid) yield and 2. yield	99		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	99		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	2.89		
Gross development area – Passes Stage B Employment (Ha)	6.62		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 9.51 ha site, approximately 2.89 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 6.62 ha. Housing :Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 99 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 99 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 99 dwellings.		

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

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes 2017	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	99
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

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

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

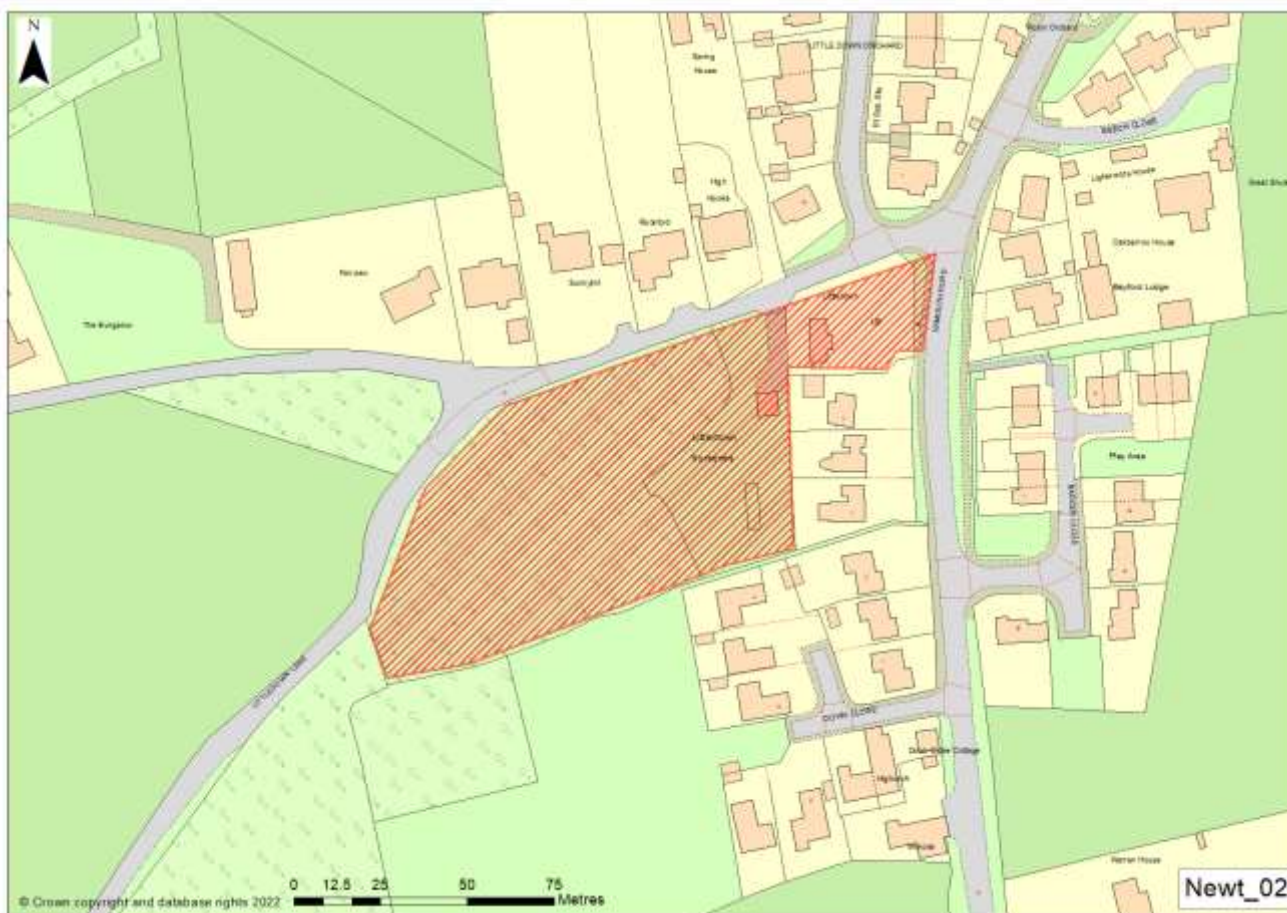
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Newton Poppleford

Reference

Newt_02



Site address	Little Down Farm, Little Down Lane, Newton Poppleford, Sidmouth, Devon, EX10 0BG
Outside Cranbrook Plan Area	Yes
Description	single dwelling, grassed area and small wooded area on edge of village
Total site size (ha)	0.86
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (5-15 homes, solar panels to be used for renewable energy)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.86
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.86
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.86 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heath mitigation zones. Western half of site is subject to a tree preservation order.
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	no significant issues identified
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	Within East Devon AONB. Much of site is shielded from view by tree cover and hedge to adjacent single track lane.
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 1 agricultural land (strategic level). The whole of the site is in the total catchment of a water protection zone.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some 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	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	No objection subject to a small scale development with adequate visibility being provided at the site access.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	C308
Site overlap description	2021 site Newt_02 and 2017 site (ObjectID 96005) are effectively identical. Count all 2021 site. Count 2017 site as NIL.
Total site size	0.86
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00

Gross development area – Passes Stage B Housing	0.86		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.69		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 14	Mid 17	Max 21
2. Site promoter – yield (upper)	15		
3. Lower of 1. (Mid) yield and 2. yield	15		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	15		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.86		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.86 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.86 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 17 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 15 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 15 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

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

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

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

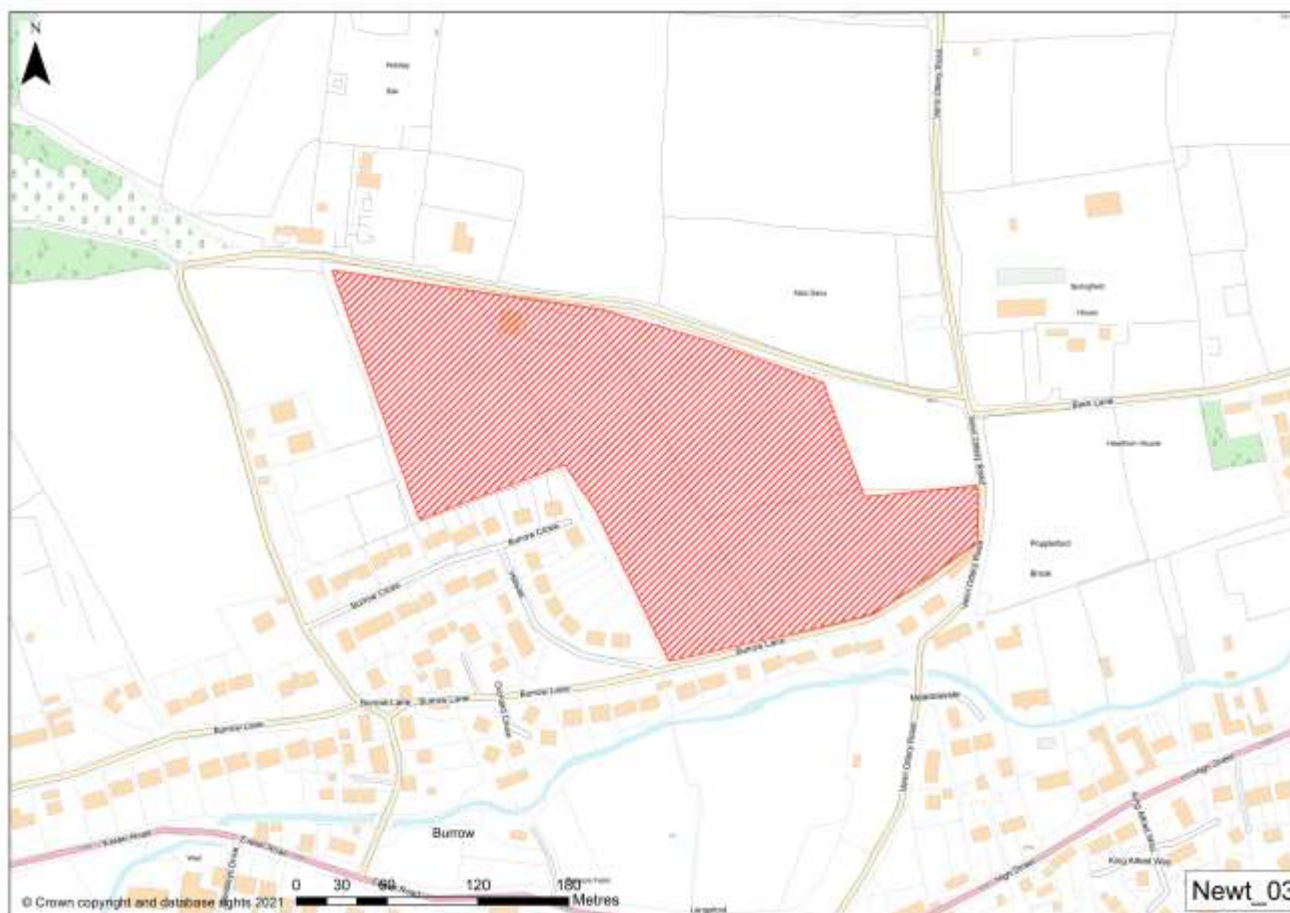
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Newton Poppleford

Reference

Newt_03



Site address	Land North of Burrow Lane, Newton Poppleford, EX10 0BW
Outside Cranbrook Plan Area	Yes
Description	Approximately four small fields at Burrow, north and east of the housing on Burrow Lane, Hillside and Burrow Close. Eastern boundary of site abuts Venn Ottery Road, and northern boundary abuts the lane to the west of Venn Ottery Road. Allotments, agricultural land and sporadic dwellings are to the north of the site.
Total site size (ha)	5.53
Submitter development type	Dwellings (Between 1 and 8)

Availability assessment

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

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

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Pebblebed Heaths mitigation zone
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	no significant issues identified
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	Within East Devon AONB. The site is located on rising ground forming part of the valley setting to Newton Poppleford. Development of the site would be visible from some distance.
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 1 agricultural land (strategic level). The whole of the site is in the total catchment of a water protection zone.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	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	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	Notwithstanding the apparent previous comments, this site is served by narrow lanes with substandard junctions that are unsuitable to serve development of this scale.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	SITE WITHDRAWN FROM HELAA- SITE NO LONGER AVAILABLE.
Total site size	5.53
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	5.50

Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	8		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	5.50		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	SITE WITHDRAWN Initial work on suitability assessments when site was available -but not considered by HELAA Panel Housing : Site Capacity - NIL Dwellings Employment : Site Capacity NIL Hectares		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Newton Poppleford

Reference

Newt_04



Site address	Land to the West of Badger Close, Exmouth Road, Newton Poppleford, EX10 0EA
Outside Cranbrook Plan Area	Yes
Description	Field adjacent to village on land that rises up to wooded area.
Total site size (ha)	1.18
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (A previous planning application indicated 24 homes)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is 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 1.18 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Pebblebed Heaths mitigation zone. There is a Tree Preservation Area to the north 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 identified
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	Within East Devon AONB. The site rises gently towards a group of trees (which are outside the site) and form an attractive skyline feature.
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 2 agricultural land (strategic level). A very small part of the site to the southern boundary is at a low to high risk of surface water flooding. The whole of the site is in the total catchment of a water protection zone.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	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	Acceptable if access can be achieved via Badger Close.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	CO85 or CO83
Site overlap description	2021 site Newt_04 and 2017 site (ObjectID 107219) are effectively identical. Count all 2021 site. Count 2017 site as NIL.
Total site size	1.18
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.18		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.94		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 19	Mid 24	Max 28
2. Site promoter – yield (upper)	24		
3. Lower of 1. (Mid) yield and 2. yield	24		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	24		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.18		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.18 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.18 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 24 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 24 dwellings. Site is available, suitable, Probably achievable for housing To avoid double counting, the net capacity of the site excluding overlaps is approximately 24 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	24
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Newton Poppleford

Reference

Newt_05



Site address	Land to the east Of Exmouth Road, Newton Poppleford, EX10 0EA
Outside Cranbrook Plan Area	Yes
Description	The site forms a small field with a narrow frontage to Exmouth Road on rising ground towards a small, wooded area on top of a small hill.
Total site size (ha)	1.11
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes (A previous application indicated 23 houses on this land)

Availability assessment

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

Stage A suitability assessment

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

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.11
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.11
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.11 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Pebblebed Heaths mitigation zone. There is a Tree Preservation Area to the west 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 identified
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	Within East Devon AONB. Although housing and vegetation screen some views into the site, there is an important view through the site from Exmouth Road and Littledown Lane. The site is also visible from the other side of the valley, including from the East Devon Way long distance footpath.
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 2 agricultural land (strategic level). The whole of the site is in the total catchment of a water protection zone.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	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	No objection.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	CO85 or CO83
Site overlap description	All of 2021 Site New_05 lies in 2017 Site (ObjectID 66805) about 5% of 2017 was not resubmitted (curtilage of a single dwelling at 3 Beech Close is not in the 2021 site). No change of ownership. Count all 2021 site. Count 2017 site as NIL.
Total site size	1.11
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.11		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.89		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 18	Mid 22	Max 27
2. Site promoter – yield (upper)	23		
3. Lower of 1. (Mid) yield and 2. yield	22		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	22		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.11		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.11 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.11 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 22 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 22 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 22 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES	Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.		

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

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

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

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

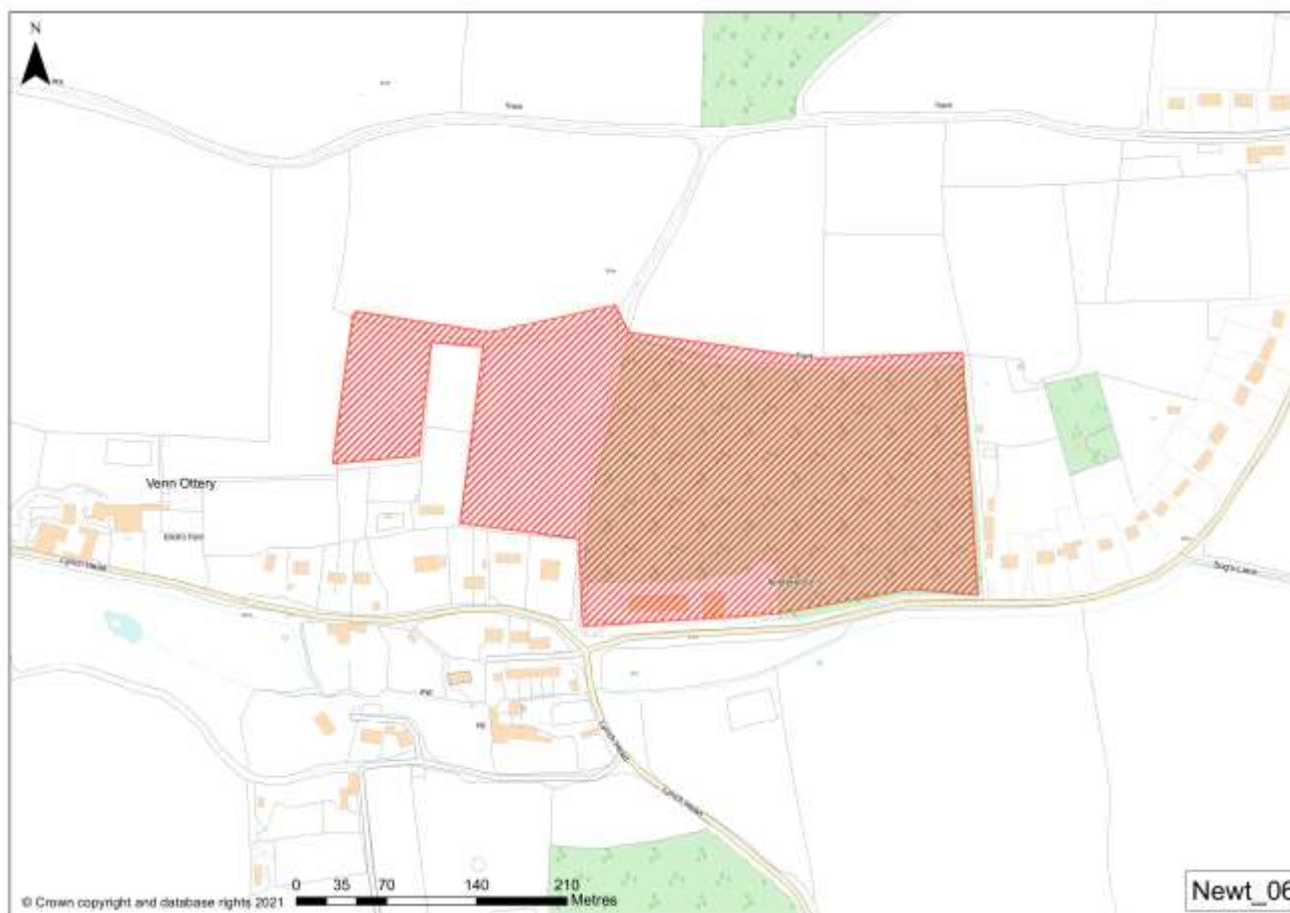
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Newton Poppleford

Reference

Newt_06



Site address	Bowhayes Farm, Venn Ottery, Ottery St Mary Devon, EX11 1RY
Outside Cranbrook Plan Area	Yes
Description	Three fields used for growing nursery trees to north of small settlement accessed by single track lanes
Total site size (ha)	8.30
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people ,Residential institution ,Office ,Industrial / warehouse ,Retail ,Hotel ,Renewable energy ,Mixed use (15 to 20 residential dwellings Solar, Wind, Ground source, Bio Mass)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Existing
Site promoter's availability comments	Within the period of 11-15 years
Submission year	2021
2017 Site -2022 confirmation of availability	
Site available for Housing	Yes

Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	8.30
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	8.30
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 8.3 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Pebblebed Heaths mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	no significant issues identified
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	Within East Devon AONB. Site is fairly level and screend from lane to south by hedges and existing buildings

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 1 agricultural land (strategic level). The whole of the site is in the total catchment of a water protection zone. The floodplain lies just to the south east of the site.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Concerns as the current Tipton St John primary school buildings are located in the floodplain. DCC trying to find a site to relocate the school out of the floodplain. Currently the majority of children come from Sidmouth or Ottery St Mary - so development could lead to a push back to these schools which have limited capacity. Any significant development within the village should consider the requirement for a new primary school site. Safe walking routes required and transport costs to apply. 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.
DCC Highways comments	The frontage road is narrow, difficult for two vehicles to pass and has no footways. Some small scale development could be in line with the existing settlement. Localised road widening and footways would be required
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable for smaller scale development due to access
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	vi12zfv		
Site overlap description	2021 site Newt_06 and 2017 site (ObjectID 110818) are effectively identical. Count all 2021 site. Count 2017 site as NIL.		
Total site size	8.30		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	8.30		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	4.98		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 100	Mid 125	Max 149
2. Site promoter – yield (upper)	20		
3. Lower of 1. (Mid) yield and 2. yield	20		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	20		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	8.30		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 8.3 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 8.3 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 125 dwellings (mid-yield). However, constraints 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. Note : HELAA Panel conclusion that the site is Probably achievable for smaller scale development due to access, related to the mid yield figure. To avoid double counting, the net capacity of the site excluding overlaps is approximately 20 dwellings.		

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

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Newton Poppleford

Reference

Newt_07



Site address	Land off Back Lane, Newton Poppleford
Outside Cranbrook Plan Area	Yes
Description	Small flat field surrounded by hedgerows with a public footpath running along the southern boundary
Total site size (ha)	1.10
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (5 units)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.10
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.10
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.1 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Pebblebed Heaths mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	No significant issues identified
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	Within East Devon AONB. Site is fairly level and screened from lanes to the north and west by hedges and existing buildings.
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 1 agricultural land (strategic level). The whole of the site is in the total catchment of a water protection zone. The floodplain lies just to the south west of the site.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	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	Venn Ottery Lane and Back Lane, together with the junction of Venn Ottery Lane with A3052 are inadequate to serve this level of development
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	HELAA 2017 NON GESP Reference Number: NEWT_05
Site overlap description	2021 site Newt_07 and 2017 site (ObjectID 39604) are effectively identical. Count all 2021 site. Count 2017 site as NIL.
Total site size	1.10
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.10		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.88		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 18	Mid 22	Max 26
2. Site promoter – yield (upper)	5		
3. Lower of 1. (Mid) yield and 2. yield	5		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.10		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.1 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.1 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 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 5 dwellings. Site available and suitable but the HELAA Panel concluded that the site is Probably unachievable. Therefore the net capacity of the site excluding overlaps is NIL dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Newton Poppleford

Reference

Newt_09



Site address	Field adjacent to Hawthorn House, Back Lane, Newton Poppleford, EX10 0BX
Outside Cranbrook Plan Area	Yes
Description	Small flat field surrounded by hedgerows with a public footpath running along the southern boundary
Total site size (ha)	0.71
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people ,Mixed use (13 detached bungalow style properties, more if utilising semi-detached, or flats.)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.71
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.71
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.71 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Pebblebed Heaths mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	no significant issues identified
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	Within East Devon AONB. Site is fairly level and screend from lane to the north by hedges and existing buildings.
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 1 agricultural land (strategic level). The whole of the site is in the total catchment of a water protection zone. The floodplain lies just to the south east of the site.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	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	Back Lane, together with the junction of Venn Ottery Lane with A3052 are inadequate to serve this level of development
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	HELAA 2017 NON GESP NEWT_09
Site overlap description	2021 site Newt_09 and 2017 site (ObjectID 24401) are effectively identical. Count all 2021 site. Count 2017 site as NIL.
Total site size	0.71
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.71		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.57		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 11	Mid 14	Max 17
2. Site promoter – yield (upper)	13		
3. Lower of 1. (Mid) yield and 2. yield	13		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.71		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.71 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.71 ha. 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 13 dwellings. Site available and suitable but the HELAA Panel concluded that the site is Probably unachievable. To avoid double counting, the net capacity of the site excluding overlaps is approximately 13 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Newton Poppleford

Reference

Newt_10



Site address	Land North of Back Lane, Newton Poppleford,
Outside Cranbrook Plan Area	Yes
Description	Greenfield site, comprising partly wooded parcel of land on rising ground and including barn). Existing housing to the south (Lark Rise, Chestnut Way and Hazel Close) and west (small group of 3 dwellings north of Back Lane, including Byways which adjoins the site). Agricultural land and orchard land to the east and north.. Gated entrance currently shared with public footpath through farm gate with integrated personal gate. The footpath is on the land proposed. Site proposed to be accessed from Back Lane and possibly separate the two entrances (vehicles and footpath)
Total site size (ha)	0.89
Submitter development type	Dwellings (5)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.89
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.89
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.89 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Pebblebed Heaths mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	no significant issues identified
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	Within East Devon AONB. Rising land on edge of village gives 'soft' edge.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 1 agricultural land (strategic level). The whole of the site is in the total catchment of a water protection zone
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some 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	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	Back Lane, together with the junction of Venn Ottery Lane with A3052 are inadequate to serve this level of development
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	C074
Site overlap description	All of 2021 Site Newt_17 (0.23 Ha) lies in SE corner of 2017 site (Newt_10). Possible change of owner on Site Newt_17. So count residual 0.76 Ha of Newt_10 (85%)
Total site size	0.89

HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.89		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.71		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 14	Mid 18	Max 21
2. Site promoter – yield (upper)	5		
3. Lower of 1. (Mid) yield and 2. yield	5		
4. Percentage of site to count– housing	85		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.89		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.89 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.89 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 18 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 5 dwellings. Newt_17 lies in the SE corner of Newt_10. To avoid double counting, exclude Newt_17. However, the HELAA Panel concluded that the site is Probably unachievable, so for the trajectory the net capacity of the site excluding overlaps is NIL dwellings. Employment: Site is not submitted as available for employment and therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

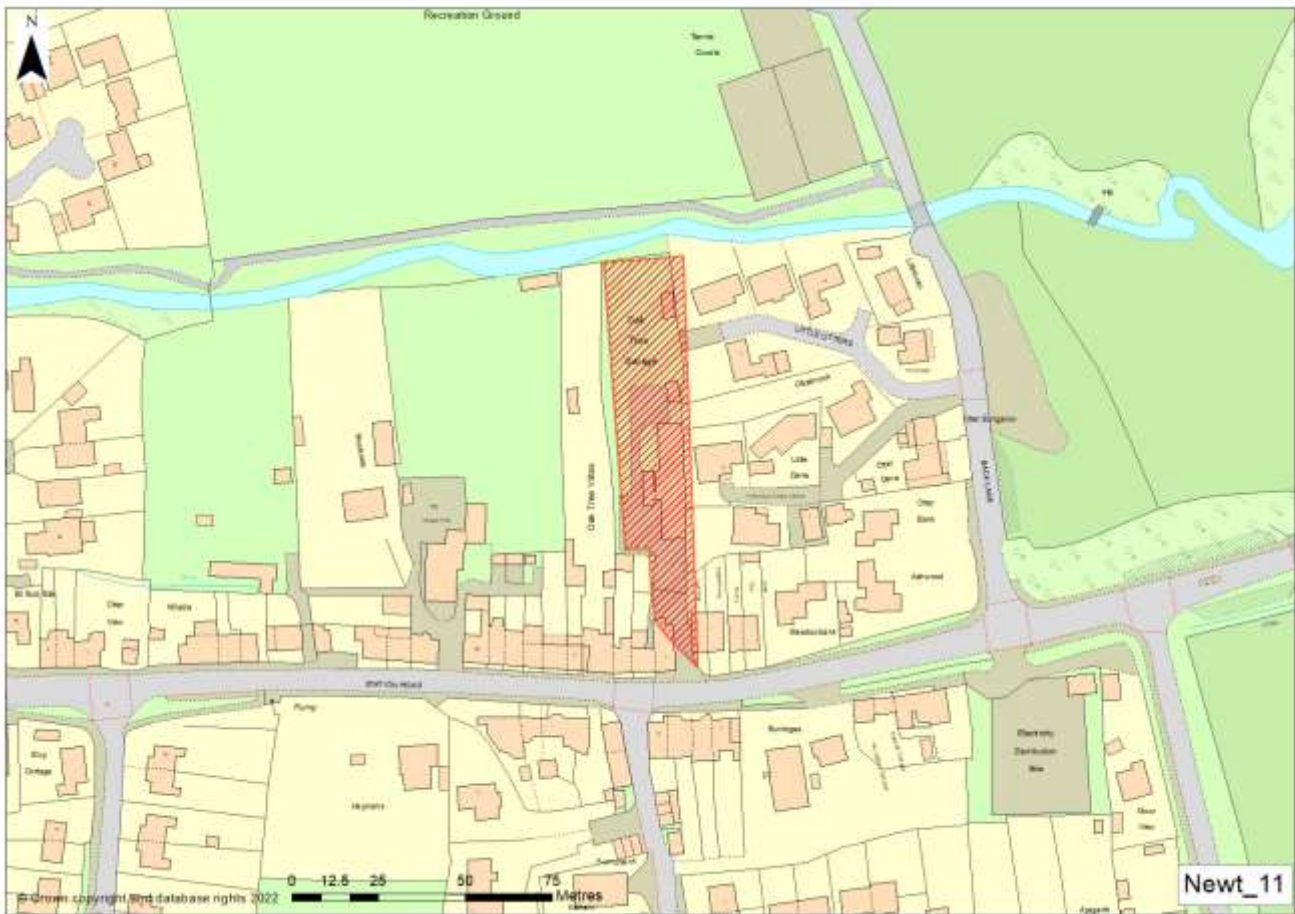
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Newton Poppleford

Reference

Newt_11



Site address	Oak Tree Garage, Station Road, Newton Poppleford, Devon, EX10 0ER
Outside Cranbrook Plan Area	Yes
Description	
Total site size (ha)	0.21
Submitter development type	Dwellings (4)

Availability assessment

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

Stage A suitability assessment

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

Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	No
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). 0.2ha 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)	0.20
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.20
Stage A Assessment conclusion	This site has not passed the Stage A Suitability Assessment for housing or for employment due to all the site being within Flood Zone 3.
Does site pass Stage A Assessment - Housing	No
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

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

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	
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	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	
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	0.21
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.21
Gross development area – Passes Stage B Housing	0.00
Gross to net area conversion factor applied %	

Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid 0	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.21		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Not passed Stage A Assessment. Not suitable for housing for HELAA. Housing: Therefore site potential is NIL dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Newton Poppleford

Reference

Newt_12



Site address	Coal Yard, Back Lane, Newton Poppleford, Sidmouth, EX10 0EY
Outside Cranbrook Plan Area	Yes
Description	
Total site size (ha)	0.13
Submitter development type	Dwellings (2)

Availability assessment

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

Stage A suitability assessment

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

Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	No
Flood Risk text	Approx. 0.1 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.1ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Discounted at Stage A – Housing (ha)	0.13
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.13
Stage A Assessment conclusion	This site has not passed the Stage A Suitability Assessment for housing or for employment due to all the site being within Flood Zone 3 and due to the site size being below the size threshold.
Does site pass Stage A Assessment - Housing	No
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

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

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	
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	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	
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	0.13
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.13
Gross development area – Passes Stage B Housing	0.00
Gross to net area conversion factor applied %	

Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid 0	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.13		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Not passed Stage A Assessment. Not suitable for housing for HELAA. Housing: Therefore site potential is NIL dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Newton Poppleford

Reference

Newt_13



Site address	Land off Down Close Newton Poppleford Devon OJD, EX10 0JD
Outside Cranbrook Plan Area	Yes
Description	Part of small field with mature hedgerows and single storey houses to east. Yield reduced to reflect character of adjoining housing, proximity of protected trees, 'soft' village edge and landscape.
Total site size (ha)	0.48
Submitter development type	Homes for sale ,Affordable homes (number of dwellings not specified)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.48
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.48
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.48 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heath mitigation zones. Trees are protected by preservation orders to the northern, southern and western boundaries.
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	no significant issues identified
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	Within East Devon AONB. Site forms part of attractive landscape setting on edge of village.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 1 agricultural land (strategic level). The whole of the site is in the total catchment of a water protection zone
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some 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	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	It is assumed access will be derived from Down Close, to which there is no objection.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	WHOLE This site & Newt_19 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	0.48		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.48		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.38		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 8	Mid 10	Max 11
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	10		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.48		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.48 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.48 ha. Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 10 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 10 dwellings. To avoid double counting with Site Newt_19, for the trajectory the net capacity of site New13 excluding overlaps NIL dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES	Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.		

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Newton Poppleford	Reference	Newt_14



Site address	Seniors Farm yard, Ex10 0BH
Outside Cranbrook Plan Area	Yes
Description	Small farmyard surrounded by housing with open steel framed barns
Total site size (ha)	0.17
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Industrial / warehouse (Potential for 6 homes or work/home units and workshops)

Availability assessment

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

Stage A suitability assessment

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

Does the site meet the minimum size threshold for employment?	No
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.17
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.17
Stage A Assessment conclusion	An area of approximately 0.17 ha has passed the Stage A Suitability Assessment for housing but not for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Pebblebed Heaths mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	Site is adjacent to a Grade 2 listed building, the setting of which would need to be taken into account.
For Housing - 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, but surrounded by housing.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No

Flooding/land/resources commentary	Grade 3 agricultural land (strategic level). The entrance to the site is in floodzone 2 and is also at a high risk of surface water flooding. The whole of the site is in the total catchment of a water protection zone.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	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	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	It is likely that improvements to visibility outside of the submitted site would be required to secure an appropriate residential access.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable subject to achieving suitable 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	No overlap
Total site size	0.17
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.17

Gross to net area conversion factor applied %	1.00		
Net developable area (ha)	0.17		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 3	Mid 4	Max 5
2. Site promoter – yield (upper)	6		
3. Lower of 1. (Mid) yield and 2. yield	4		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	4		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.17		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.17 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.17 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 4 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 4 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 4 dwellings. Employment: Site is not submitted as available for employment and is below the site size threshold for employment and therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES	Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.		

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

Yes	Yes	Probably achievable if

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Newton Poppleford

Reference

Newt_15



Site address	Land to the North of Exeter Road, Newton Poppleford, Ex10 0BH
Outside Cranbrook Plan Area	Yes
Description	Flat field set within village.
Total site size (ha)	1.26
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes (Possible 35 houses)

Availability assessment

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

Stage A suitability assessment

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

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.45 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). 0.45ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.81
GDA Discounted at Stage A – Housing (ha)	0.45
GDA Passes Stage A – Employment (ha)	0.81
GDA Discounted at Stage A – Employment (ha)	0.45
Stage A Assessment conclusion	An area of approximately 0.81 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Pebblebed Heaths mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	There are several listed buildings around the site and their setting would need to be considered.
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	Within East Devon AONB. Forms an attractive landscape feature within village setting.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land (strategic level). Most of the site is in Floodzone 2 and the western boundary is at a high to low risk of surface water flooding. The whole of the site is in the total catchment of a water protection zone.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some 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	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	As per comments by the Submitter, it appears that adjoining land would be required to secure and appropriate access road to serve residential development.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

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

Total site size	1.26		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.45		
Gross development area – Passes Stage B Housing	0.81		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.65		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 13	Mid 16	Max 20
2. Site promoter – yield (upper)	35		
3. Lower of 1. (Mid) yield and 2. yield	16		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.45		
Gross development area – Passes Stage B Employment (Ha)	0.81		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.26 ha site, approximately 0.45 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.81 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 16 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 16 dwellings. Site is available and suitable but the HELAA Panel concluded that the site is Probably unachievable. Therefore the net capacity of the site excluding overlaps is NIL dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Newton Poppleford

Reference

Newt_16



Site address	Land to the rear of Langford Mews, Newton Poppleford, EX10 0DU
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising small field to the rear of dwellings at Langford Mews to the north of the High Street on the north side of Newton Poppleford village. Submission proposes access between two dwellings on the High Street.
Total site size (ha)	0.47
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people ,Mixed use (3 – 6 detached dwellings, more if utilising semi-detached, or flats.)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	No
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.4 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.4ha 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)	0.40
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.40
Stage A Assessment conclusion	This site has not passed the Stage A Suitability Assessment for housing or for employment due to 0.4 Ha of the site being within Flood Zone 3, and due to the site size of the residue of 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	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	
For Housing - Will the site have an unacceptable impact on biodiversity?	
For Employment - Will the site have an unacceptable impact on biodiversity?	
Heritage commentary	
For Housing - Will the site have an unacceptable impact on heritage?	

For Employment - Will the site have an unacceptable impact on heritage?	
Landscape commentary	
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	
Safety	
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	No
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	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	Further investigation is required to determine whether the available access land is limited to the existing track, or if the adjoining land can form part of a suitable residential access road.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	0.47

HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.47		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	1.00		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min	Mid	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.47		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Not passed Stage A Assessment. Not suitable for housing or employment for HELAA. Housing : Therefore site potential is NIL. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Newton Poppleford

Reference

Newt_17



Site address	Land on the north side of Back Lane, Newton Poppleford, Sidmouth,
Outside Cranbrook Plan Area	Yes
Description	Triangular parcel of land partly wooded. Yield reduced to reflect shape of site.
Total site size (ha)	0.23
Submitter development type	Homes for sale (5+)

Availability assessment

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

Stage A suitability assessment

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

Does the site meet the minimum size threshold for employment?	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)	0.23
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.23
Stage A Assessment conclusion	An area of approximately 0.23 ha has passed the Stage A Suitability Assessment for housing but not for employment as the site size 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	Within Pebblebed Heaths mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	no significant issues identified
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	Within East Devon AONB. Well treed 'soft' edge to village on rising ground.
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 1 agricultural land (strategic level). The whole of the site is in the total catchment of a water protection zone
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	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	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	Back Lane, together with the junction of Venn Ottery Lane with A3052 are inadequate to serve this level of development
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	2021 Site Newt_17 is the North East corner of 2017 Site Newt_10. Count all of Newt_17.
Total site size	0.23
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00

Gross development area – Passes Stage B Housing	0.23		
Gross to net area conversion factor applied %	1.00		
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)	5		
3. Lower of 1. (Mid) yield and 2. yield	5		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.23		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.23 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.23 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 6 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 5 dwellings. Site is available and suitable but the HELAA Panel concluded that the site is Probably unachievable. Therefore for the trajectory the net capacity of the site excluding overlaps is NIL dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Newton Poppleford

Reference

Newt_18



Site address	Pearces Yard, Bridge End, Newton Poppleford, Devon,
Outside Cranbrook Plan Area	Yes
Description	Open storage building and yard with scrubby field between River Otter and drainage channel.
Total site size (ha)	0.83
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Office ,Industrial / warehouse (former haulage yard and workshop and contains a number of buildings. Alongside these, a long standing residential use of the site has occurred (in excess of 30 years duration). Potentially capable of taking 5 to 10 dwellings.)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	No
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.8 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). 0.8ha 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)	0.80
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.80
Stage A Assessment conclusion	This site has not passed the Stage A Suitability Assessment for housing or for employment due to all the site being within Flood Zone 3.
Does site pass Stage A Assessment - Housing	No
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Pebblebed Heaths mitigation zone. There is a line of protected trees to the eastern boundary.
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	There is a Grade 2 listed building opposite and the river bridge is also grade 2 listed.
For Housing - 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. Existing storage activities are well screened and site forms part of extremely attractive riverside landscape.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land (strategic level). Site is wholly within floodzone 3. The whole of the site is in the total catchment of a water protection zone.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	
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	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	The site is poorly located in terms of ped/cycle links to facilities. The access would require improvements to visibility resulting in potential hedge loss. This site if not favoured.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	

Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	0.83		
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 %			
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.83		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Not passed Stage A Assessment. Not suitable for housing for HELAA. Housing : Therefore site potential is NIL dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Northleigh

Reference

Nort_01



Site address	(23.05.1995) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the west side of Backwells Mead, Northleigh, Colyton., EX24 6BH
Outside Cranbrook Plan Area	Yes
Description	Small level paddock in agricultural use, south of Colyton road, west of Backwells Mead on the west side of the village of Northleigh
Total site size (ha)	0.27
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Homes for older people (suggested 6 dwellings)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.27
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.27
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.27 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities and over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	Site is not located within any known area of biodiversity interest
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Within 105m of Grade 11* and 11 listed buildings
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Within AONB
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	No
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some 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	Farway Primary has capacity to support development. Additional secondary may be required. Transport costs apply for primary and secondary.
DCC Highways comments	Access could be of Colyton Road. This could include some localised widening and footway
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	2021 site Nort_01 and 2017 site (ObjectID 110414) are effectively identical. Count all 2021 site. Count 2017 site as NIL.
Total site size	0.27
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.27
Gross development area – Passes Stage B Housing	0.00
Gross to net area conversion factor applied %	1.00
Net developable area (ha)	0.00

Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	6		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.27		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Passed Stage A Assessment but did not pass Stage B assessment due to the unacceptable impacts identified above. Housing : Site potential therefore NIL. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Offwell

Reference

Offw_01



Site address	Land Adjacent to Flintstones, 3 Offwell Barton, Offwell, Nr Honiton, Devon, EX14 9SA
Outside Cranbrook Plan Area	Yes
Description	Northern part of site is flat and comprises housing converted from former agricultural buildings. There is a small barn and then a small field where the land falls away sharply to the south.
Total site size (ha)	0.63
Submitter development type	Homes for sale ,Affordable homes ,Homes for older people (Site has previously been assessed by EDDC for 5 homes and prior 20)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.63
GDA Discounted at Stage A – Housing (ha)	0.63
GDA Passes Stage A – Employment (ha)	0.63
GDA Discounted at Stage A – Employment (ha)	0.63
Stage A Assessment conclusion	An area of approximately 0.63 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	no significant issues identified
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	Development of the site could affect the setting of several listed buildings, including the Grade 1 St Mary's 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	Within East Devon AONB. The site is prominently located the edge of the plateau and the undeveloped part of the land includes a very steeply sloping scarp.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land (strategic level). The northern (developed) part of the site is at a low risk of surface water flooding
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Sites are within walking distance of Offwell Primary School which has capacity to support some development. Site Offw_02 appears to be in very close proximity to the school and possibly on part of school site which is obviously of concern. Additional secondary capacity may be required . Secondary transport applies.
DCC Highways comments	Access is off a private road coming out onto a complicated junction. Access is technically possible. The private road should have a footway
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	Previously registered - reference number unknown
Site overlap description	All of 2021 Site Offw-01 lies in 2017 Site (Object ID 34011). The north-eastern 20% (buildings) of 2017 Site (34011) lies outside the 2021 site (barns) and was not resubmitted. No change in ownership. Count all 2021 site. Count 2017 site as NIL.
Total site size	0.63
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.63		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.50		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 10	Mid 13	Max 15
2. Site promoter – yield (upper)	20		
3. Lower of 1. (Mid) yield and 2. yield	13		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	13		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.63		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.63 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.63 ha. Housing :Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 13 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 13 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 13 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	13
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Offwell

Reference

Offw_02



Site address	Land at the rear of The Haven, Fern Lane, Offwell, Honiton,
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising a small flat field surrounded on its South, East, West and NW sides by housing, plus the primary school to the south east. Agricultural land to the north.
Total site size (ha)	1.21
Submitter development type	Dwellings (10)

Availability assessment

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

Stage A suitability assessment

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

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.21
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.21
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.21 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	no significant issues identified
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	no significant issues identified
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	Within East Devon AONB. Flat site well screened by existing buildings.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land (strategic level). A strip through the centre of the site is at a low risk of surface water flooding

For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Sites are within walking distance of Offwell Primary School which has capacity to support some development. Site Offw_02 appears to be in very close proximity to the school and possibly on part of school site which is obviously of concern. Additional secondary capacity may be required . Secondary transport applies.
DCC Highways comments	Access off a lane coming out between two other accesses and in very close proximity to a junction. This looks unacceptable
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	1.21		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.21		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.97		
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)	10		
3. Lower of 1. (Mid) yield and 2. yield	10		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.21		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.21 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.21 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 24 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 10 dwellings. Site is suitable and achievable but the HELAA Panel concluded that the site is Probably Unachievable. The Therefore, the net capacity of the site excluding overlaps is NIL dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES	Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.		

Housing - Available Suitable Achievable summary

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Offwell

Reference

Offw_03



Site address	Land off Ramsden Lane, Offwell, Nr. Honiton, Devon EX14 9SZ, EX14 9SZ
Outside Cranbrook Plan Area	Yes
Description	Small field on steeply rising ground with housing to three sides
Total site size (ha)	0.94
Submitter development type	Homes for sale ,Affordable homes (See document submitted in conjunction with this call for sites representation.)

Availability assessment

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

Stage A suitability assessment

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

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.94
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.94
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.94 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is adjacent to an ancient woodland.
For Housing - 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 160m from the nearest grade II listed building.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Within AONB. Flat 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	It may contain some grade 3 agricultural land.

For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Sites are within walking distance of Offwell Primary School which has capacity to support some development. Site Offw_02 appears to be in very close proximity to the school and possibly on part of school site which is obviously of concern. Additional secondary capacity may be required . Secondary transport applies.
DCC Highways comments	Site could have frontage development similar to Woollands Close with connecting footways
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	0.94		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.94		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.75		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30

1. Calculated yield (HELAA Methodology)	Min 15	Mid 19	Max 22
2. Site promoter – yield (upper)	20		
3. Lower of 1. (Mid) yield and 2. yield	19		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	19		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.94		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.94 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.94 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 19 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 19 dwellings . Site is available, suitable, Probably acheivable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 19 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0

Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	19
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Otterton

Reference

Otto_01



Site address	Land of Bell Street, Otterton,
Outside Cranbrook Plan Area	Yes
Description	two small fields on rising ground surrounded by development on all sides
Total site size (ha)	1.24
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (Approximately 10 units.) 2022 SPC presentation indicated 11 dws.

Availability assessment

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

Stage A suitability assessment

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

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.24
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.24
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.24 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed 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	The northern corner of the site is in the Otterton Conservation Area and there are several Listed Buildings adjacent to the site.
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	Within East Devon AONB. The site is visible from footpaths along the northern edge of Otterton and has distant views in some directions.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No

Flooding/land/resources commentary	Grade 3 agricultural land (strategic level). The whole of the site is in the total catchment of a water protection zone
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Otterton Primary School has capacity to support development and both sites are within walking distance. Transport costs would apply for secondary.
DCC Highways comments	No objection subject to access being derived from the proposed roundabout serving Otry_09.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	N/A		
Site overlap description	2021 site Otto_01 and 2017 site (ObjectID 60803) are effectively identical. Count all 2021 site. Count 2017 site as NIL.		
Total site size	1.24		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.24		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.99		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30

1. Calculated yield (HELAA Methodology)	Min 20	Mid 25	Max 30
2. Site promoter – yield (upper)	11		
3. Lower of 1. (Mid) yield and 2. yield	11		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	11		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.24		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.24 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.24 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 25 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 11 dwellings. Site is available, suitable, Probably acheivable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 11 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0

Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	11
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Otterton

Reference

Otto_02



Site address	Land adjacent to the North Star, Otterton,
Outside Cranbrook Plan Area	Yes
Description	small field with development to either side on fringes of settlement
Total site size (ha)	0.37
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (Approximately 5 – 7 units – see Concept Layout plan - infill site.) 2022 presentation to Strategic Planning Committee indicated 6 dws.

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.12 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.12ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.25
GDA Discounted at Stage A – Housing (ha)	0.12
GDA Passes Stage A – Employment (ha)	0.25
GDA Discounted at Stage A – Employment (ha)	0.12
Stage A Assessment conclusion	An area of approximately 0.25 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	Site is adjacent to the Otterton Conservation Area and a small corner of the site is within it. There are listed buildings to either side 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	Within East Devon AONB. The site is generally flat with a slight gradient from West down to East. It is screened by mature hedgerows.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 2 agricultural land (strategic level). The eastern half of the site is in floodzone 3. A small strip of land along the eastern boundary is at a high to low risk of surface water flooding. The whole of the site is in the total catchment of a water protection zone
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Otterton Primary School has capacity to support development and both sites are within walking distance. Transport costs would apply for secondary.
DCC Highways comments	Behind Hayes is quite a narrow lane though does have some existing development, could be an infilled plot with a footway frontage to gain visibility, possible emergency/ped/cycle access through Vieux Close.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	HELAA 2017 NON GESP Reference Number: OTTO_02

Site overlap description	All of 2021 Site Otto_02 lies in 2017 Site (ObjectID 40002). South 25% of 2017 Site (40002) lies outside 2021 site. 10-15% of 2017 site was not resubmitted (indicative layout plan). No change in ownership. Count all 2021 site. Count 2017 site as NIL.		
Total site size	0.37		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.12		
Gross development area – Passes Stage B Housing	0.25		
Gross to net area conversion factor applied %	1.00		
Net developable area (ha)	0.25		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 5	Mid 6	Max 8
2. Site promoter – yield (upper)	6		
3. Lower of 1. (Mid) yield and 2. yield	6		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	6		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.12		
Gross development area – Passes Stage B Employment (Ha)	0.25		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.37 ha site, approximately 0.12 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.25 ha. Housing Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 6 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's latest yield would have the potential for 6 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 6 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Otterton

Reference

Otto_03



Site address	Land at Hayes Lane, Otterton, Devon, EX9 7JS
Outside Cranbrook Plan Area	Yes
Description	Part of small field on sloping ground with development on three sides.
Total site size (ha)	1.33
Submitter development type	Homes for sale ,Affordable homes ,Custom and self-build homes ,Homes for older people ,Mixed use (for 25 homes of a similar character and density to the surrounding village.)

Availability assessment

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

Stage A suitability assessment

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

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.33
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.33
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.33 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	Site is close to a grade 2 listed building and the setting would need to be considered
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	Within East Devon AONB. Site is at edge of village and on steeply rising land.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No

Flooding/land/resources commentary	Grade 3 agricultural land (strategic level). The whole of the site is in the total catchment of a water protection zone
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Otterton Primary School has capacity to support development and both sites are within walking distance. Transport costs would apply for secondary.
DCC Highways comments	The site access would be acceptable and has good buildability, Ottery Street has no footways but a shared use style carriageway, the land would be able to provide a modest infill in terms of impact upon the highway.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	1.33
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	1.33
Gross to net area conversion factor applied %	0.80
Net developable area (ha)	1.06

Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 21	Mid 27	Max 32
2. Site promoter – yield (upper)	25		
3. Lower of 1. (Mid) yield and 2. yield	25		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	25		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.33		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.33 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.33 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 27 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 25 dwellings. Site is available, suitable, Probably acheivable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 25 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

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

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

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

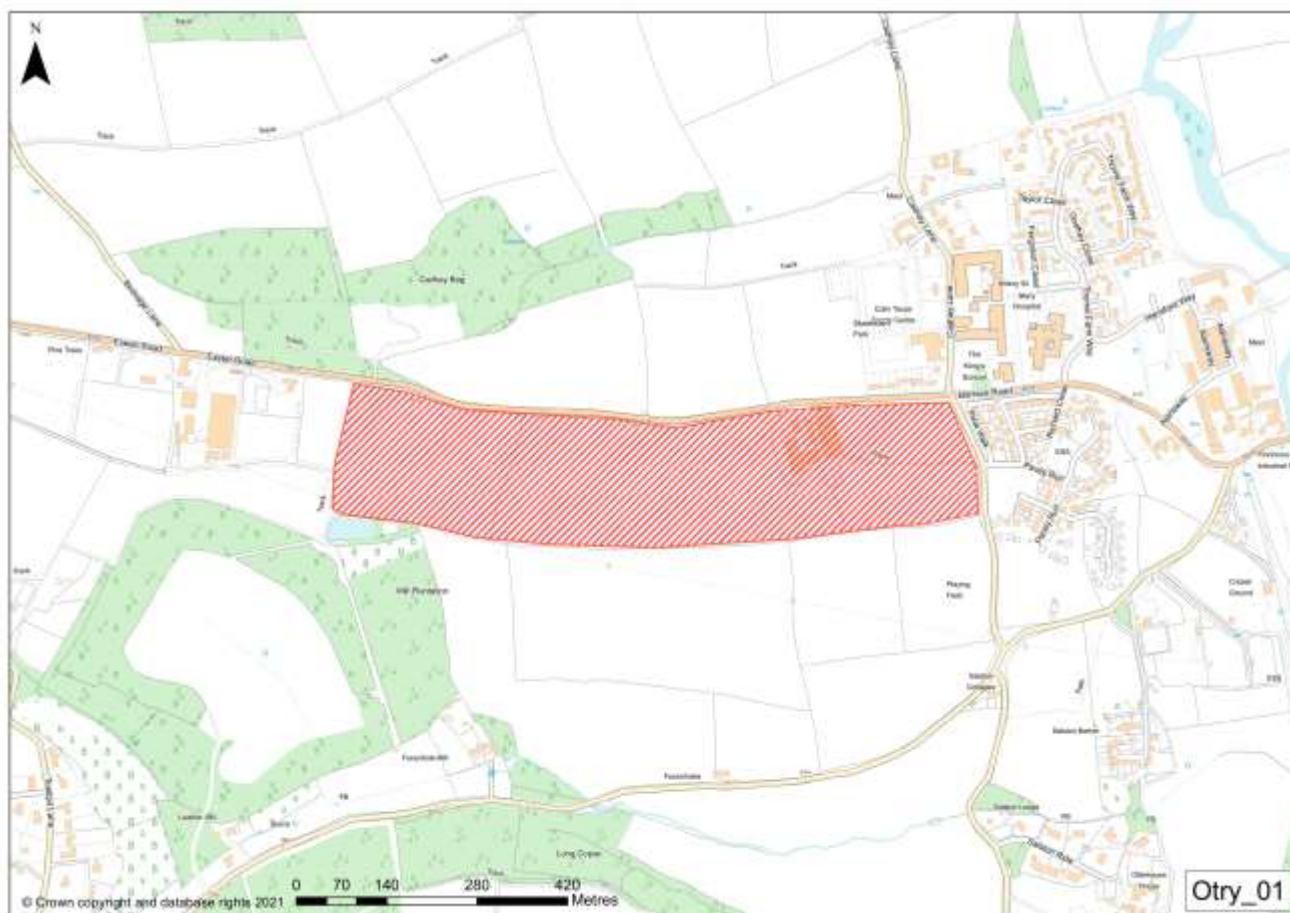
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Ottery St Mary

Reference

Otry_01



Site address	Barrack Farm, Ottery St. Mary, EX11 1RB
Outside Cranbrook Plan Area	Yes
Description	Three largely level rectangular paddocks, running alongside the main road to the west of Ottery St Mary, extending into the countryside. A farm is located in the eastern Part of site is within the mineral consultation area.
Total site size (ha)	18.92
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people ,Industrial / warehouse ,Retail ,Mixed use (500)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	19.54
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	19.54
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 19.54 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any known area of biodiversity interest, but within Pebblebed Heath mitigation zone
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Over 300m from nearest 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	Outside AONB
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Free from flood risk. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure 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 Otry 1 in close proximity to Kings school. Neither the secondary or primary school has capacity to support development on this scale. New primary school site required. Previous planning application for primary school on Thorne Farm site to the north of OTRY_1. Additional secondary capacity required. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	This site should derive access from the roundabout consented under 20/1504/MOUT.
DCC Minerals comments	Part of site within MCA and very small area within MSA. Area is already constrained by road network and other existing development. Relationship between the HELAA site and the resource means no MPA objection.
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable subject to delivery of the new roundabout junction on the B3174 Exeter Road
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap. Site was submitted in 2018, and shows on 2021 GIS map, so count site as Existing. Count all of Otry_01
Total site size	18.92

HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	19.54		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	11.73		
Density assumption applied (dwellings per Ha)	Min 31	Mid 35	Max 40
1. Calculated yield (HELAA Methodology)	Min 364	Mid 410	Max 469
2. Site promoter – yield (upper)	500		
3. Lower of 1. (Mid) yield and 2. yield	410		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	410		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.60		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 19.54 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 19.54 ha. Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 410 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 410 dwellings. Site is available, suitable, Probably achievable for housing.To avoid double counting, the net capacity of the site excluding overlaps is approximately 410 dwellings. Employment: The site is not submitted as available for employment-led development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			

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

Housing - Available Suitable Achievable summary

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	225
Developable 1/4/2032 to 31/3/2037	185
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Ottery St Mary

Reference

Otry_02



Site address	Land south of the Old Post Office, Fairmile, Nr Coombelake, Devon, EX11
Outside Cranbrook Plan Area	Yes
Description	Irregularly shaped paddock with allotment type use in centre section, access track and small area of car parking to north. Rural site, in open countryside.
Total site size (ha)	0.44
Submitter development type	Homes for sale ,Affordable homes ,Custom and self-build homes (5)

Availability assessment

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

Stage A suitability assessment

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

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

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities and over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	Site is not located within any known area of biodiversity interest although it is within the Pebblebed Heaths mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Within 10m of Grade 2 listed building
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Outside AONB
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	It may contain some grade 3 agricultural land. No flood risk. .

For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	No
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Additional primary and secondary capacity required. Transport costs for both primary and secondary would apply. Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	Although the area generally is remotely located, with poorped/cycle accessibility, vehicular access to this site could be technically achieved.
DCC Minerals comments	Whole site within the MSA (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	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable due to location in the minerals safeguarding area; 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)	CO87
Site overlap description	Nearly all of 2021 Site Otry_02 lies within the slightly larger 2017 Site (Object ID 82402). The residue of 2017 Site (Object ID 82402) was not resubmitted. No change in ownership. Count all 2021 site. Count 2017 site as NIL.
Total site size	0.44
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.44		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.35		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 7	Mid 9	Max 11
2. Site promoter – yield (upper)	5		
3. Lower of 1. (Mid) yield and 2. yield	5		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.44		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.44 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.44 ha. Housing : Available for housing - Passed Stage A but did not pass Stage B Suitability Assessment. HELAA Panel concluded that site is Probably unachievable due to location in the minerals safeguarding area; subject to a Minerals Resource Assessment . For the trajectory the Site potential capacity is therefore NIL dwellings. Employment: The site is not submitted as available for employment-led development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Ottery St Mary

Reference

Otry_03



Site address	Land adjacent Thorn Farm Way/Barrack Road, Ottery St Mary, EX11 1RA
Outside Cranbrook Plan Area	Yes
Description	Greenfield site of open rough grassland within the town of Ottery St Marys. Bordered by Barrack Road to the south, Thorn Farm Way to the west and Hansford Way to the north. Finnimore Trading Estate lies to the east and Kings School to the west. Hosuing to north and south. Most of the site is in flood zone 3
Total site size (ha)	1.06
Submitter development type	Homes for sale (Homes for sale - X On FRZ 2/1 (West of site) 10 houses. Industrial / warehouse - 1200m2 on FRZ 3a (west) Retail - 650m2 Metro style food store on FRZ3a (East) with 60 parking spaces)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	No
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does 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. 0.85 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). 0.79ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Discounted at Stage A – Housing (ha)	1.06
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	1.06
Stage A Assessment conclusion	Site has not passed Stage A Suitability Assessment for housing as 0.12 Ha of site (shown on submitters map for housing) is below site size threshold. Not passed Stage A for employment as 0.85 Ha is in FZ 3- residue of 0.21 is below threshold.
Does site pass Stage A Assessment - Housing	No
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	
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	N/A
DCC Highways comments	N/A
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	N/A

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	The 2021 site is larger than the 2017 site. All of 2017 site (ObjectID 68020) lies within 2021 Site Otry_03. The eastern 20% of 2021 Site Otry_03 lies outside 2017 site (ObjectID 68020).
Total site size	1.06
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	1.06

Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %			
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	1.06		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Not passed Stage Asuitability Assessment for housing. Not suitable for housing for HELAA. Not passed Stage A Suitability Assessment for economic/employment. Not suitable for housing for HELAA. Housing: Therefore site potential is NIL dwellings . Employment: Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Ottery St Mary

Reference

Otry_04



Site address

Land South of Otter Close
Tipton St John, EX10 0JU

Outside Cranbrook Plan Area

Yes

Description

Well located between existing housing development to the north and south at Tipton St John. Access can be achieved. Intervisibility with AONB.

Total site size (ha)

1.89

Submitter development type

Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Other (May be suitable for siting of a replacement primary school for the village as this is currently being sought due to flood risk at current school location. Alternatively as an infill site for housing for the village. Previous planning applications on the site 10/2435/MFUL, 11/1410/MFUL, 13/1431/MOUT.)

Availability assessment

Call for site : site type

Original (ie 2017 site submission not resubmitted)

Existing (ie 2017 site resubmitted in 2021)

New (ie 2021 submission)

Existing

Site promoter's availability comments

Within the next 5 years

Submission year

2021

2017 Site -2022 confirmation of availability

Site available for Housing

Yes

Site available for Employment

No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.88
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.88
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.88 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities but over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	Site is not located within any known area of biodiversity interest although it is within the Pebblebed Heaths mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Over 175m from nearest 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	Outside AONB

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	It may contain some grade 3 agricultural land. No flood risk.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	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	Concerns as the current Tipton ST John primary school buildings are located in the floodplain. DCC trying to find a site to relocate the school out of the floodplain. Currently the majority of children come from Sidmouth or Ottery St Mary - so development could lead to a push back to these schools which have limited capacity. Any significant development within the village should consider the requirement for a new primary school site. Additional secondary capacity required and transport costs would apply. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	This site can be accessed via the 'main' road, with the 30mph speed limit extended and the 'sunken lane' closed to vehicular traffic as suggested by the Submitter.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

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

Site overlap description	2021 site Otry_04 and 2017 site (ObjectID 58003) are effectively identical. Count all 2021 site. Count 2017 site as NIL.		
Total site size	1.89		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.88		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	1.51		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 30	Mid 38	Max 45
2. Site promoter – yield (upper)	20		
3. Lower of 1. (Mid) yield and 2. yield	20		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	20		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	1.89		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.88 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.88 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 38 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 20 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 20 dwellings. Employment: The site is not submitted as available for employment-led development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Ottery St Mary

Reference

Otry_05



Site address	Land on the South East side of Gosford Road, Ottery St Mary (adjoining Taleford, near Ottery St Mary), EX11 1NA
Outside Cranbrook Plan Area	Yes
Description	Greenfield site, comprising rectangular section of larger paddock, to east of ribbon development at Taleford. Very rural hamlet. Gosford Lane abuts the southern boundary. Existing housing adjoins the western boundary, and further housing to the south of the site, south of Gosford Lane. Agricultural land to the north and east, Localised road widening required. Submitter proposes site access from Gosford Lane which is a single carriageway. Submitter indicates that all land to the north of Gosford Lane is under their control, and proposes that passing spaces can be created on that lane.
Total site size (ha)	0.30
Submitter development type	2017 submission 12 Dwellings. 2022 confirmation of site availability - proposed 12 dwellings (Homes for sale)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	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 0.3 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any known area of biodiversity interest although it is within the Pebblebed Heaths mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Over 175m from nearest 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	Outside AONB. Hedgerows on western and southern boundaries
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	It may contain some grade 2 agricultural land. No land in flood zones 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 or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Additional primary and secondary capacity required. Transport costs for both primary and secondary would apply. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	Assuming it is frontage development it should include a footway and some localised widening.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	CO45
Site overlap description	No overlap
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 %	1.00		
Net developable area (ha)	0.30		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 6	Mid 8	Max 9
2. Site promoter – yield (upper)	12		
3. Lower of 1. (Mid) yield and 2. yield	8		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	8		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.30		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.3 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.3 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 8 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 8 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 8 dwellings. Employment: The site is not submitted as available for employment-led development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Ottery St Mary	Reference	Otry_06



Site address	Land next to 6 Coombe Vale, Tipton St John, Devon, EX10 0AU
Outside Cranbrook Plan Area	Yes
Description	Greenfield site at Tipton St John, comprising almost rectangular, roadside paddock and stable block. The site is located to the west of the small row of houses at Coombe Vale on the site's western boundary which are east of the crossroads of the B3176 Sidmouth Road and the lane leading east to Lower Coombe Farm and Higher Coombe Farm. The site adjoins a paddock and more sporadic houses to the east. Semi rural character, and wholly in AONB. South of the site is a stream with trees either side, with agricultural land further to the south. To the north is agricultural land, and to the NW is a bungalow. Band of floodzone 2 and 3 to the south, extending up into the site.
Total site size (ha)	0.64
Submitter development type	2017 submission did not indicate the number of dwellings, but the 2022 confirmation of availability proposes 6 dwellings (Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes).

Availability assessment

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

Submission year	2017
2017 Site -2022 confirmation of availability	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.15 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)	0.49
GDA Discounted at Stage A – Housing (ha)	0.15
GDA Passes Stage A – Employment (ha)	0.49
GDA Discounted at Stage A – Employment (ha)	0.15
Stage A Assessment conclusion	An area of approximately 0.49 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

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

For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 160m from the nearest grade II listed building.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Within AONB
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Floodzone 2 and 3 extends into the southern part of the site. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Concerns as the current Tipton ST John primary school buildings are located in the floodplain. DCC trying to find a site to relocate the school out of the floodplain. Currently the majority of children come from Sidmouth or Ottery St Mary - so development could lead to a push back to these schools which have limited capacity. Any significant development within the village should consider the requirement for a new primary school site. Additional secondary capacity required and transport costs would apply. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	Assuming it is frontage development it should include a footway and some localised widening.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	0.64		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.15		
Gross development area – Passes Stage B Housing	0.49		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.40		
Density assumption applied (dwellings per Ha)	Min 20	Mid 20	Max 30
1. Calculated yield (HELAA Methodology)	Min 8	Mid 8	Max 12
2. Site promoter – yield (upper)	6		
3. Lower of 1. (Mid) yield and 2. yield	6		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	6		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.64		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.64 ha site, approximately 0.15 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.49 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 8 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 6 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double		

	counting, the net capacity of the site excluding overlaps is approximately 6 dwellings. Employment: The site is not submitted as available for employment-led development. Therefore for the trajectory the net capacity of the site is NIL hectares.

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Ottery St Mary

Reference

Otry_07



Site address	Land at Sandgate, Sandgate Lane, Wiggaton, Ottery St Mary, EX11 1PX
Outside Cranbrook Plan Area	Yes
Description	Predominantly flat paddock with mature trees around and within it. Housing on two sides but located in Wiggaton, a rural hamlet. Access appear to be through a residential garden.
Total site size (ha)	1.16
Submitter development type	Homes for sale ,Custom and self-build homes (5-6 Dwellings. For innovative zero carbon private, self-build homes.)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.18
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 1.18 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities 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 known area of biodiversity interest although it is within the Pebblebed Heaths mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Within 60m of Grade 2 listed building
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Outside AONB
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Floods along eastern road boundary. It may contain some grade 2 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Additional primary and secondary capacity required. Transport costs for both primary and secondary would apply. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	The site is reasonable located for access from Sidmouth Road and also possibly Sandgate Lane. The site is remote from any town centre.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	aj137di
Site overlap description	2021 site Otry_07 and 2017 site (ObjectID 60803) are effectively identical. Count all 2021 site. Count 2017 site as NIL.
Total site size	1.16
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	1.18

Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.94		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 19	Mid 24	Max 28
2. Site promoter – yield (upper)	6		
3. Lower of 1. (Mid) yield and 2. yield	6		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	6		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.18		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.18 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.18 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 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 6 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 6 dwellings. Employment: The site is not submitted as available for employment-led development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)

Yes	Yes	Probably achievable

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Ottery St Mary

Reference

Otry_08



Site address	Oakfield Farm, Fenny Bridges, Honiton,
Outside Cranbrook Plan Area	Yes
Description	Level , rectangular paddock located at Fenny Bridges, a hamlet with sporadic development. Access can be achieved. Insufficient school capacity
Total site size (ha)	0.64
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (6 RESIDENTIAL PLOTS – site approx. 3000m ² AREAS OF PLOTS Approx. 4 BED (115m ²) each Approx. 400meach)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.28 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.28ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.25
GDA Discounted at Stage A – Housing (ha)	0.28
GDA Passes Stage A – Employment (ha)	0.25
GDA Discounted at Stage A – Employment (ha)	0.28
Stage A Assessment conclusion	An area of approximately 0.25 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any known area of biodiversity interest although it is within the Pebblebed Heaths mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Within 300m of Grade 2 listed building
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	Outside AONB
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Adjoining land floods. It may contain some grade 2 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Additional primary and secondary capacity required. Transport costs for both primary and secondary would apply. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	Suitable for access from the highway
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	2017 Otry_08 and 2021 (Object ID 103215) submitted sites are similar in size. South part of 2021 site is outside 2017 site, but the 2021 site does not include E & W ends of 2017 site. No change in ownership. Count all 2021 site. Count 2017 site as NIL.
Total site size	0.64
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.28

Gross development area – Passes Stage B Housing	0.25		
Gross to net area conversion factor applied %	1.00		
Net developable area (ha)	0.25		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 5	Mid 6	Max 8
2. Site promoter – yield (upper)	6		
3. Lower of 1. (Mid) yield and 2. yield	6		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	6		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.28		
Gross development area – Passes Stage B Employment (Ha)	0.25		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.53 ha site, approximately 0.28 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.25 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 6 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 6 dwellings. Site is available, suitable, Probably acheivable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 6 dwellings. Employment: The site is not submitted as available for employment-led development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Ottery St Mary

Reference

Otry_09



Site address	Land at Thorne Farm, Exeter Road, Ottery St Mary, EX11 1QZ
Outside Cranbrook Plan Area	Yes
Description	The southern section of the site is highly visible from the main approach to the town, site rises steeply so northern section unsuitable for development, higher development potential to the far east of the site than on the remainder. Site has been identified for education use and there is insufficient capacity in existing schools. Access onto new Cadhay Lane/Exeter Road roundabout. Northern boundary floodzone 2 and 3. Adjoins CWS
Total site size (ha)	10.30
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people ,Other (Major outline planning application was submitted under 20/1504/MOUT for 210 place primary school and up to 150 residential units. Refused by Committee on 6th January 2021. All of the DCC landholding is now submitted for the HELAA). 2022 Presentation to Strategic Planning Committee also indicated 150 dws.

Availability assessment

Call for site : site type

Original (ie 2017 site submission not resubmitted)

Existing (ie 2017 site resubmitted in 2021)

New (ie 2021 submission)

New

Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	2022 SPC presentation
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 3.6 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 3.6ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	6.70
GDA Discounted at Stage A – Housing (ha)	3.60
GDA Passes Stage A – Employment (ha)	6.70
GDA Discounted at Stage A – Employment (ha)	3.60
Stage A Assessment conclusion	An area of approximately 6.7 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

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

For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No issues identified
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Outside AONB
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Band of floodzone 2 and 3 to the northern boundary. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	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	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
DCC Highways comments	Site adjoins existing highways at Exeter Road and Cadhay Lane. Planning application submitted (20/1504/MOUT) provided a new roundabout on Exeter Road and a new junction with Cadhay Lane
DCC Minerals comments	Part of site within MCA (Aggregates). A recent planning application on this site provided a MRA to which there was no objection from the county council as MPA.
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	GH/ED/28		
Site overlap description	2021 site Otry_09 and 2017 site GH/ED/29) are effectively identical. C.Planning application 20/1504/MOUT for 150 dws Refused 12 Jan 2021. Exclude 3.16 Ha for Education. Net area is Count site GH/ED/28 as NIL and Count all of 2021 site Otry_09.		
Total site size	10.30		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	3.60		
Gross development area – Passes Stage B Housing	6.70		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	4.02		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 80	Mid 101	Max 121
2. Site promoter – yield (upper)	150		
3. Lower of 1. (Mid) yield and 2. yield	101		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	101		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	3.60		
Gross development area – Passes Stage B Employment (Ha)	6.70		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 10.3 ha site, approximately 3.6 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 6.7 ha. Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 101 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 101 dwellings. Site is available, suitable, Probably acheivable for housing. To avoid double		

	counting, the net capacity of the site excluding overlaps is approximately 101 dwellings. Employment: The site is not submitted as available for employment-led development. Therefore for the trajectory the net capacity of the site is NIL hectares.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	101
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

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

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

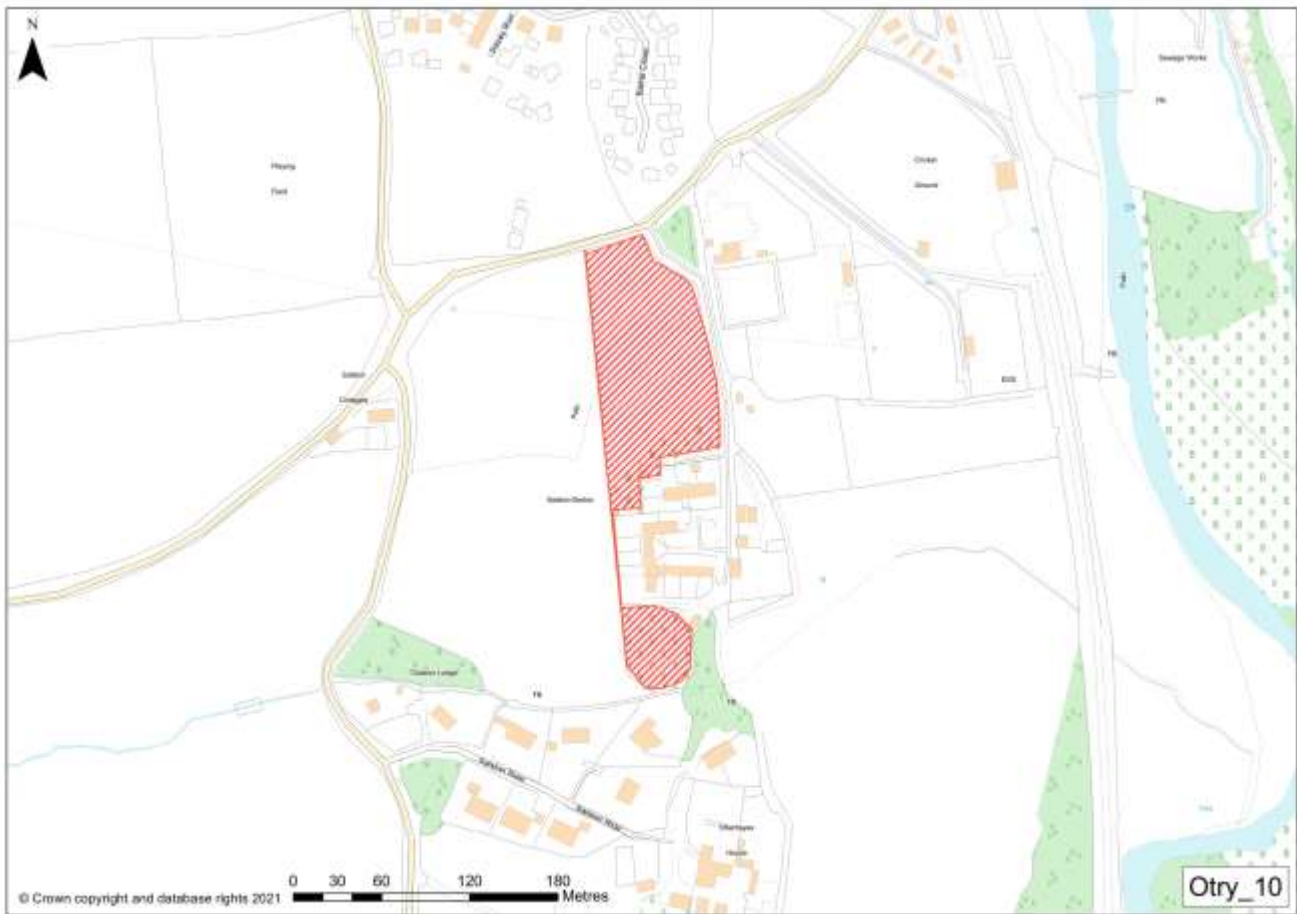
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Ottery St Mary

Reference

Otry_10



Site address

Land to North and South of Salston Barton, Ottery St Mary, EX11 1RG

Outside Cranbrook Plan Area

Yes

Description

Small, gently sloping scrubby field to the south-west of Ottery St Mary. The site is bounded to the north by Strawberry Lane and the new "Island Farm" housing development, residential properties at Salston Barton to the south. Floodplain and TPO's on eastern boundary. Access may be difficult to achieve due to narrowness of the northern boundary reducing visibility splays

Total site size (ha)

1.36

Submitter development type

Homes for sale ,Custom and self-build homes (N Site area 0.98 Ha. South Site 0.24Ha (0.15 developable allowing for Flood area). N Site 40 dwellings general development. S Site 5 dwellings, possibly individual self build plots. Site location plan as part of previous GH/ED/27 assessment.)

Availability assessment

Call for site : site type

Original (ie 2017 site submission not resubmitted)

Existing (ie 2017 site resubmitted in 2021)

New (ie 2021 submission)

New

Site promoter's availability comments

Within the next 5 years

Submission year

2021

2017 Site -2022 confirmation of availability

Site available for Housing

Yes

Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.17 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.17ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.19
GDA Discounted at Stage A – Housing (ha)	0.17
GDA Passes Stage A – Employment (ha)	1.19
GDA Discounted at Stage A – Employment (ha)	0.17
Stage A Assessment conclusion	An area of approximately 1.19 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heath mitigation zones. A small number of trees along the eastern boundary are covered by tree preservation orders.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 170m from the nearest grade II listed building.

For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Outside AONB
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Band of floodzone 2 and 3 to eastern boundary. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some 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	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
DCC Highways comments	Significant improvements to ped/cycle access along Strawberry Lane would be required between the site access and Barrack Road B3174.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap. Otry_10 is not within 2017 GESP strategic site GH/ED/27. Count all of Otry_10 (

Total site size	1.36		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.17		
Gross development area – Passes Stage B Housing	1.19		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.95		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 19	Mid 24	Max 28
2. Site promoter – yield (upper)	45		
3. Lower of 1. (Mid) yield and 2. yield	24		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	24		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.17		
Gross development area – Passes Stage B Employment (Ha)	1.19		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.36 ha site, approximately 0.17 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.19 ha. Housing :Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 24 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 24 dwellings. Site is available, suitable, Probably acheivable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 24 dwellings. Employment: The site is not submitted as available for employment-led development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			

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

Housing - Available Suitable Achievable summary

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	24
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

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

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

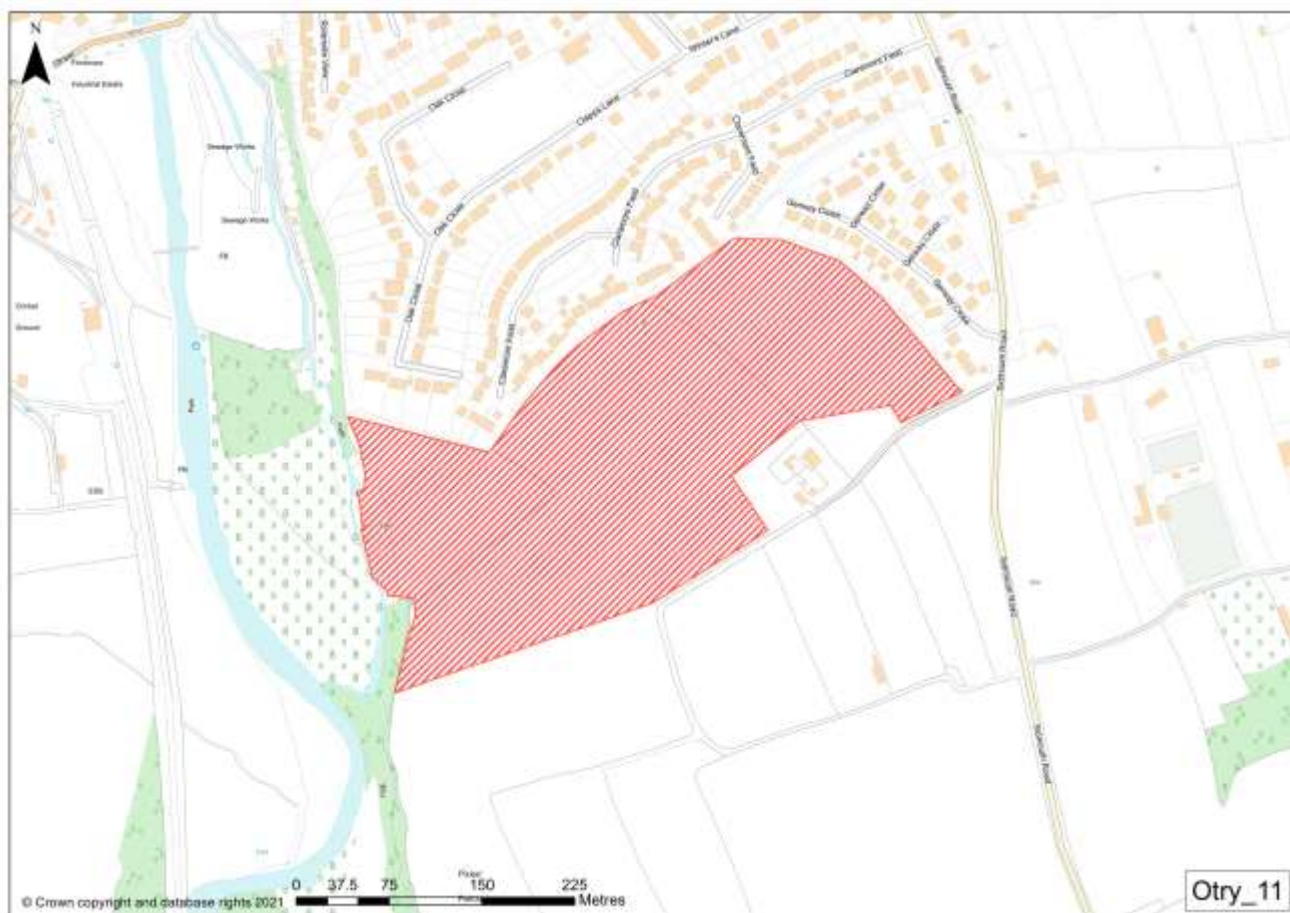
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Ottery St Mary

Reference

Otry_11



Site address	Gerway Farm, Ottery St. Mary, E, EX!! 1PN
Outside Cranbrook Plan Area	Yes
Description	Northern section of a larger group of fields submitted as a GESP site. Agricultural fields on the south side of Ottery St Mary to the west of Sidmouth Road, between it and the River Otter. Prominent from ridges around the town. Floodzone to north of site. Presume access would be through existing housing estate (through floodplain) or through adjacent SHLAA site. Insufficient local school capacity. TPO on western boundary hedge
Total site size (ha)	8.34
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (300)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.6 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.6ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	7.74
GDA Discounted at Stage A – Housing (ha)	0.60
GDA Passes Stage A – Employment (ha)	7.74
GDA Discounted at Stage A – Employment (ha)	0.60
Stage A Assessment conclusion	An area of approximately 7.74 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

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

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Outside AONB
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Band of floodplain to north of site. It may contain some grade 2 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	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
DCC Highways comments	Improvements to the access on to Sidmouth Road, possible extension of the speed limit, and ped/cycle links to the adjoining Gerway Close and/or Claremont Field would be required. Vehicular access from the south western end of Claremont Field may be possible.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable subject to satisfactory access on to Clairmont Field
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)	3e12wvl

Site overlap description	All 2021 site Otry_11 lies in 2017 GESP site GH/ED/29. 8.2 Ha of the 19.3 Ha of GH/ED/29 not resubmitted in 2021 but subsequently confirmed available. No change in ownership. Count Otry_11 as NIL. Count all GH/ED/29		
Total site size	8.34		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.60		
Gross development area – Passes Stage B Housing	7.74		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	4.64		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 93	Mid 116	Max 139
2. Site promoter – yield (upper)	300		
3. Lower of 1. (Mid) yield and 2. yield	116		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.60		
Gross development area – Passes Stage B Employment (Ha)	7.74		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 8.34 ha site, approximately 0.6 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 7.74 ha. Housing Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 116 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 116 dwellings. To avoid double counting, the net capacity of the site excluding overlaps with GH/ED/29 is NIL dwellings. Employment: The site is not submitted as available for employment-led development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

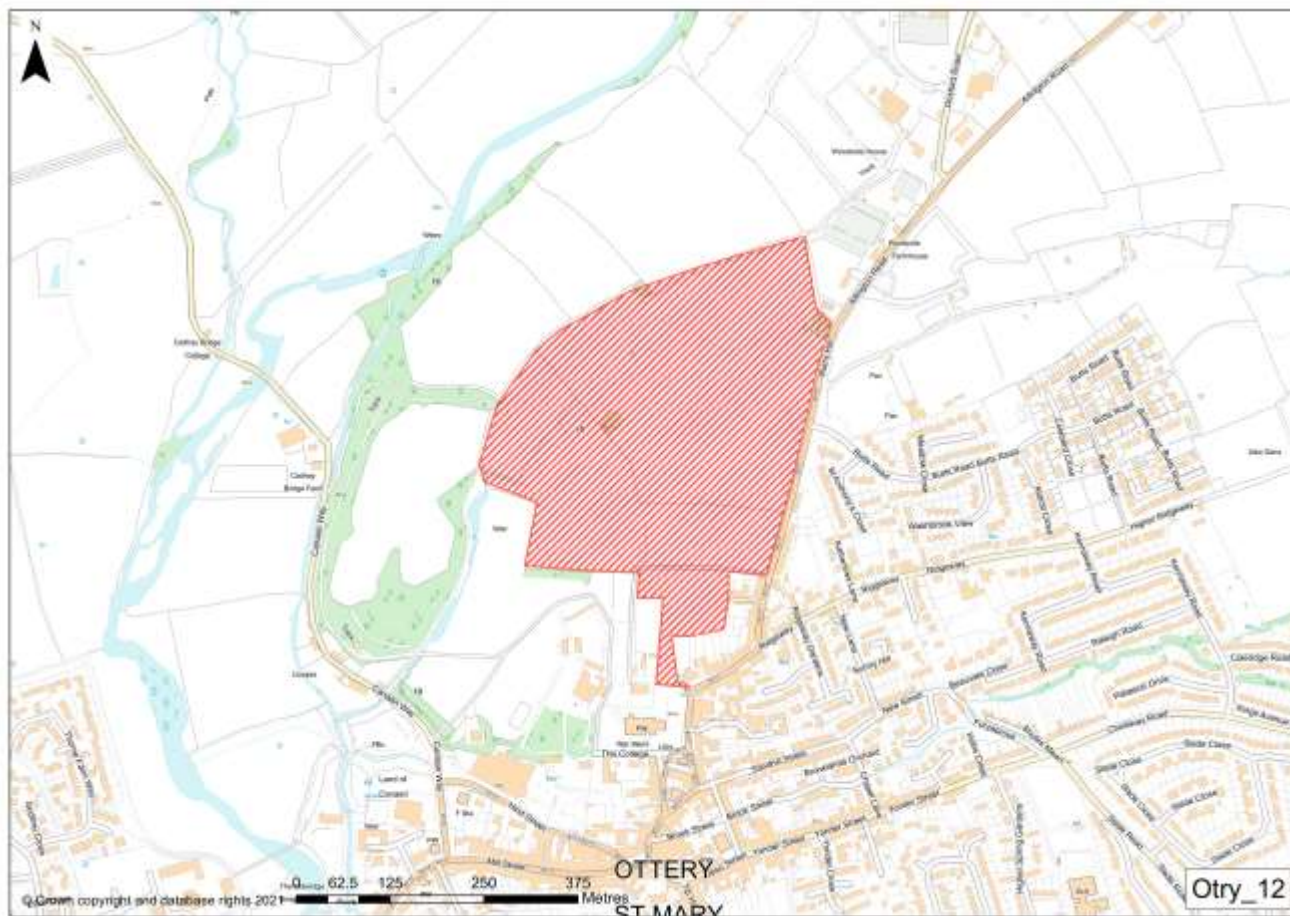
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Ottery St Mary

Reference

Otry_12



Site address

Approximately 38 acres west of North Street and Butts Hill Ottery St Mary, East Devon,

Outside Cranbrook Plan Area

Yes

Description

Greenfield site to the west of Butts Hill on the north west side of Ottery St Mary. The site is designated Conservation Area and forms the setting of a number of Grade1, Grade2* and Grade 2 listed buildings. It is also highly visible from several approaches to the town. Access would require widening and footpath. Floodzone on northern 1/3 of site reduces capacity.

Total site size (ha)

15.66

Submitter development type

Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (No design work undertaken but excluding flood zone and making allowances for expected infrastructure improvements- approximately 150 dwellings).

Availability assessment

Call for site : site type

Original (ie 2017 site submission not resubmitted)

Existing (ie 2017 site resubmitted in 2021)

New (ie 2021 submission)

New

Site promoter's availability comments

Within the next 5 years

Submission year

2021

2017 Site -2022 confirmation of availability

Site available for Housing

Yes

Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 8.22 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). 8.22ha 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)	8.22
GDA Passes Stage A – Employment (ha)	7.44
GDA Discounted at Stage A – Employment (ha)	8.22
Stage A Assessment conclusion	An area of approximately 7.44 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any known area of biodiversity interest within the Pebblebed Heaths mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Within CA and in very close proximity to important Grade 1,2* and 2 listed buildings. In this instance, it is felt the combination of these

	factors makes the site unacceptable to be developed on heritage grounds.
For Housing - Will the site have an unacceptable impact on heritage?	Yes
For Employment - Will the site have an unacceptable impact on heritage?	Yes
Landscape commentary	Outside AONB
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Around a 1/3 of the site is in floodzones 2 and 3. It may contain some grade 2 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	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	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
DCC Highways comments	Carriageway widening and footway provision along the North Street and Butts Hill frontage would be required.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment

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

Potential capacity

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

Site overlap description	No overlap		
Total site size	15.66		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	15.66		
Gross development area – Passes Stage B Housing	0.00		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 0	Mid 0	Max 0
2. Site promoter – yield (upper)	150		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	15.66		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Passed Stage A Assessment but did not pass Stage B Suitability assessment due to the unacceptable impacts identified above. Housing: Site potential therefore NIL. Employment: The site is not submitted as available for employment-led development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Ottery St Mary

Reference

Otry_13



Site address	Gerway Farm, Ottery St. Mary, EX11 1PN
Outside Cranbrook Plan Area	Yes
Description	Pair of paddocks straddling the Sidmouth Road. Would require carriageway widening to achieve access. Developing these paddocks without further development to the north, would create a ribbon effect and appear disjointed.
Total site size (ha)	2.75
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Industrial / warehouse (65)

Availability assessment

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

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.75
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.75
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.75 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any known area of biodiversity interest within the Pebblebed Heaths mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	There are no identified heritage assets in close proximity of the site.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Outside AONB
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	It may contain some grade 2 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	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
DCC Highways comments	Access on to Sidmouth Road with carriageway widening, possible extension of the speed limit, and ped/cycle links to the adjoining Gerway Close and/or Claremont Field would be required.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	All of 2021 site Otry_31 lies in 2017 GESP site GH/ED/29. But 8.2 Ha of the 19.3 Ha of GH/ED/29 were not resubmitted in 2021 (but see Otry_11). No change in ownership. Count all of Otry-13. Count GH/ED/29 as NIL
Total site size	2.75
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00

Gross development area – Passes Stage B Housing	2.75		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.65		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 33	Mid 41	Max 50
2. Site promoter – yield (upper)	65		
3. Lower of 1. (Mid) yield and 2. yield	41		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	41		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	2.75		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 2.75 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 2.75 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 41 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 41 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 41 dwellings. Employment: The site is not submitted as available for employment-led development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES	Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.		
	Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.		

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	41
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

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

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

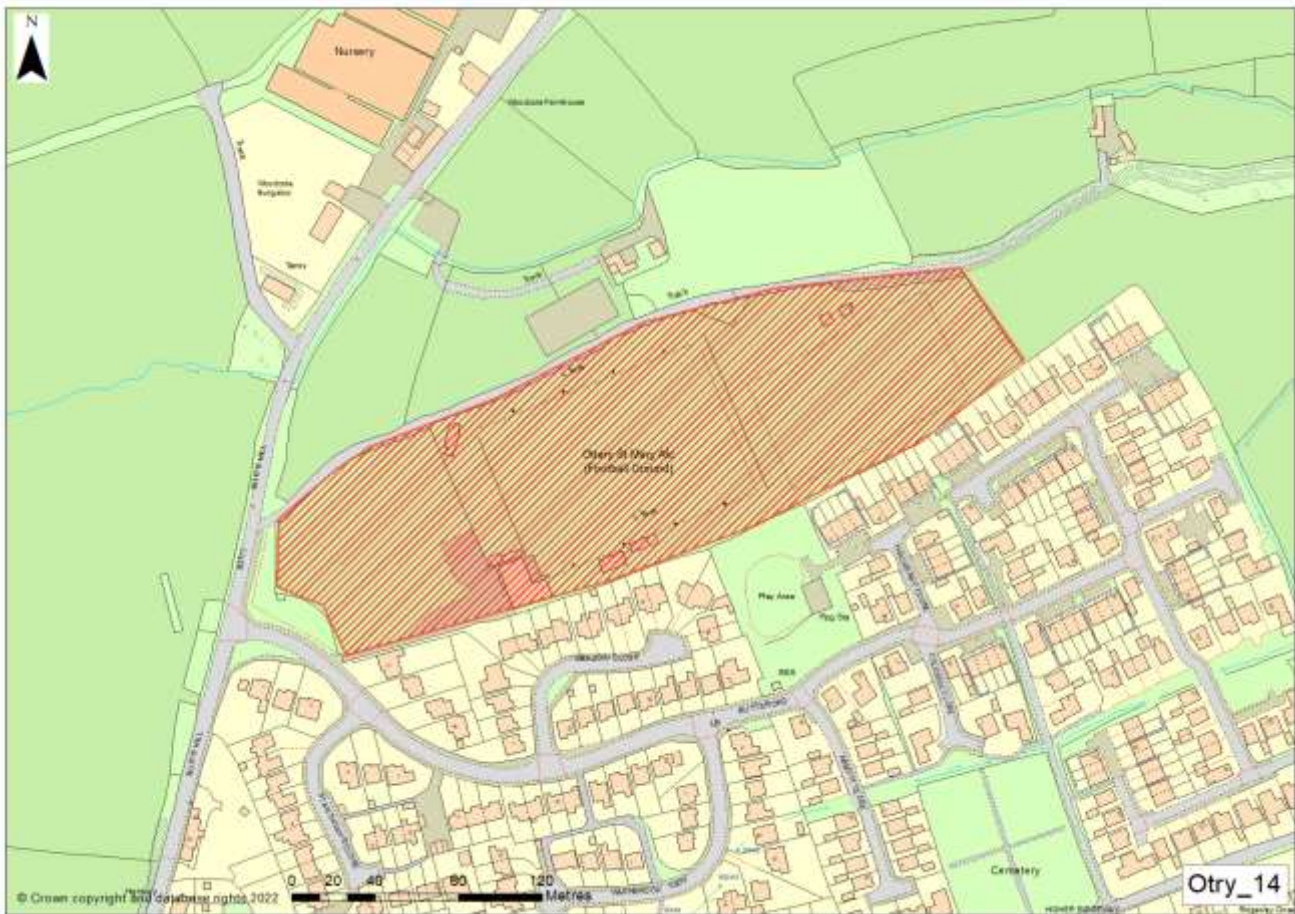
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Ottery St Mary

Reference

Otry_14



Site address	Approximately 8 acres off Butts Road Ottery St Mary,
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising sportsground with 3 grass pitches and facilities at Washbrook Meadows, occupied on a lease by a local Football Club, located immediately to the north of the town of Ottery St Mary. Accessible by car and on foot (although the roads are extremely congested) but road improvements required. Northern section of site is within floodzone 2 and 3. Adjacent to but not within the Local Green Space designated in but note that is south of this site
Total site size (ha)	3.31
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes (Only an approximate estimate can be given at this stage before proper site investigations - say 80 dwellings)

Availability assessment

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

Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.58 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.58ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.73
GDA Discounted at Stage A – Housing (ha)	0.58
GDA Passes Stage A – Employment (ha)	2.73
GDA Discounted at Stage A – Employment (ha)	0.58
Stage A Assessment conclusion	An area of approximately 2.73 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any known area of biodiversity interest within the Pebblebed Heaths mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Within 20m of 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	Outside AONB
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Significant band of floodzone 2 and 3 across the northern portion of the site. It may contain some grade 2 agricultural land. Adjacent to but not within the Local Green Space (designated in the 'made' Ottery St Mary and West Hill Neighbourhood Plan) that lies to the south of this site.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some 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	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
DCC Highways comments	It is likely that an acceptable access from the B3177 can be achieved, but this site should either provide, or be developed later in the plan period after the improvements referred to the B3177 in relation to Otry12 have been provided.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	3.31		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.58		
Gross development area – Passes Stage B Housing	2.73		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.64		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 33	Mid 41	Max 49
2. Site promoter – yield (upper)	80		
3. Lower of 1. (Mid) yield and 2. yield	41		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	41		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.58		
Gross development area – Passes Stage B Employment (Ha)	2.73		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Passed Stage A Assessment but did not pass Stage B assessment due to the unacceptable impacts identified above. Site potential therefore NIL. Of the 3.31 ha site, 0.58 land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 2.73 ha. Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 41 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 41 dwellings. Site is available, suitable, Probably acheivable for housing. To avoid double		

	counting, the net capacity of the site excluding overlaps is approximately 41 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	41
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Ottery St Mary

Reference

Otry_15



Site address	Land at Bylands, Slade Road, Ottery St Mary, EX11 1QN
Outside Cranbrook Plan Area	Yes
Description	House in a large garden on the eastern edge of the town. Housing would round off the settlement rather than protruding out into countryside. Access would need to be improved and Slade Road is narrow and unsuitable for much additional traffic.
Total site size (ha)	0.52
Submitter development type	Homes for sale (5+ dwellings)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.52
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.52
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.52 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any known area of biodiversity interest within the Pebblebed Heaths mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	There are no identified heritage assets in close proximity of the site.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Outside AONB
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	No flood risk. It may contain some grade 2 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	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
DCC Highways comments	As suggested a new or improved access with adequate visibility would be required, as would the extension of the speed limit. to the south east.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	0.52
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.52
Gross to net area conversion factor applied %	0.80

Net developable area (ha)	0.42		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 8	Mid 11	Max 13
2. Site promoter – yield (upper)	5		
3. Lower of 1. (Mid) yield and 2. yield	5		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	5		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.52		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.52 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.52 ha. 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. Site is available, suitable, Probably acheivable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 5 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

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

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

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

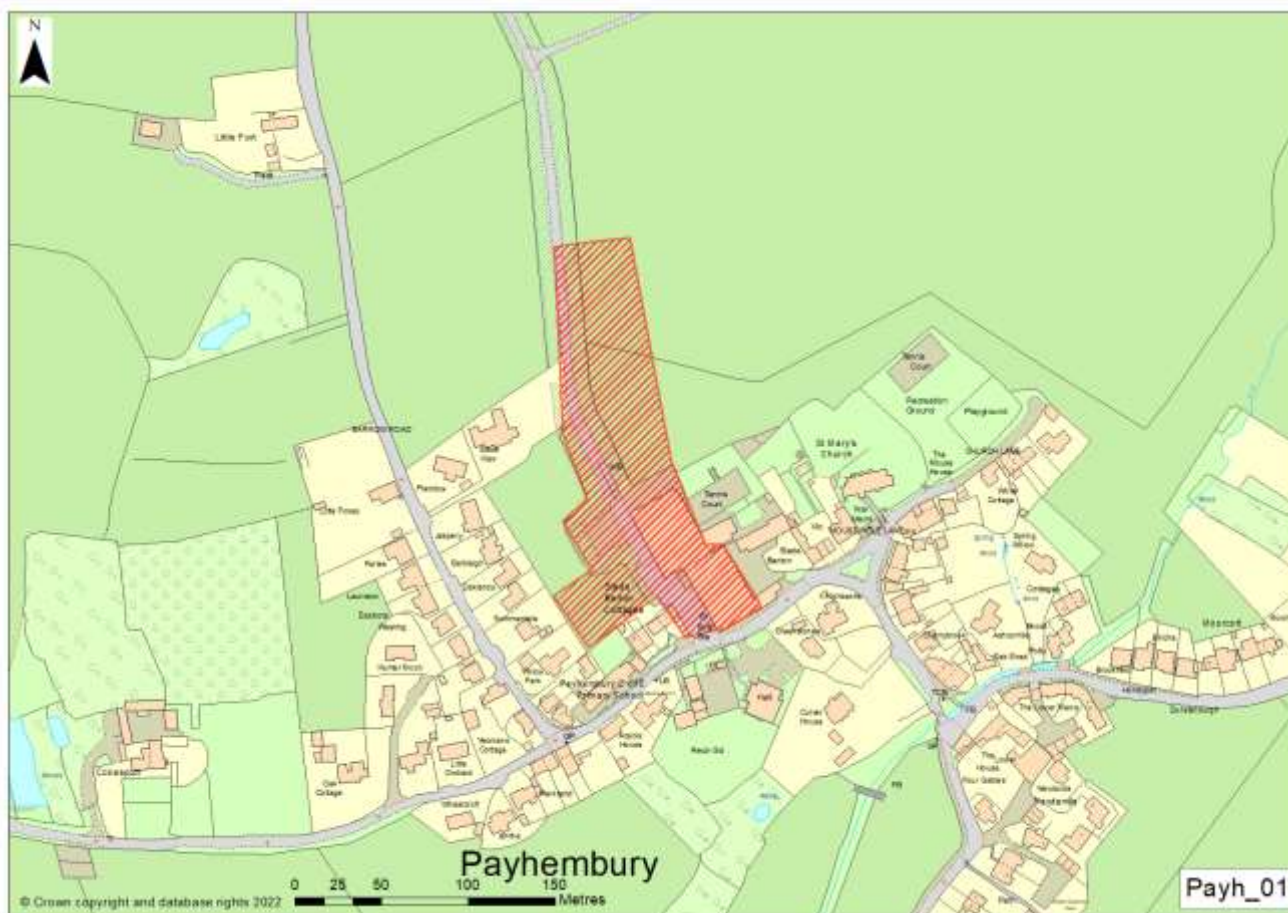
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Payhembury

Reference

Payh_01



Site address	Slade Barton, EX14 3HR
Outside Cranbrook Plan Area	Yes
Description	Units and agricultural field at Slade Barton in Payhembury village. Site slopes up towards the north. Current permission for 9 dwellings and relocated workshop on southern part of the site. Remainder of site is considered to have capacity for 5 dwellings.
Total site size (ha)	1.42
Submitter development type	Dwellings (15). Site received permission for 9 dwellings & replacement commercial premises. (20/0550/MOUT pp 7 April 2021).

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.42
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.42
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.42 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities but over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Pebblebed Heath mitigation zones
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is located near a cluster of grade II listed buildings and 70m from the grade I listed church which would need to be considered.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Field to the north screened by headgerows but rural in character.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is not in the flood zone but central road running through the site is at low risk of surface water runoff. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Both sites are within walking distance of Payhembury primary school. The primary 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	Current industrial/local employment units near to Payhembury school and village facilities, exiting access and footway on south side of carriageway.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	20/0550/MOUT

Planning Status	20/0550/MOUT granted planning approval 7 April 2021. 2/0989/MRES approval 13/07/2022 for 8 new homes, replacement commercial premises + a new farmhouse & farm office		
Previous HELAA site ref no(s)			
Site overlap description	WHOLE overlap. South part of site recently received permission for 9 dwellings (20/05580/MOUT pp 7 April 2021). So count Payh_01 as NIL		
Total site size	1.42		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.42		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	1.14		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 23	Mid 29	Max 34
2. Site promoter – yield (upper)	15		
3. Lower of 1. (Mid) yield and 2. yield	15		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	1.42		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.42 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.42 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 29 dwellings (mid-yield). However, constraints 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. However, the site received permission for 9 dwellings (20/0550/MOUT) on 7 April 2021. Count under planning commitments. To avoid double counting with planning permission, the net capacity of the HELAA site Payh_01 excluding overlaps is approximately NIL dwellings.		

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

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Payhembury

Reference

Payh_02



Site address	Behind Playing fields, EX14 3HR
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising an agricultural field adjoining Payhembury village recreation ground. Site slopes up towards the north.
Total site size (ha)	0.57
Submitter development type	2017 submission Dwellings (15). 2022 Confirmation of availability of site indicated 15 dwellings (Homes for sale, Affordable homes)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	Years 11-15
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

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

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

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities but over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Pebblebed Heath mitigation zones
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is located near a cluster of grade II listed buildings and 40m from the grade I listed church which would need to be considered. Impact on the church may be unacceptable although this would need to be established through a more detailed assessment.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Site is rural in character.
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site does not contain any areas at risk of flooding. It may contain some grade 2 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	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	Both sites are within walking distance of Payhembury primary school. The primary 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	Restricted access through Church Lane but a possible connection through Payh_01 should that parcel come through would make the parcel more viable. Limited visibility for peds and cycles on Church Lane.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	0.57
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 %	0.80		
Net developable area (ha)	0.46		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 9	Mid 12	Max 14
2. Site promoter – yield (upper)	15		
3. Lower of 1. (Mid) yield and 2. yield	12		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	12		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.57		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.57 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.57 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 12 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 12 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 12 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	12
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

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

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

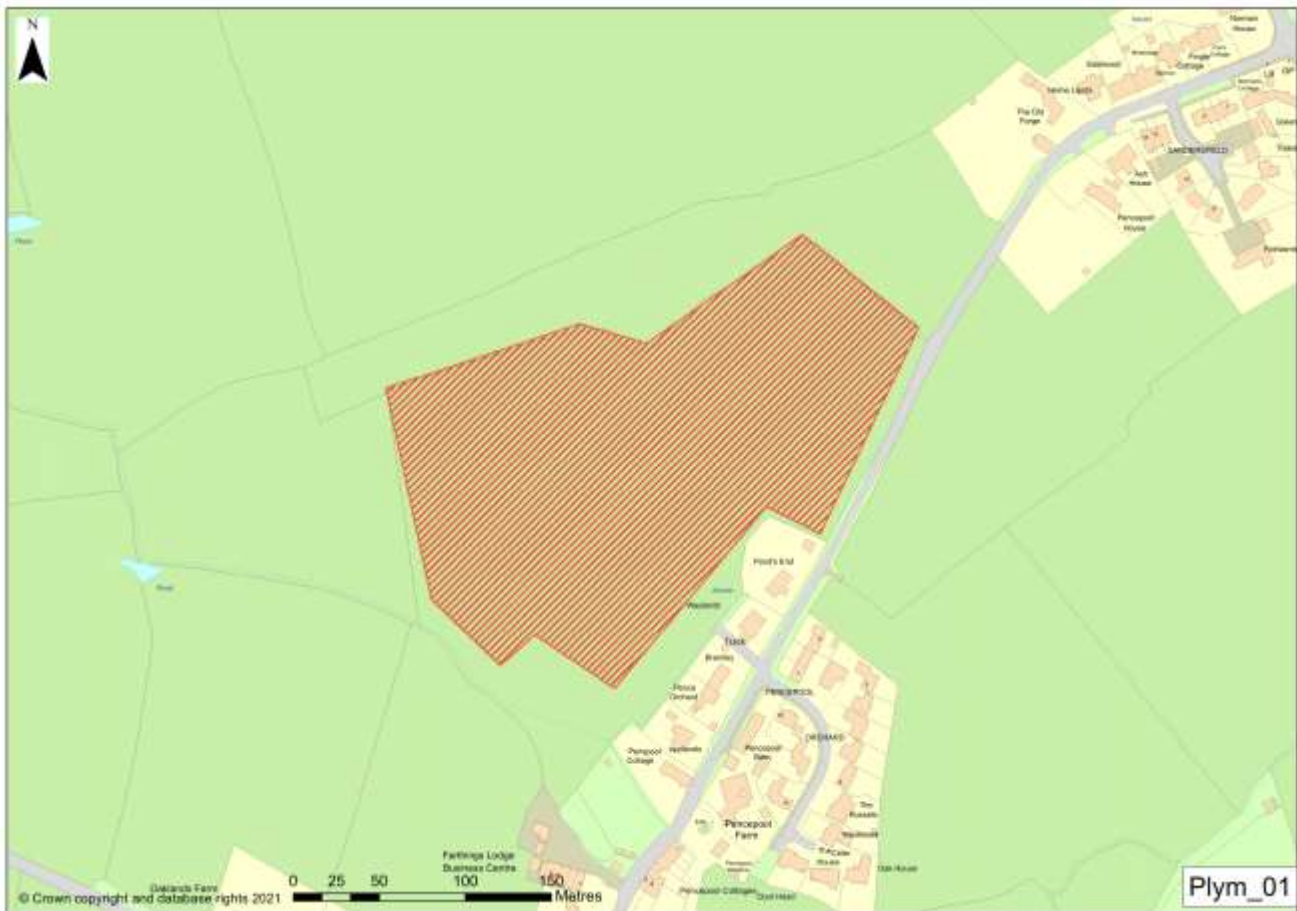
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Plymtree

Reference

Plym_01



Site address	Fordmore Farm, Plymtree, Cullompton, Devon.,
Outside Cranbrook Plan Area	Yes
Description	Agricultural field adjoining Plymtree village to the north. Site gently slopes down towards the west.
Total site size (ha)	4.50
Submitter development type	2017 submission did not indicate the number of dwellings but the 2022 confirmation of site availability indicates 50 dwellings (Homes for sale, Homes for private rent, Custom and self-build homes, Homes for older people).

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.04 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.04ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	4.46
GDA Discounted at Stage A – Housing (ha)	0.04
GDA Passes Stage A – Employment (ha)	4.46
GDA Discounted at Stage A – Employment (ha)	0.04
Stage A Assessment conclusion	An area of approximately 4.46 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities but over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	Site is not located within any designated area of biodiversity interest.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is located 50m from a cluster of grade II and II listed buildings which would need to be considered.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	Site is not located within any landscape designation. Site adjacent existing built development but open in character and visible in views to the west.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is largely free of flood risk. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	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	25.6 ha sites proposed within close proximity to the school/village. Plymtree Primary has some capacity to support development, but not on scale of 25.6 ha. Transport costs to secondary would apply.
DCC Highways comments	Plymtree has the benefit of facilities, ie school, pub, church and shop to help mitigate short trip journeys from the development. Multiple accesses for secondary/ped/cyclists/emergency access from Bridge Road and Pencepool Orchard as well as the main Plymtree through-route.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	4.50

HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.04		
Gross development area – Passes Stage B Housing	4.46		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	2.68		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 54	Mid 67	Max 80
2. Site promoter – yield (upper)	50		
3. Lower of 1. (Mid) yield and 2. yield	-5		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	50		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	4.50		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL			
Of the 4.5 ha site, approximately 0.04 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 4.46 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx.67 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential fo 50 dwellings. Site is available, suitable, Probably acheivable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 50 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.			
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			

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

Housing - Available Suitable Achievable summary

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	50
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

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

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

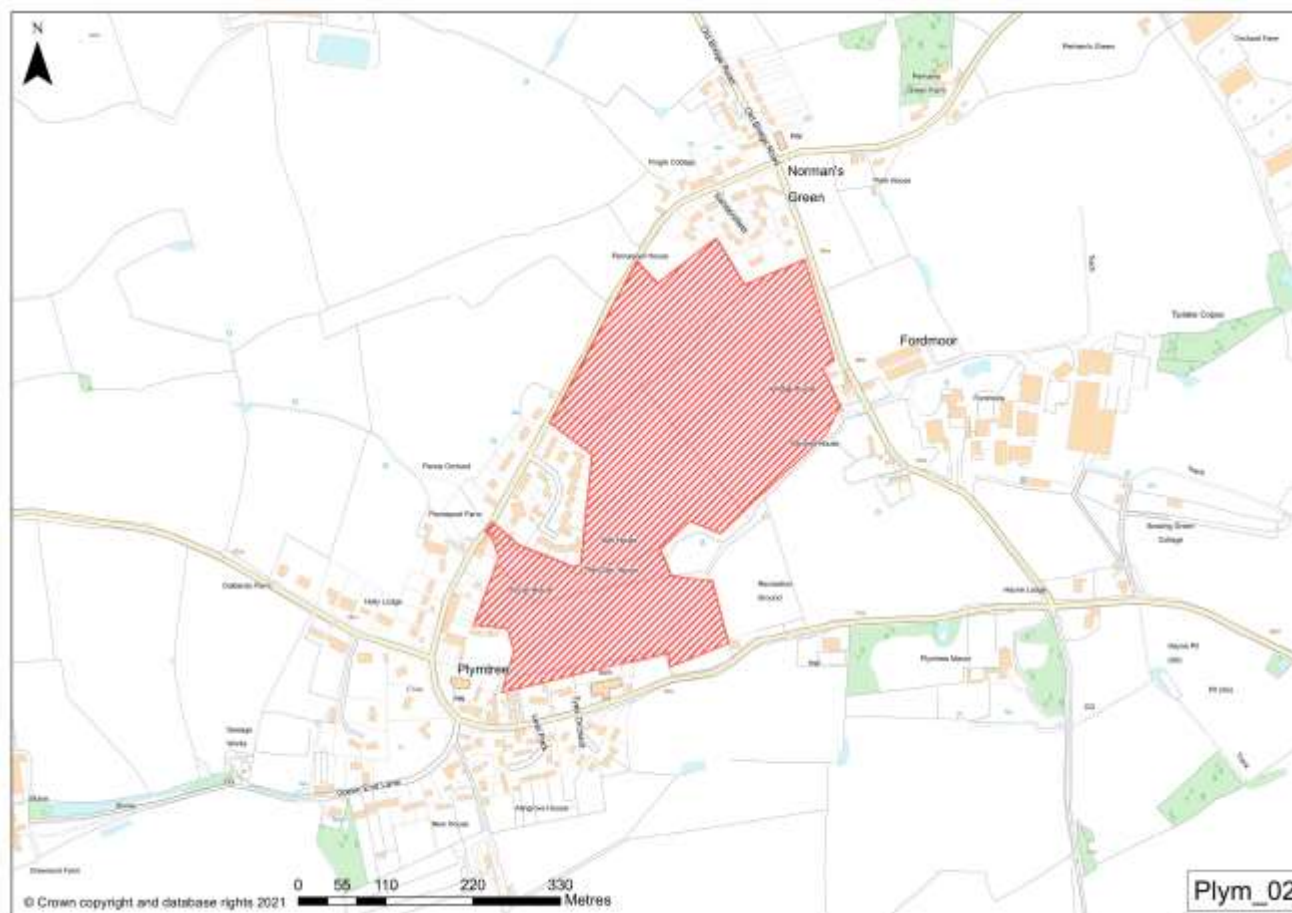
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Plymtree

Reference

Plym_02



Site address	Fordmore Farm, Plymtree, Cullompton, Devon.,
Outside Cranbrook Plan Area	Yes
Description	Agricultural fields adjoining Plymtree village to the east. Site gently slopes down towards the south. Includes sites Plym_03 and Plym_04. The majority of the residue of the site comprises the eastern land parcel with road frontage on the road from Norman's Green to Fordmoor. The remainder is the land in Flood Zone 3, sandwiched between site Plym_03 and Pencepool Orchard.
Total site size (ha)	13.36
Submitter development type	2017 submission did not indicate the number of dwellings but the 2022 confirmation of site availability indicates 50 dwellings (Homes for sale, Homes for private rent, Custom and self-build homes, Homes for older people)

Availability assessment

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

Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does 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. 1.53 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 1.53ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	11.83
GDA Discounted at Stage A – Housing (ha)	1.53
GDA Passes Stage A – Employment (ha)	11.83
GDA Discounted at Stage A – Employment (ha)	1.53
Stage A Assessment conclusion	An area of approximately 11.83 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities but over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	Site is not located within any designated area of biodiversity interest.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is located near to a series of listed buildings in Plymtree village, including the grade I listed church, which would need to be considered.

	Impact on the church in particular would need to be established through a more detailed assessment.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Site adjacent to some existing built development but open in character and visible in views to the west.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Sections of the site in the south are in flood zones 2 and 3 and are at high risk of surface water flooding which has reduced the overall potential yield. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure 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	25.6 ha sites proposed within close proximity to the school/village. Plymtree Primary has some capacity to support development, but not on scale of 25.6 ha. Transport costs to secondary would apply.
DCC Highways comments	Plymtree has the benefit of facilities, ie school, pub, church and shop to help mitigate short trip journeys from the development. Multiple accesses for secondary/ped/cyclists/emergency access from Bridge Road and Pencepool Orchard as well as the main Plymtree through-route.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	W109 and W110		
Site overlap description	2021 sites Plym_03 and Plym_04 (7.6 Ha) lie within 2017 site Plym_02. Subsequently confirmed that 5.8 Ha of the 13.4 Ha of Site Plym_02 remain available. Therefore count those 5.8 Ha as 50 in the trajectory.		
Total site size	13.36		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	1.53		
Gross development area – Passes Stage B Housing	11.83		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	7.10		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 142	Mid 178	Max 213
2. Site promoter – yield (upper)	50		
3. Lower of 1. (Mid) yield and 2. yield	50		
4. Percentage of site to count– housing	28		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	50		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	13.36		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 13.36 ha site, approximately 1.53 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 11.83 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 178 dwellings (mid-yield). The lower of the mid yield and the site promoter's yield would have the potential for 50 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 50 dwellings		

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

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	50
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

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

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

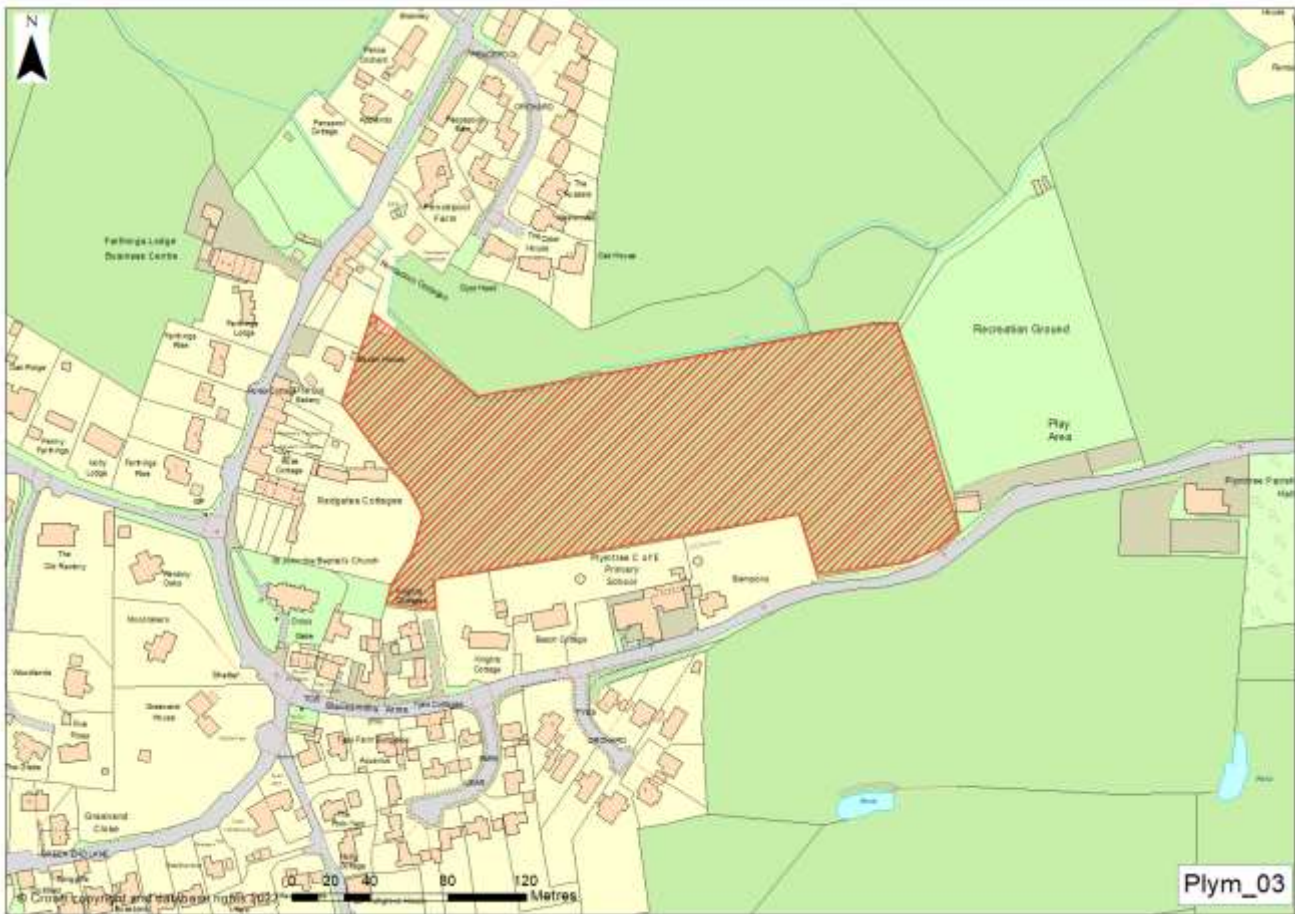
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Plymtree

Reference

Plym_03



Site address

Land at Plymtree
Cullompton
Devon,

Outside Cranbrook Plan Area

Yes

Description

Greenfield site comprising agricultural field adjoining and east of Plymtree village. Site gently slopes up towards the north. Includes part of site Plym_02. Located to the east of development on the County road, north of Plymtree Primary School and housing on the road leading to Hayne Cross, and south of the area of Flood Zone 3 located south of the development of Pencepool Orchard. Southernmost part of site has road frontage to the east of the school (the road from the village centre to Hayne Cross). Plym_04 is the southern part of site Plym_02. Previous application 86/P1955 for residential development on this land which is part of Pencepool Farm was refused 9/12/1986.

Total site size (ha)

2.86

Submitter development type

2017 submission did not indicate the number of dwellings, but proposed the site for : Homes for sale ,Homes for private rent ,Custom and self-build homes ,Homes for older people.

Availability assessment

Call for site : site type

Original (ie 2017 site submission not resubmitted)

EXISTING

Existing (ie 2017 site resubmitted in 2021)

New (ie 2021 submission)	
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	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. 0.03 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.03ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.83
GDA Discounted at Stage A – Housing (ha)	0.03
GDA Passes Stage A – Employment (ha)	2.83
GDA Discounted at Stage A – Employment (ha)	0.03
Stage A Assessment conclusion	An area of approximately 2.83 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

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

For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is located near to a series of listed buildings in Plymtree village, including the grade I listed church, which would need to be considered. Impact on the church in particular would need to be established through a more detailed assessment.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Site adjacent to some existing built development but open in character and visible in views 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	A small section of the site to the west is covered by flood zones 2 and 3. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	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	25.6 ha sites proposed within close proximity to the school/village. Plymtree Primary has some capacity to support development, but not on scale of 25.6 ha. Transport costs to secondary would apply.
DCC Highways comments	Plymtree has the benefit of facilities, ie school, pub, church and shop to help mitigate short trip journeys from the development. Multiple accesses for secondary/ped/cyclists/emergency access from Bridge Road and Pencepool Orchard as well as the main Plymtree through-route.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment

EDDC Economic Development comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	2021 sites Plym_03 and Plym_04 are on 7.6 Ha in 2017 site Plym_02. The residual 5.8 Ha of the 13.4 Ha of Site Plym_02 have been confirmed available. So count 5.8 Ha as net 43 dws in trajectory. And Count Plym_03 and Plym_04.		
Total site size	2.86		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.03		
Gross development area – Passes Stage B Housing	2.83		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.70		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 34	Mid 43	Max 51
2. Site promoter – yield (upper)	50		
3. Lower of 1. (Mid) yield and 2. yield	43		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	43		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	2.86		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 2.86 ha site, approximately 0.03 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 2.83 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 43		

	dwelling (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 43 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 43 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	43
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

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

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

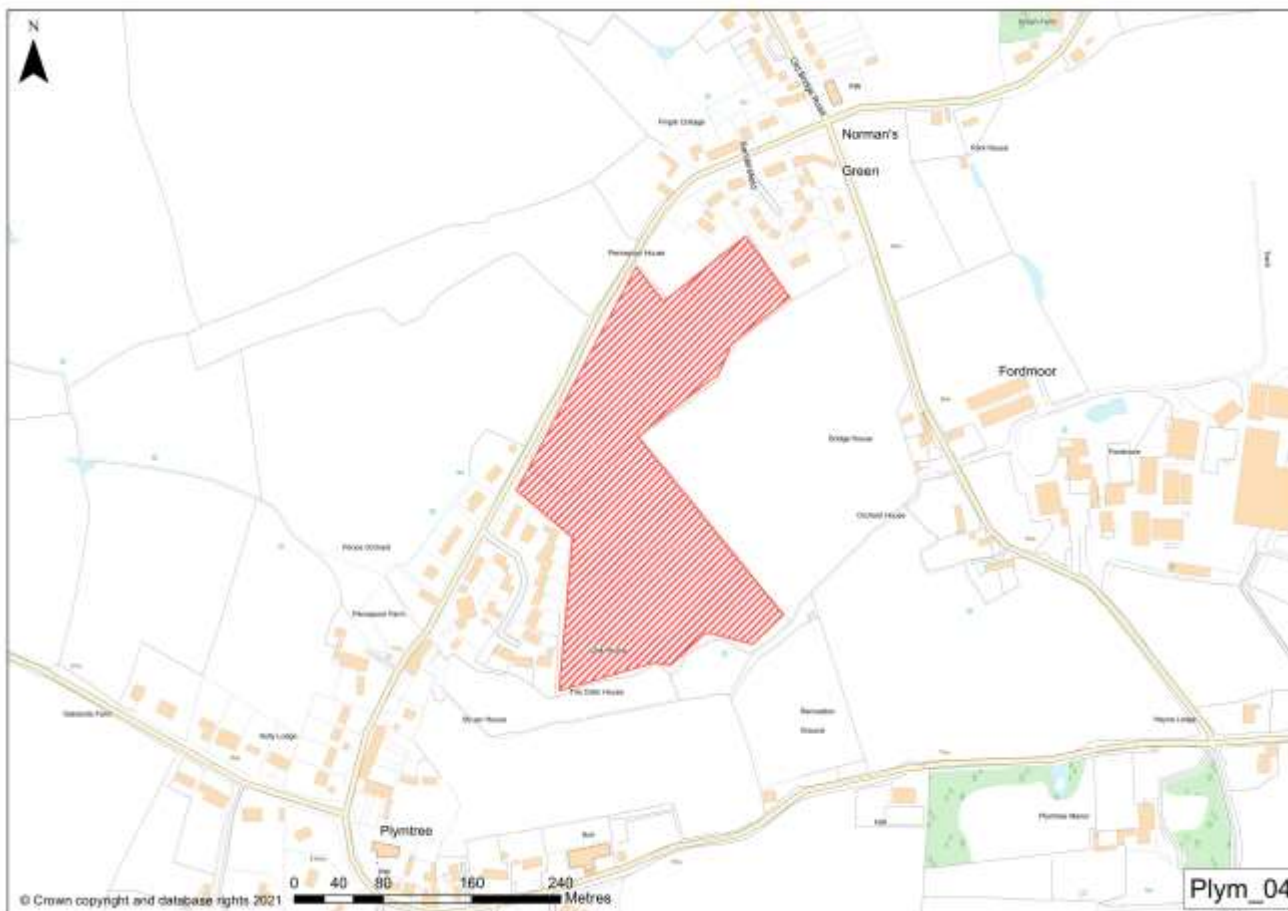
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Plymtree

Reference

Plym_04



Site address	Land at Plymtree Cullompton Devon,
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising two agricultural fields between Plymtree village and Norman's Green. Site gently slopes up towards the north. Located east of the County road and north of the housing development at Pencepool Orchard. Has road frontage off the road to Norman's Cross. Plym_04 is the western part of site Plym_02.
Total site size (ha)	4.88
Submitter development type	2017 submission did not indicate the number of dwellings, but proposed the site for : Homes for sale ,Custom and self-build homes ,Homes for older people

Availability assessment

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

Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.23 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). 0.23ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	4.65
GDA Discounted at Stage A – Housing (ha)	0.23
GDA Passes Stage A – Employment (ha)	4.65
GDA Discounted at Stage A – Employment (ha)	0.23
Stage A Assessment conclusion	An area of approximately 4.65 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities but over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	Site is not located within any designated area of biodiversity interest.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is located 70m from a cluster of grade II* and II listed buildings which would need to be considered.

For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Site adjacent to some existing built development but open in character and visible in views to the west.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	A small section of the site to the south is covered by flood zone 3. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	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	25.6 ha sites proposed within close proximity to the school/village. Plymtree Primary has some capacity to support development, but not on scale of 25.6 ha. Transport costs to secondary would apply.
DCC Highways comments	Plymtree has the benefit of facilities, ie school, pub, church and shop to help mitigate short trip journeys from the development. Multiple accesses for secondary/ped/cyclists/emergency access from Bridge Road and Pencepool Orchard as well as the main Plymtree through-route.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	2021 sites Plym_03 and Plym_04 are on 7.6 Ha in 2017 site Plym_02. The residual 5.8 Ha of the 13.4 Ha of Site Plym_02 have been confirmed available. So count the 5.8 Ha on Plym_02 as net 43 dws in trajectory. And Count Plym_03 and Plym_04.		
Total site size	4.88		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.23		
Gross development area – Passes Stage B Housing	4.65		
Gross to net area conversion factor applied %	0.60		
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	70		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	70		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	4.88		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 4.88 ha site, approximately 0.23 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 4.65 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 70 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 70 dwellings. Site is part of Plym_02. Site is available, suitable, Probably acheivable for		

	housing. To avoid double counting, the net capacity of the site Plym_04 excluding overlaps is approximately 70 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	70
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Poltimore

Reference

Polt_01



Site address	Eastern end of field opposite Lathy's Farm, Poltimore, Exeter, Devon, EX4 0AH
Outside Cranbrook Plan Area	Yes
Description	Flat agricultural field adjoining Poltimore village to the west
Total site size (ha)	0.49
Submitter development type	Dwellings (12)

Availability assessment

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

Stage A suitability assessment

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

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.49
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.49
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.49 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities but within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 175m from a grade I listed church and 100m from the nearest grade II listed building in the village which would need to be considered.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Open and rural in character but adjacent to existing built development.
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is largely free of flood risk although the adjacent road to the north is at high risk of surface water runoff. It may contain some grade 1 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	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	Access is available north and south off the public highway.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	W040
Site overlap description	No overlap
Total site size	0.49
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.49

Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.39		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 8	Mid 10	Max 12
2. Site promoter – yield (upper)	12		
3. Lower of 1. (Mid) yield and 2. yield	10		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	10		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.49		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.49 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.49 ha. Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 10 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 10 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 10 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes 2017	Yes	Probably achievable

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

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

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

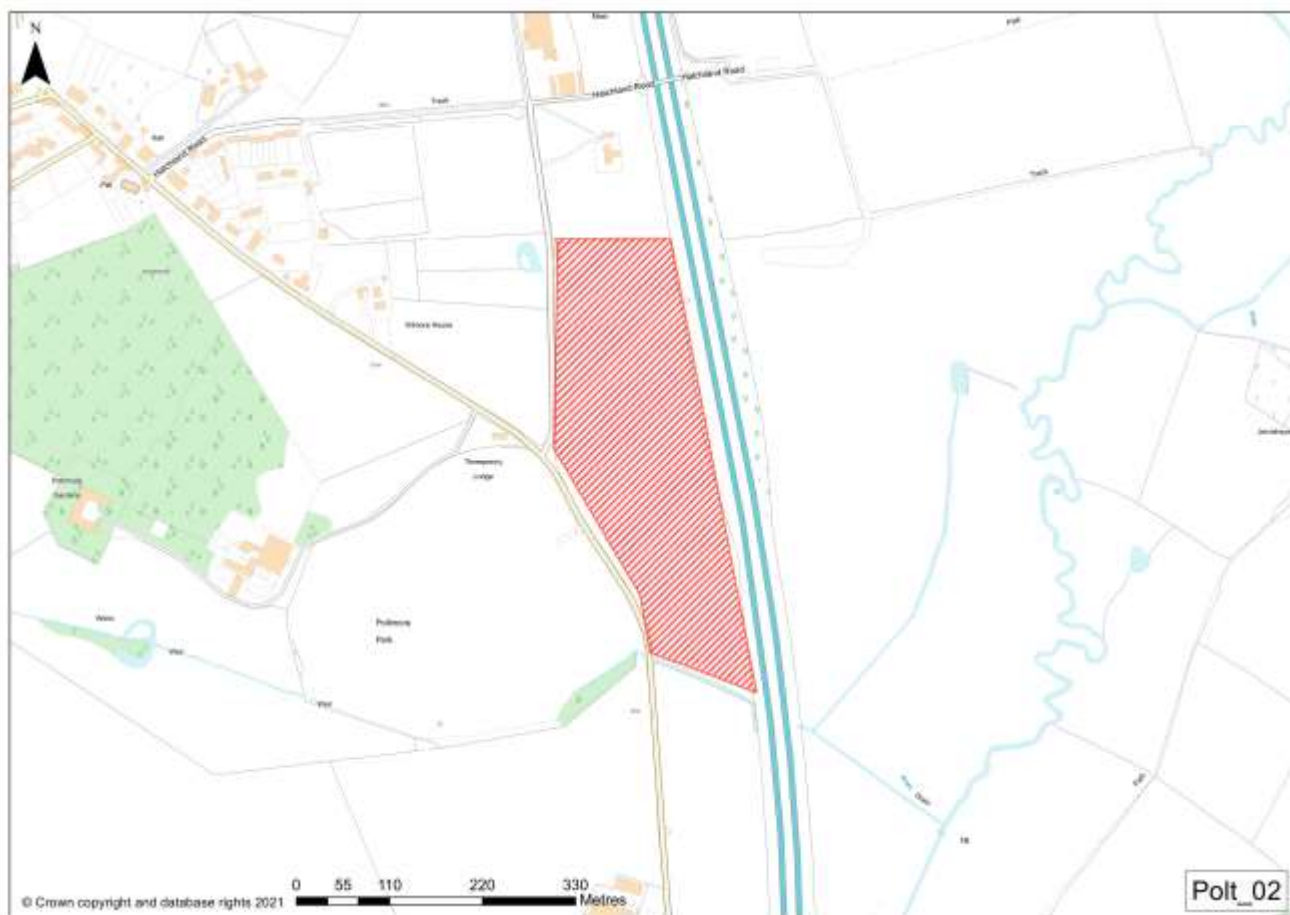
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Poltimore

Reference

Polt_02



Site address	Land at Poltimore Barton, Poltimore, EX4 0BQ
Outside Cranbrook Plan Area	Yes
Description	Relatively flat agricultural field adjacent to the M5 near to Poltimore village. Includes part of site Polt_04.
Total site size (ha)	7.61
Submitter development type	2017 submission - Dwellings (150). 2022 confirmation of site availability did not amend the number of dwellings

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	Years 1 - 5, 6 - 10, 11 - 15
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

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

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does 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. 0.8 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). 0.8ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	6.81
GDA Discounted at Stage A – Housing (ha)	0.80
GDA Passes Stage A – Employment (ha)	6.81
GDA Discounted at Stage A – Employment (ha)	0.80
Stage A Assessment conclusion	An area of approximately 6.81 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site located 250m east of the grade II* listed Poltimore House and associated gardens and park. The impact of development upon this important heritage asset would need to be established through a more detailed assessment.
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Site is open and rural in character. Visible in views from the west and from Poltimore 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	A sizeable section of the site in the south is within flood zones 2 and 3 which has reduced the overall potential yield. Some parts of these areas are also at high risk of surface water runoff. It is also partially covered by grade 1 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	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	Would need to be the subject of a comprehensive masterplanning exercise with links and contributions to the Exe Valley Trail and in to Exeter. Access would probably need to be derived from the road that joins the B3181. The junction would require improvement, probably in the form of a roundabout. The road itself will require some improvement. Notwithstanding the comments by the submitter it is anticipated that direct access to the M5 is unlikely to be acceptable, and prohibitively expensive.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	

Panel's conclusions	Probably achievable, subject to improvement to service road and pedestrian access
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	Polt_02 is wholly overlapped by Polt_06. But Polt_02 was submitted for housing and later Polt_06 was submitted for Transport services. Count 100% Polt_02 for housing purposes		
Total site size	7.61		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.80		
Gross development area – Passes Stage B Housing	6.81		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	4.09		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 82	Mid 102	Max 123
2. Site promoter – yield (upper)	150		
3. Lower of 1. (Mid) yield and 2. yield	102		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	102		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	6.81		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 7.61 ha site, approximately 0.8 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 6.81 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 102 dwellings (mid-yield).		

	However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 102 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 102 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	102
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

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

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

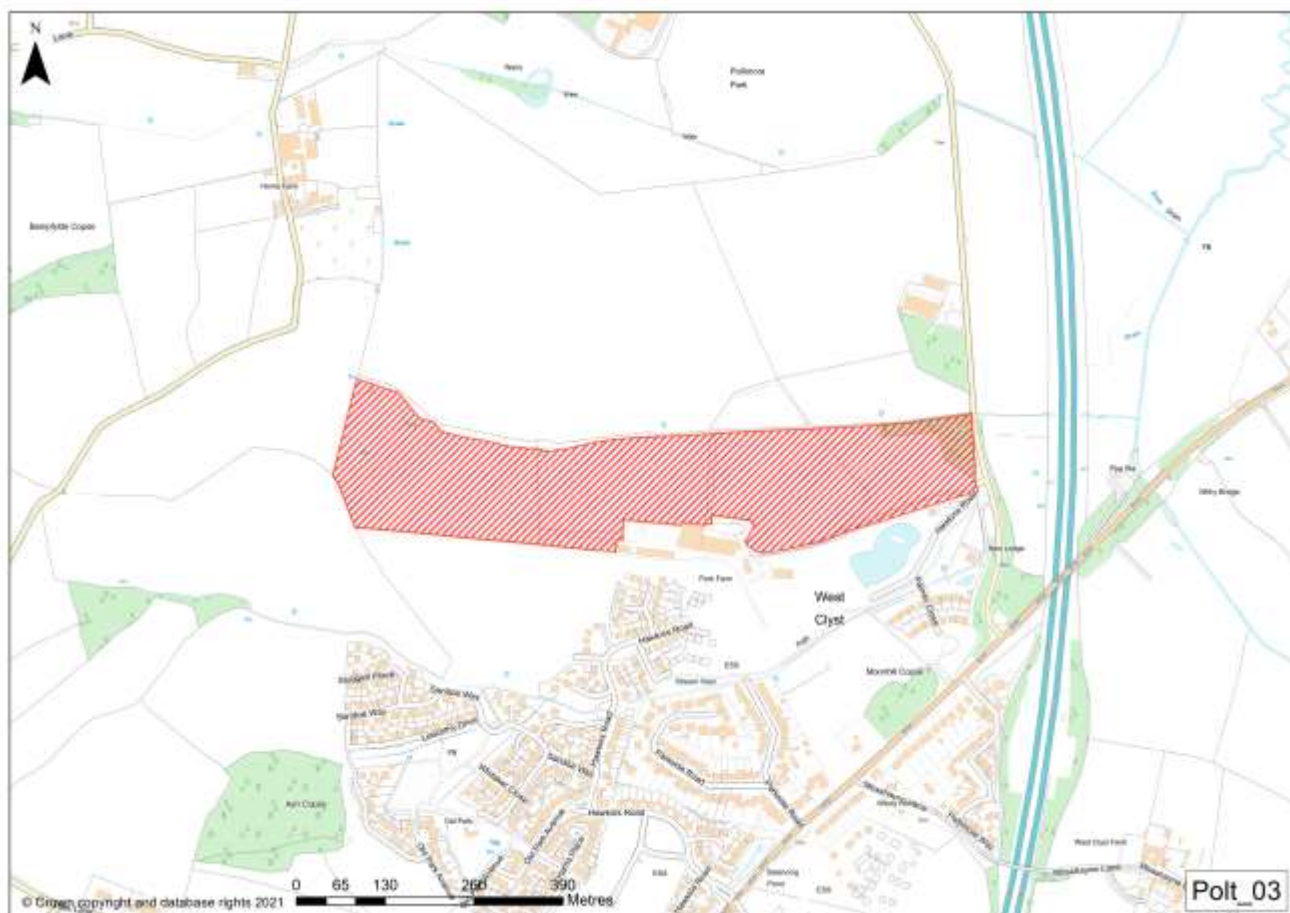
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Poltimore

Reference

Polt_03



Site address	Land to the North of Old Park Farm, Old Park Farm 3, Pinn Hill, West Clyst, Exeter,, EX1 3TH
Outside Cranbrook Plan Area	Yes
Description	Agricultural fields to the north of development at Old Park Farm. Western section of the site slopes steeply up to the west. Currently subject to an application for 198 homes under 19/1799/MOUT
Total site size (ha)	13.81
Submitter development type	Dwellings (120+)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	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. 0.63 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.63ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	13.18
GDA Discounted at Stage A – Housing (ha)	0.63
GDA Passes Stage A – Employment (ha)	13.18
GDA Discounted at Stage A – Employment (ha)	0.63
Stage A Assessment conclusion	An area of approximately 13.18 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 180m from the nearest grade II listed building which would need to be considered.
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Site is visible in views from the south but will be seen in context of development being undertaken at Old Park Farm.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	A section of the site to the east is covered by flood zones 2 and 3 and also are at high risk of surface water runoff which has reduced the overall potential yield. The majority of the site is grade 3b agricultural land although a section on the eastern side is grade 2.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education 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	Potential for access via Old Park farm and Poltimore Road. Poltimore Road's junction with the B3181 may require improvement as per comments on Polt 02, 04 and 06, along with ped/cycle route/strategy contributions. A comprehensive transport assessment will be required.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	N/A		
Site overlap description	2017 submission site Polt_03 wholly overlapped by 2022 submission site Polt_07. Change of agents and new proposal. Count all of Polt_07. Count Polt_03 as NIL		
Total site size	13.81		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.63		
Gross development area – Passes Stage B Housing	13.18		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	7.91		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 158	Mid 198	Max 237
2. Site promoter – yield (upper)	120		
3. Lower of 1. (Mid) yield and 2. yield	120		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.63		
Gross development area – Passes Stage B Employment (Ha)	13.18		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 13.81 ha site, approximately 0.63 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 13.18 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 198 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 120 dwellings. Site is available, suitable, Probably acheivable for housing.To avoid double counting with		

	Polt_07, the net capacity of the site Polt_03 excluding overlaps is NIL dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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

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

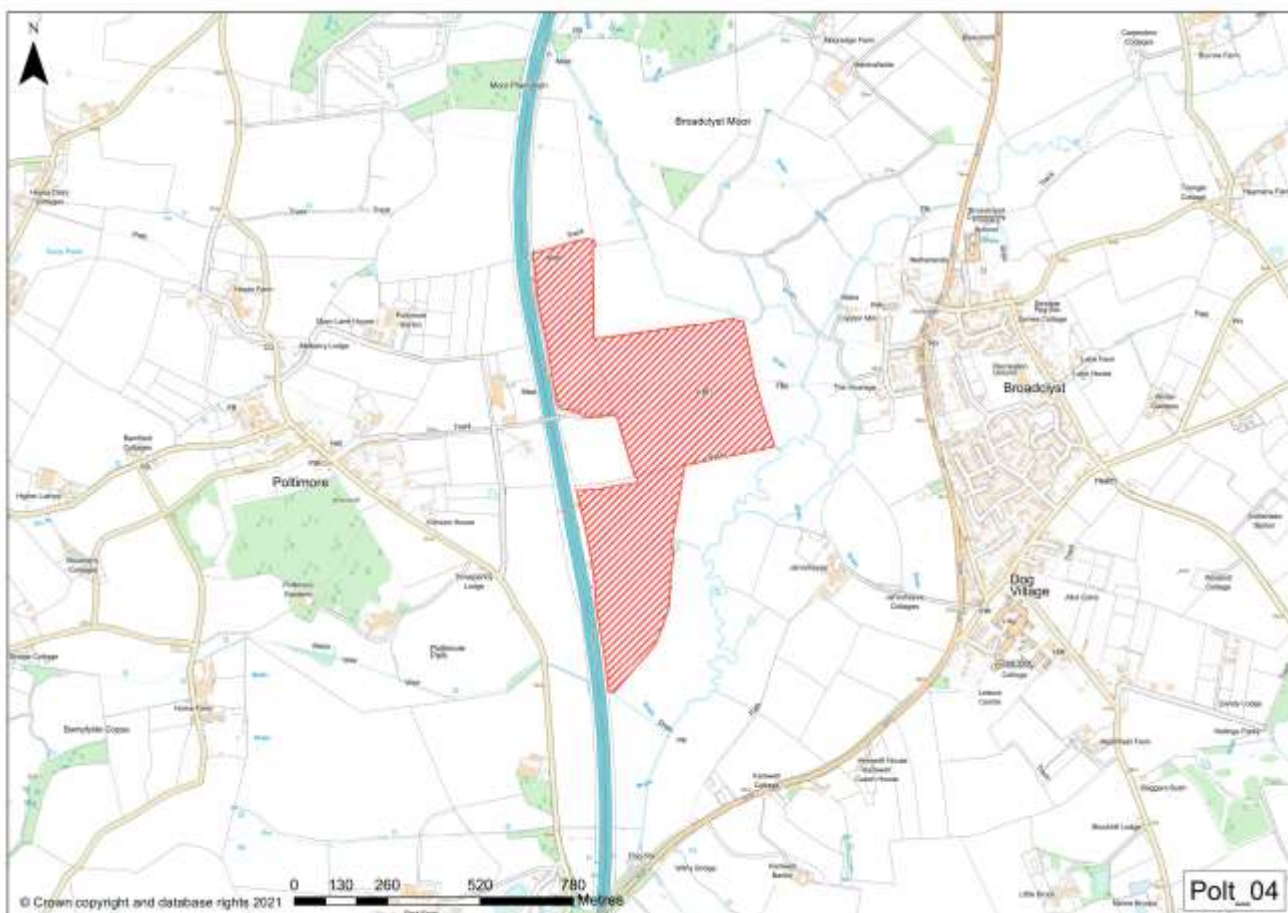
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Poltimore

Reference

Polt_04



Site address	Land at Poltimore Barton, Poltimore, EX4 0BQ
Outside Cranbrook Plan Area	Yes
Description	Reasonably level agricultural fields to the east of the M5 300m from Poltimore village. Includes part of site Polt_06.
Total site size (ha)	34.20
Submitter development type	Motorway Services with ancillary retail

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	EXISTING
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	
Site available for Housing	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. 1.1 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 1.1ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	33.10
GDA Discounted at Stage A – Housing (ha)	1.10
GDA Passes Stage A – Employment (ha)	33.10
GDA Discounted at Stage A – Employment (ha)	1.10
Stage A Assessment conclusion	An area of approximately 33.1 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site located 500m east of the grade II* listed Poltimore House and associated gardens and park. The impact of development upon this important heritage asset would need to be established through a more detailed assessment. Grade II listed assets are also located nearby in Broadclyst and Poltimore village which would need to be considered.
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Limited visibility from the M5 although visible in views from the east in Broadclyst village.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	A section of the site to the east and south is covered by flood zones 2 and 3. It may contain some grade 1 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	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	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	We would have no problem with self-contained services for the M5 in this location being in the next local plan as long as there is no through-route to the local highway network.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	Can't comment on viability without full appraisal. Road access is possible over the motorway bridge Hatchland Rd but am unclear whether this could accommodate the volume and size of traffic if this site were to serve as a motorway services. Am unclear whether this site would come forward within 5 years without mains services and water. Quality and value of proposed employment uses in GVA terms and volume is low. Site appears well served by Pinhoe broadband exchange FTTP 200 mbps+

Panel's conclusions	Probably unachievable for all employment uses, except possibly for motorway services, if there is evidence of need for these services; and subject to not linking on to the local highway network.
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably unachievable unless

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	Submitted 2018 although no 2017 site on GIS Map. Resubmitted 2021. Site Polt_04 does not overlap 2017 Site Polt_02. Polt_04 +Polt_06 are alternative Transport services schemes. Count Approx 40% ie 14 Ha of Site Polt_04 outside of 2021 site Polt_06.		
Total site size	34.20		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	1.10		
Gross development area – Passes Stage B Housing	33.10		
Gross to net area conversion factor applied %			
Net developable area (ha)	19.86		
Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid 497	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	1.10		
Gross development area – Passes Stage B Employment (Ha)	33.10		
Percentage of site to count – employment	100		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 34.2 ha site, 1.1 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx.33.1 ha		

	Housing : the site was not submitted as available for housing. So the site capacity is NIL dwellings Employment: The site is available for employment. It has been assessed as suitable. However the Panel concluded that the site is Probably unachievable(except possibly for motorway services, if there is evidence of need for these services). Therefore at this time, in the absence of evidence of need for services the site capacity for the trajectory is NIL hectares.

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Poltimore

Reference

Polt_05



Site address	Land North Hatchland Road, Poltimore,
Outside Cranbrook Plan Area	Yes
Description	Largely level agricultural fields adjacent to Poltmore village to the north.
Total site size (ha)	10.57
Submitter development type	Homes for sale ,Custom and self-build homes (Number of dwellings not specified)

Availability assessment

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

Stage A suitability assessment

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

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	10.57
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	10.57
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 10.57 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones. It also contains a number of trees towards the west 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	Site is adjacent to a number of grade II listed buildings and 40m from the grade I listed St Mary's church. The potential for a negative impact is high although could be reduced through design.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Very open in character and adjacent existing settlement.
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	A section of the site to the north is covered by flood zone 2 and a small area to the west is at high risk of flooding from surface water runoff.. It may contain some grade 1 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	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	Could have more than one route of access from the highway, would need to consider sustainable travel options with limited bus operation in this area.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable only at greatly reduced yield due to potential adverse impacts on road network, and subject to avoidance of adverse impacts on listed buildings that cannot be adequately mitigated
Site Achievable for Housing	Probably unachievable unless
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	10.57

HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	10.57		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	6.34		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 127	Mid 159	Max 190
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	159		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	10.57		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL			
Of the 10.57 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 10.57 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 159 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 159 dwellings. Site was submitted as available for housing, the HELAA Panel concluded that the site is Probably achievable only at greatly reduced yield due to potential adverse impacts on road network, and subject to avoidance of adverse impacts on listed buildings. Therefore the net capacity of the site excluding overlaps is reduced to approximately 30 dwellings. But at this time it is unclear whether the site would be available for a smaller development. Therefore for the trajectory, the site capacity is NIL dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.			

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

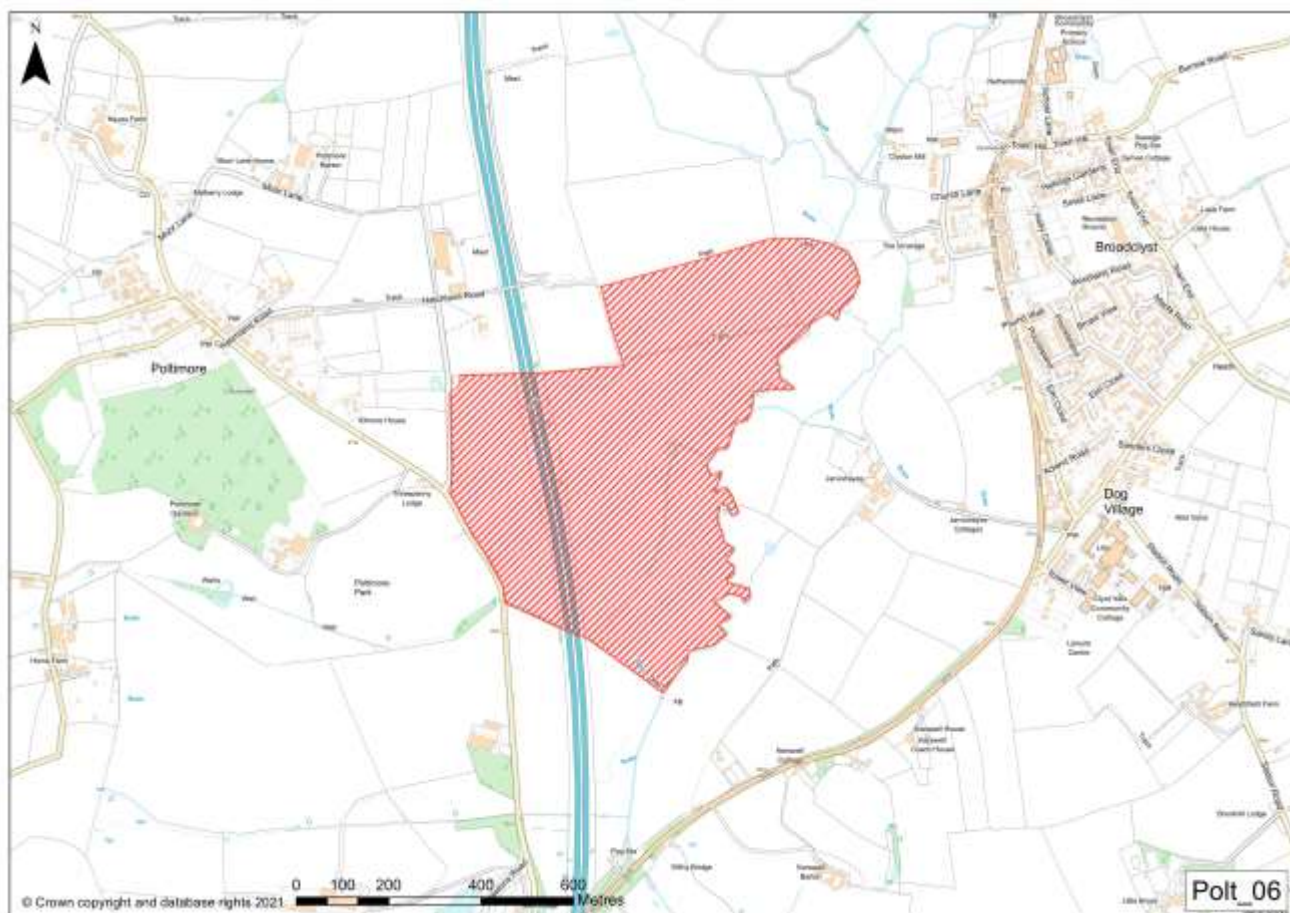
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Poltimore

Reference

Polt_06



Site address	Land at Poltimore/Broadclyst, EX40BQ
Outside Cranbrook Plan Area	Yes
Description	Reasonably level agricultural fields to the east of the M5 300m from Poltimore village. Includes sites Polt_02 and part of Polt_04.
Total site size (ha)	45.20
Submitter development type	Retail ,Renewable energy ,Mixed use ,Other (Vision Document, proposals are for a new Motorway Service Area (MSA) – with the MSA split across either side of the M5 (as per Gloucester Services). The MSA would be mirrored, so each side would deliver all necessary provision independently. The extent of land required for the MSA including landscaping and all the associating parking area pertains to half of the total site area. Approximately 21ha of land outside of this area identified for green infrastructure, retained in agricultural use, or presenting an opportunity to deliver renewable energy generation. Illustrative Masterplan accounts for all of Highways England requirements)

Availability assessment

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

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 16 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 16ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	29.20
GDA Discounted at Stage A – Housing (ha)	16.00
GDA Passes Stage A – Employment (ha)	29.20
GDA Discounted at Stage A – Employment (ha)	16.00
Stage A Assessment conclusion	An area of approximately 29.2 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

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

For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site located 300m east of the grade II* listed Poltimore House and associated gardens and park. The impact of development upon this important heritage asset would need to be established through a more detailed assessment. Grade II listed assets are also located nearby in Broadclyst and Poltimore village which would need to be considered.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Limited visibility from the M5 although eastern section is visible in views from the east in Broadclyst village whereas the western portion is visible in views from the west and from Poltimore 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	Large areas of the site to the south-east are covered by flood zones 2 and 3 and are at high risk of flooding from surface water runoff. A portion of the site to the west of the M5 is grade 1 agricultural land. Other parts of the site may also contain grade 1 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	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	We would have no problem with self-contained services for the M5 in this location being in the next local plan as long as there is no through-route to the local highway network.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	Note reference to Vision document and provision of direct access from M5. Hugely costly and am unclear whether intended uses (retail, renewable energy, mixed use) would generate return over development costs in a reasonable timeframe. More detailed viability assessment required but delivery inside 5 yrs may be challenging. Quality and value of proposed employment uses in GVA terms is low. Site appears well served by Pinhoe broadband exchange FTTP 200 mbps+
Panel's conclusions	Probably unachievable for all employment uses, except for motorway services where there is evidence of need for these services; and subject to : avoiding adverse impacts on heritage assets; and not linking on to the local highway network
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably unachievable unless

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	2017 Site Polt_02 (7.6Ha) - for housing lies in 2021 Site Polt_06 (a Transport services scheme E+W of M5 but not in the alternative Transport services scheme Polt_04 (E of M5)). Count all 45.2Ha of Polt_06 regarding Transport services.		
Total site size	45.20		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	16.00		
Gross development area – Passes Stage B Housing	29.20		
Gross to net area conversion factor applied %			
Net developable area (ha)	17.52		
Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid 438	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	16.00		

Gross development area – Passes Stage B Employment (Ha)	29.20
Percentage of site to count – employment	100
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00
SITE POTENTIAL	Of the 45.2ha site, 16 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 29.2 ha Housing : the site was not submitted as available for housing. So the site capacity is NIL dwellings Employment: The site is available for employment. It has been assessed as suitable. However the Panel concluded that the site is Probably unachievable(except possibly for motorway services, if there is evidence of need for these services). Therefore at this time, in the absence of evidence of need for services the site capacity for the trajectory is NIL hectares.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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

Employment Trajectory	Hectares
2020-22 Completions	0

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Rockbeare

Reference

Rock_01



Site address	Land at Quarter Mile Lane, Marsh Green, EX5 2EU
Outside Cranbrook Plan Area	Yes
Description	Flat field on edge of small settlement
Total site size (ha)	1.20
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (Submitted to previous SHLAA call for sites. Site area is 1.23ha (3.03 acres) which could produce circa 30 residential units.)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.20
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.20
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.2 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities but within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	no significant issues identified
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	Flat field in flat landscape with hedges to boundaries. No in an AONB.
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land (strategic level). The track through the site and the northern, western and southern boundaries are at a low to high risk of surface water flooding.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	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	5.1 ha in the vicinity of Marsh Green, transport costs would apply to Rockbeare Primary, which has some capacity to support development but not on this scale. Additional secondary provision required.
DCC Highways comments	Access available from Quarter Mile Lane
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	ROCK_01
Site overlap description	2021 site Rock_01 and 2017 site (ObjectID 101210) are effectively identical. Count all 2021 site. Count 2017 site as NIL.
Total site size	1.20
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	1.20
Gross to net area conversion factor applied %	0.80

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 (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	24		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.20		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.2 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.2 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 24 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 24 dwellings. To avoid double counting, the net capacity of the site excluding overlaps is approximately 24 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES	Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.		

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	24
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

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

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

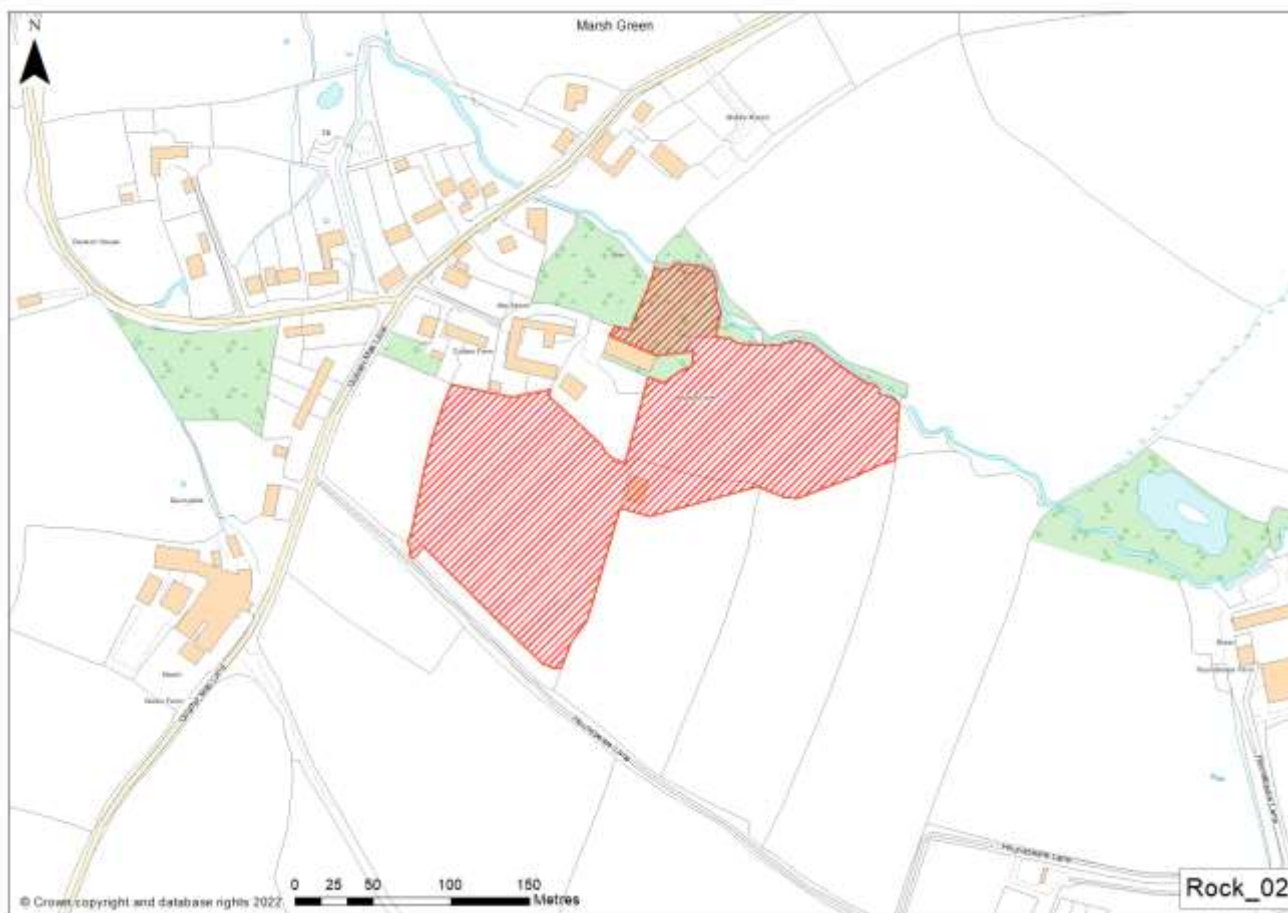
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Rockbeare

Reference

Rock_02



Site address	Part Manor Farm, March Green, Aylesbeare,
Outside Cranbrook Plan Area	Yes
Description	Two flat fields, part of a third field with agricultural building and part of a wooded area on the fringe of a very small settlement.
Total site size (ha)	3.33
Submitter development type	Dwellings (Approx. 40-50)

Availability assessment

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

Stage A suitability assessment

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

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.16 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.16ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	3.17
GDA Discounted at Stage A – Housing (ha)	0.16
GDA Passes Stage A – Employment (ha)	3.17
GDA Discounted at Stage A – Employment (ha)	0.16
Stage A Assessment conclusion	An area of approximately 3.17 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities but within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	no significant issues identified
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	Mainly flat fields in flat landscape with hedges to boundaries. No in an AONB.
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land (strategic level). The northern part of the site along the boundary is in floodzone 3 and there is also a high to low risk of surface water flooding in this area.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	5.1 ha in the vicinity of Marsh Green, transport costs would apply to Rockbeare Primary, which has some capacity to support development but not on this scale. Additional secondary provision required.
DCC Highways comments	Site does not link to the public highway. The only way this could come forward is if access could be gained via the adjoining Rock_01 plot.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable on it's own due to unsuitable access. Would need to be developed in combination with Rock_01.
Site Achievable for Housing	Probably unachievable unless
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	3.33
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.16
Gross development area – Passes Stage B Housing	3.17

Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.90		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 38	Mid 48	Max 57
2. Site promoter – yield (upper)	50		
3. Lower of 1. (Mid) yield and 2. yield	48		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.16		
Gross development area – Passes Stage B Employment (Ha)	3.17		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 3.33 ha site, approximately 0.16 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 3.17 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 48 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 48 dwellings. Site is available, suitable, Probably achievable for housing.To avoid double counting, the net capacity of the site excluding overlaps is approximately 48 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Rockbeare

Reference

Rock_03



Site address	Land at Houndbeare farm, Rockbeare Hill - land south of Rockbeare Hill - to the east of the junction with Marsh Green Lane, EX5 2EZ
Outside Cranbrook Plan Area	Yes
Description	small flat field in open countryside
Total site size (ha)	0.60
Submitter development type	2017 submission - Dwellings (Around 10). 2022 confirmation of availability now states 9 dwellings (Homes for sale)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	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)	0.60
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.60
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.6 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities but within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	no significant issues identified
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	flat field in open countryside with hedges and some mature trees to boundary
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No

Flooding/land/resources commentary	Grade 3 agricultural land (strategic level). There is a low to high risk of surface water flooding along the northern and southern boundaries.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	5.1 ha in the vicinity of Marsh Green, transport costs would apply to Rockbeare Primary, which has some capacity to support development but not on this scale. Additional secondary provision required.
DCC Highways comments	Access to the site would be possible from Rockbeare Hill road.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	0.60		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.60		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.48		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 10	Mid 12	Max 14

2. Site promoter – yield (upper)	9
3. Lower of 1. (Mid) yield and 2. yield	9
4. Percentage of site to count– housing	100
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	9
EMPLOYMENT CAPACITY	
Land discounted Stage A and Stage B – Employment (Ha)	0.00
Gross development area – Passes Stage B Employment (Ha)	0.60
Percentage of site to count – employment	0
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00
SITE POTENTIAL	Of the 0.6 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.6 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 12 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 9 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 9 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary

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

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

Developable 1/4/2027 to 31/3/2032	9
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Rockbeare

Reference

Rock_04



Site address	Land at Allercombe Lane, Allercombe,
Outside Cranbrook Plan Area	Yes
Description	small field on edge of hamlet accessed by single track lanes
Total site size (ha)	0.49
Submitter development type	Dwellings (Around 5). 2022 confirmation of availability also states 5 dwellings (Homes for sale)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	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	Approximately 0.01 Ha of the site is within the Airport Vector. This minimal area is insufficient to discount the site for more sensitive uses.
GDA Passes Stage A – Housing (ha)	0.42
GDA Discounted at Stage A – Housing (ha)	0.07
GDA Passes Stage A – Employment (ha)	0.43
GDA Discounted at Stage A – Employment (ha)	0.06
Stage A Assessment conclusion	An area of approximately 0.42 ha has passed the Stage A Suitability Assessment for housing and and 0.43 Ha 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	Within Exe Estuary and Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	no significant issues identified
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	small gently sloping field surrounded by hedges with some trees.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land (strategic level). The south western part of the site along the boundary is in floodzone 3 and there is also a high to low risk of surface water flooding in this 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	Site within Allocombe - transport costs would apply for primary and secondary.
DCC Highways comments	Access from county highway at Allercombe Lane is possible.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	0.49
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.07
Gross development area – Passes Stage B Housing	0.42
Gross to net area conversion factor applied %	0.80

Net developable area (ha)	0.34		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 7	Mid 9	Max 10
2. Site promoter – yield (upper)	5		
3. Lower of 1. (Mid) yield and 2. yield	5		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	5		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.06		
Gross development area – Passes Stage B Employment (Ha)	0.43		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.49 ha site, approximately 0.06 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.43 ha for employment. A further 0.01 Ha is discounted for housing due to that small area being in the Airport noise vector Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 9 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 5 dwellings. Site is available, suitable, Probably acheivable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 5 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Rockbeare

Reference

Rock_05



Site address	Land at Houndbeare Farm, Rockbeare Hill - to the west of Robin's Nest, EX5 2EZ
Outside Cranbrook Plan Area	Yes
Description	Greenfield site, comprising part of a field to the west of sporadic linear housing development along the country lane of Rockbeare Hill. Site is largely surrounded by agricultural land. Nearest settlement with facilities is West Hill.
Total site size (ha)	0.22
Submitter development type	Homes for sale (5-9 dwellings.)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	No
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.22
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.22
Stage A Assessment conclusion	An area of approximately 0.22 ha has passed the Stage A Suitability Assessment for housing but not for employment as the site size is below the size threshold for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	no significant issues identified
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	part of flat field in open rural landscape.
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land (strategic level).
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure 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	2.9 ha sites outskirts of West Hill. Need to assess the requirement for additional primary capacity along with other proposed sites in the vicinity of West Hill / Ottery St Mary. Require safe walking routes. No secondary capacity at Kings School. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	Access available from Rockbeare Hill road.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	2021 site Rock_05 and 2017 site (ObjectID 45605) are effectively identical. Count all 2021 site. Count 2017 site as NIL.
Total site size	0.22
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.22

Gross to net area conversion factor applied %	1.00		
Net developable area (ha)	0.22		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 4	Mid 6	Max 7
2. Site promoter – yield (upper)	9		
3. Lower of 1. (Mid) yield and 2. yield	6		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	6		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.22		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.22 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.22 ha. Housing Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 6 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 6 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 6 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Rockbeare

Reference

Rock_06



Site address	Land at Houndbeare Farm, Rockbeare Hill - to the west of Melton Court, EX5 2EZ
Outside Cranbrook Plan Area	Yes
Description	part of field close to sporadic linear development along country lane
Total site size (ha)	0.21
Submitter development type	Homes for sale (5-9 dwellings.)

Availability assessment

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

Stage A suitability assessment

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

Does the site meet the minimum size threshold for employment?	No
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.21
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.21
Stage A Assessment conclusion	An area of approximately 0.21 ha has passed the Stage A Suitability Assessment for housing but not for employment as the site size is below the size threshold for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	no significant issues identified
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	part of flat field in open rural landscape.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land (strategic level).

For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure 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	2.9 ha sites outskirts of West Hill. Need to assess the requirement for additional primary capacity along with other proposed sites in the vicinity of West Hill / Ottery St Mary. Require safe walking routes. No secondary capacity at Kings School. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	Access available from Rockbeare Hill road.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	2021 site Rock_06 and 2017 site (ObjectID 45604) are effectively identical. Count all 2021 site. Count 2017 site as NIL.		
Total site size	0.21		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.21		
Gross to net area conversion factor applied %	1.00		
Net developable area (ha)	0.21		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30

1. Calculated yield (HELAA Methodology)	Min 4	Mid 5	Max 6
2. Site promoter – yield (upper)	9		
3. Lower of 1. (Mid) yield and 2. yield	5		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	5		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.21		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.21 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.21 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 5 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 5 dwellings. Site is available, suitable, Probably acheivable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 5 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Rockbeare

Reference

Rock_07



Site address	Land at Allercombe Hill, Rockbeare Hill, EX5 2HD
Outside Cranbrook Plan Area	Yes
Description	Greenfield site, comprising the northern half of two large fields in open countryside but adjacent to active quarry and opposite housing
Total site size (ha)	1.68
Submitter development type	2017 submission - Dwellings (Around 10). 2022 confirmation of availability now states 9 dwellings (Homes for sale)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	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)	1.68
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.68
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.68 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Pebblebed Heaths mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	no significant issues identified
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	part of flat field in open rural landscape.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No

Flooding/land/resources commentary	Grade 3 agricultural land (strategic level). Small strips of the site to the northern and southern boundaries are at a low risk of surface water flooding.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	2.9 ha sites outskirts of West Hill. Need to assess the requirement for additional primary capacity along with other proposed sites in the vicinity of West Hill / Ottery St Mary. Require safe walking routes. No secondary capacity at Kings School. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	Access from county highway at Allercombe Lane is possible.
DCC Minerals comments	The mineral resource at Rockbeare Quarry has been worked out so there is no MPA objection to this site.
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	1.68
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	1.68
Gross to net area conversion factor applied %	0.80

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 34	Max 40
2. Site promoter – yield (upper)	9		
3. Lower of 1. (Mid) yield and 2. yield	9		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	9		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.68		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.68 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.68 ha. Housing :Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 34 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 9 dwellings. Site is available, suitable, Probably acheivable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 9 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Rockbeare

Reference

Rock_08



Site address	Land at Houndbeare Farm, Rockbeare Hill - to the east of Marl Cottage, EX5 2EZ
Outside Cranbrook Plan Area	Yes
Description	southern part of larger flat field opposite ribbon of isolated housing and to east of small group of housing.
Total site size (ha)	0.69
Submitter development type	Homes for sale (5-9 dwellings.)

Availability assessment

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

Stage A suitability assessment

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

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.69
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.69
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.69 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	no significant impacts identified
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	part of flat field in open rural landscape.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No

Flooding/land/resources commentary	Grade 3 agricultural land (strategic level). Small strips of the site to the eastern and southern boundaries are at a low to high risk of surface water flooding and are also in floodzone 2.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	2.9 ha sites outskirts of West Hill. Need to assess the requirement for additional primary capacity along with other proposed sites in the vicinity of West Hill / Ottery St Mary. Require safe walking routes. No secondary capacity at Kings School. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	Access available from Rockbeare Hill road
DCC Minerals comments	A very small part of the eastern edge of this site extends into the MCA (aggregates). No MPA objection
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	2021 site Rock_08 and 2017 site (ObjectID 45602) are effectively identical. Count all 2021 site. Count 2017 site as NIL.
Total site size	0.69
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.69

Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.55		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 11	Mid 14	Max 16
2. Site promoter – yield (upper)	9		
3. Lower of 1. (Mid) yield and 2. yield	9		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	9		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.69		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.69 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.69 ha. 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 9 dwellings. Site is available, suitable, Probably achievable for housing.To avoid double counting, the net capacity of the site excluding overlaps is approximately 9 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Rockbeare

Reference

Rock_09



Site address	Land at Harrier Court, Clyst Honiton, Exeter, EX5 2DR
Outside Cranbrook Plan Area	Yes
Description	part of large, flat fields.
Total site size (ha)	5.80
Submitter development type	Office ,Industrial / warehouse ,Mixed use (The proposed site offers a combined area of over 50,000m2 for development of warehouses, light industrial and office space. A combination of the three is proposed to attract local businesses as well as offering close proximity to Exeter Airport)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Approximately 1.6 Ha of the site is within the Airport Vector (57db). However, employment uses are less sensitive in this regard.
GDA Passes Stage A – Housing (ha)	4.20
GDA Discounted at Stage A – Housing (ha)	1.60
GDA Passes Stage A – Employment (ha)	5.80
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 5.8 ha has passed the Stage A Suitability Assessment for employment. 1.6 Ha is Not suitable for housing due to its location in the Airport Vector.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	no significant impacts identified
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	flat fields with industrial development to on side

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3a agricultural land. Small parts of site boundaries are at a high to low low risk of surface water flooding.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Provision to be informed by strategy for education in wider area. No safe walking routes so school transport anticipated. Rockbeare Primary has some capacity for development, but not enough to serve sites in combination. Additional secondary provision required.
DCC Highways comments	Access can be derived from Long Lane, but the currently partially completed works will need to be satisfactorily finished prior to commencement of any further development, as will the planned EDDC widening scheme.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	Significant and important site in proximity to our EZ, airport and Future Skills Centre. The improvements EDDC are funding to Long Lane will increase the value of this site for employment use. The AirPark site to the west is coming forward for development. Concern if increased HGV traffic associated with B8 logistics and warehousing on this site were to erode the highway improvements now underway and undermine the operation of high value exiting employers locally. B1 Office use would increase the viability of public transport to the site and increase both the density and value of employment provision. Connectivity to A30 is not great. Strong fibre connectivity.
Panel's conclusions	Probably achievable, particularly for B1/B2 uses associated with advanced manufacturing, education and avionics, mindful of the site's location and proximity to the airport and runway
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably achievable

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	HELAA 2017 GESP GH/ED/42		
Site overlap description	All of GH/ED/42 is within the area of 2021 submission site Rock_09 (latter was assessed). Count all of Rock_09. Count GH/ED/42 as NIL		
Total site size	5.80		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	1.60		
Gross development area – Passes Stage B Housing	4.20		
Gross to net area conversion factor applied %	60.00		
Net developable area (ha)	2.52		
Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	5.80		
Percentage of site to count – employment	100		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	5.81		
SITE POTENTIAL	Of the 5.8ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx 6.8 ha for employment land (but 1.6 Ha would be discounted for housing land) Housing : the site was not submitted as available for housing. So the site capacity is NIL dwellings Employment: The site is available for employment. It has been assessed as suitable, available and Probably achievable for employment. Therefore for the trajectory, the net capacity of the site is approximately 5.8 hectares.		
GENERAL COMMENT FOR ALL SITES			

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	2.90
Developable 1/4/2032 to 31/3/2037	2.91
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Rockbeare	Reference	Rock_10



Site address	1 and 2 Tillhouse Cottages, London Road, EX5 2EE
Outside Cranbrook Plan Area	No
Description	cottages and gardens surrounded by new housing
Total site size (ha)	0.22
Submitter development type	Homes for sale (Gross 8 dwellings (net 6))

Availability assessment

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

Stage A suitability assessment

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

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

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heath mitigation zones.
For Housing - 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 impacts identified
For Housing - Will the site have an unacceptable impact on heritage?	no
For Employment - Will the site have an unacceptable impact on heritage?	no
Landscape commentary	no significant issues identified
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	A small part of the site is at a low risk of surface water flooding

For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	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	Would need to contribute to primary and secondary requirements in Cranbrook
DCC Highways comments	A contribution to the provision of ped/cycle facilities along London Road will be required along with provision of similar along the site frontage.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	0.22		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.22		
Gross to net area conversion factor applied %	1.00		
Net developable area (ha)	0.22		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 4	Mid 6	Max 7
2. Site promoter – yield (upper)	6		

3. Lower of 1. (Mid) yield and 2. yield	6
4. Percentage of site to count– housing	100
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	6
EMPLOYMENT CAPACITY	
Land discounted Stage A and Stage B – Employment (Ha)	0.22
Gross development area – Passes Stage B Employment (Ha)	0.00
Percentage of site to count – employment	0
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00
SITE POTENTIAL	Of the 0.22 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.22 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 6 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 6 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 6 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

Developable 1/4/2027 to 31/3/2032	6
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Rockbeare

Reference

Rock_11



Site address	L/A The Grange, London Road, Rockbeare, EX25 2FP
Outside Cranbrook Plan Area	Yes
Description	areas of hardstanding and some vegetated areas
Total site size (ha)	3.05
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people ,Office ,Industrial / warehouse ,Hotel ,Renewable energy ,Mixed use (The site is 2.9Ha and is Located next to The Cranbrook Plan Area – at the edge of a village. A rate of 30 dwellings per hectare would be appropriate for this type of site and its context, If this is applied then the site could deliver in the region of 90 houses. This level of development would be appropriate for a site at a village on the periphery of Cranbrook (a main town) and with good road links. However, we assert that the site could equally support employment inter-alia.)

Availability assessment

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

Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.06 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)	2.99
GDA Discounted at Stage A – Housing (ha)	0.60
GDA Passes Stage A – Employment (ha)	2.99
GDA Discounted at Stage A – Employment (ha)	0.60
Stage A Assessment conclusion	An area of approximately 2.99 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Exe Estuary and Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	no
For Employment - Will the site have an unacceptable impact on biodiversity?	no
Heritage commentary	There are no identified heritage assets in close proximity of the site.
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	not possible to assess
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3a agricultural land. Small parts of site at a low risk of surface water flooding.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	no
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	no
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Isolated location, would need safe walking routes / transport costs. Provision to be informed by strategy for education in wider area.
DCC Highways comments	This site would be counted as Cranbrook mExpansion and would need to contribute to measures to improve footway and cycling on London Road and in and around Cranbrook
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	N/A
Site overlap description	No overlap
Total site size	3.05
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.06

Gross development area – Passes Stage B Housing	2.99		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.79		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 36	Mid 45	Max 54
2. Site promoter – yield (upper)	90		
3. Lower of 1. (Mid) yield and 2. yield	45		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	45		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.06		
Gross development area – Passes Stage B Employment (Ha)	2.99		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 3.05 ha site, approximately 0.06 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 2.99 ha. Housing Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 45 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 45 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 45 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	45
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

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

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

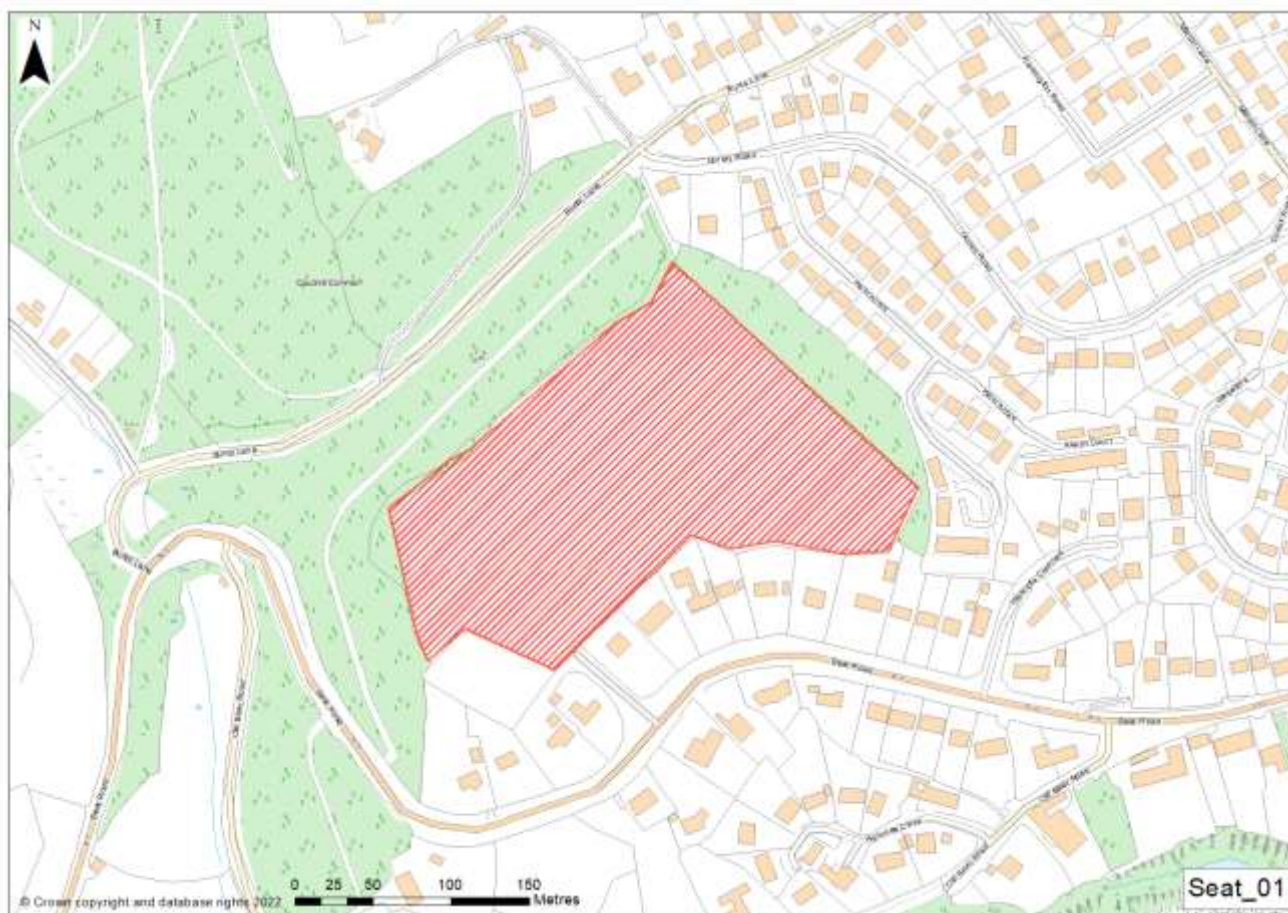
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Seaton

Reference

Seat_01



Site address	Clay Common, Seaton,
Outside Cranbrook Plan Area	Yes
Description	Sloping site (in slope category -gradient of 1:10 to 1:3 across most of site), adjacent to Seaton to its south and east. Currently in agricultural use.
Total site size (ha)	4.36
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes (Approximately 50 units)

Availability assessment

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

Stage A suitability assessment

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

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	4.36
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	4.36
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 4.36 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Not located within any known area of biodiversity interest, but SAC 296m to south.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Nearest designated asset is Grade II listed Check House 286m to south east but there are numerous intervening dwellings and no direct views from this asset to the site. Views to site from Jurassic Coast World Heritage 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	Prominent hill-top location with medium-long distance views from the town centre and beach, including from AONB 858m to the east. Tall trees/forest and raised elevation of the site screens short distance

	visibility from the west, north and east; but close-up views from south along Beer Road.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in the strategic assessment. No fluvial or surface water flood risk identified.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant ha 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	No access difficulties. The site has direct level access onto Beer Road. Possible cycle/ped access onto Bunts Lane, Beer Road and West Acres.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	HELAA 2017 NON GESP Reference Number: SEAT_01

Site overlap description	All 2017 Site Seat_01 is in 2017 Site (ObjectID 39603). 2017 Seat_01 is 85% of 2017 Site (39603). Separate 2021 site Seat_09 in SW of 2017 Site (10%). Residual 5% not resubmitted. No change in ownership. Count all 2021 site. Count 2017 site as NIL.		
Total site size	4.36		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	4.36		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	2.62		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 52	Mid 66	Max 79
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 (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	50		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	4.36		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 4.36 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 4.36 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 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 50 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 50 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	50
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Seaton	Reference	Seat_02



Site address	Land at Barnards Hill Lane, Seaton,
Outside Cranbrook Plan Area	Yes
Description	Site is slightly raised above surrounding land to east and south, with a gentle slope (1:20 to 1:10) from west to east. Adjacent to Seaton with existing dwellings to east and south east, and allotment to south west. Currently in agricultural use.
Total site size (ha)	2.69
Submitter development type	Homes for sale ,Affordable homes ,Custom and self-build homes (The site size is approximately 2.7 hectares so the anticipated development capacity is a maximum of 80 dwellings.) 2022 presentation to Strategic Planning Committee indicated 60 dws

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.69
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.69
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.69 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Not located within any known area of biodiversity interest, with nearest designation 160m away (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	Nearest designated asset is scheduled monument 298m to south west - there are intervening views between this designated asset and the site, so potential adverse impact.
For Housing - 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 visible from AONB 1273m to east. Site is slightly raised above land to east and south, but not too prominent in wider views, and seen

	in the context of housing development along eastern and southern boundary, and caravan park to west.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in the strategic assessment. Low surface water flood risk identified on north and south west boundary.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant 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	Barnards Hill Lane is very narrow and there are no footways, but these matters could possibly be addressed with the development of the site. The site is on the edge of the developed area of Sidmouth, but is quite well located to local facilities. On level access can be obtained by Poplar Tree Drive.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable subject to suitable access, but Panel expressed concern about land ownership on land bordering Poplar Tree Drive and whether access can be achieved through this.
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_02		
Site overlap description	2021 site Seat_02 and 2017 site (ObjectID 85603) are effectively identical. Count all Seat_02 . Count 2017 site as NIL.		
Total site size	2.69		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	2.69		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.61		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 32	Mid 40	Max 48
2. Site promoter – yield (upper)	60		
3. Lower of 1. (Mid) yield and 2. yield	40		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	40		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	2.69		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 2.69 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 2.69 ha. Housing :Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 40 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 40 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 40 dwellings.		

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

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

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

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

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

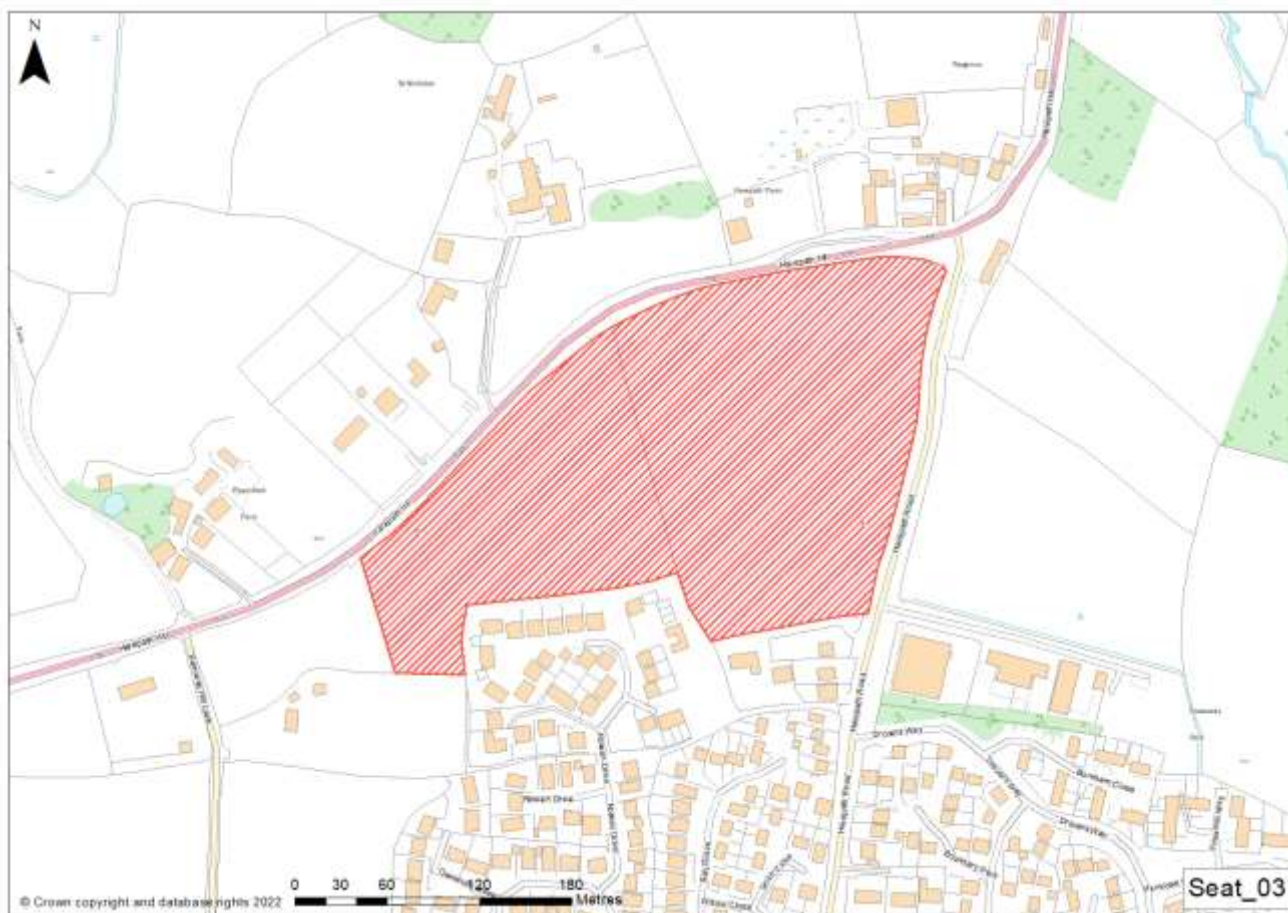
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Seaton

Reference

Seat_03



Site address	Land to the South of Harepath Hill, Colyford, EX24 6DP
Outside Cranbrook Plan Area	Yes
Description	Sloping site from west to east (mostly gradient 1:10 to 1:3), located between the northern edge of Seaton and west of A3052 Harepath Hill. Comprised of two agricultural fields.
Total site size (ha)	6.09
Submitter development type	Comprehensive package of uses- including recreation, employment, environmental, community and residential uses. 2022 presentation to Strategic Planning Committee indicated 200 to 220 dws on Seat 05 and Seat_03. with 130 dwellings on Seat_05. Implying 70-90 dws on Seat_03 - as part of mixed use scheme.

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	6.09
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	6.09
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 6.09 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range 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, with nearest designation 9m away in south east (TPO).
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed Harepath Farm across the road to north east with open views into the site, so potential impact on setting of this 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 visible from AONB 961m to east. Prominent site in the landscape but adjacent to the existing urban form to south, it is located on elevated and relatively steep land that makes it widely visible from

	Harepath Road, A3052 and the cemetery and Wetlands, as well as the AONB itself.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 2 agricultural land in the strategic assessment. Small area of high surface water flood risk adjacent to east on Harepath Road, with low surface water flood risk along northern and southern boundary.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant 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	DCC Comments: A planning application has recently been considered by East Devon District Council for the development of this site. There are no objections in principle to the residential development of this site from a highway point of view. HA Comment: We would wish to have sight of the relevant Transport Assessment.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	HELAA 2017 Non GESP SEAT_06 and SEAT_03		
Site overlap description	No overlap. Seat_03 was submitted in 2018 although not on 2017 GIS maps - Resubmitted in 2021 and shows on the GIS map as a 2021 submission. Count as Existing.		
Total site size	6.09		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	6.09		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	3.65		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 73	Mid 91	Max 110
2. Site promoter – yield (upper)	90		
3. Lower of 1. (Mid) yield and 2. yield	91		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	91		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	6.09		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 6.09 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 6.09 ha. 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. The lower of the mid yield and the site promoter's yield would have the potential for 91 dwellings. Site is available, suitable, Probably acheivable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 91 dwellings.		

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

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	91
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Seaton

Reference

Seat_04



Site address	Harepath Road Industrial Estate, Harepath Road, Seaton, EX12 2WH
Outside Cranbrook Plan Area	Yes
Description	Level site. Part brownfield part greenfield, comprising access road and rough grassland to east of existing units on Fosseway Park industrial estate, adjacent to the northern edge of Seaton.
Total site size (ha)	0.56
Submitter development type	Employment – Industrial/Warehousing. 2022 confirmation of availability for employment (industry/warehousing).

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.60
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.60
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.6 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Strip of land along south east of site is covered by a 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	Nearest designated asset is Grade II listed Harepath Farm 242m to north - the site is visible from this asset, so potential harm to its setting.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is visible from AONB 787m to east, but this is a relatively small site and seen in the context of the existing industrial estate adjacent to west, and town to south.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 2 agricultural land in the strategic assessment. Slither of high surface water flood risk runs along north and west boundary.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant 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 to this site would need to come from the private road which currently services the Auction Centre and the industrial units. The layout of this road conforms to adoptable highway standards at its junction with Harepath Rd., but the construction of the road will need to be confirmed.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	Achievable and should be a priority for development given full uptake of units along Harepath Rd, very high local demand for B use workspace and constrained provision. Close to Seaton exchange with speeds up to 40 mbps. Our colleagues in Property & Estates should be able to provide commentary to the HELAA panel on the planned timescale for delivery. Risk of losing employers if sites don't come forward in these rural and coastal towns.
Panel's conclusions	Probably achievable, subject to marketing and resources to enable the site to be brought to market
Site Achievable for Housing	Use unassessed

Site Achievable for Employment	Probably achievable if

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	0.56		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.60		
Gross to net area conversion factor applied %			
Net developable area (ha)	0.48		
Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid 12	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.60		
Percentage of site to count – employment	100		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.56		
SITE POTENTIAL	Of the 0.56 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx 6.8 ha. For employment land. Housing : the site was not submitted as available for housing. So the site capacity is NIL dwellings Employment: The site is available for employment. It has been assessed as suitable, available and Probably achievable for employment. Therefore for the trajectory, the net capacity of the site is approxiately 0.56 hectares.		
GENERAL COMMENT FOR ALL SITES			

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.30
Developable 1/4/2032 to 31/3/2037	0.26
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

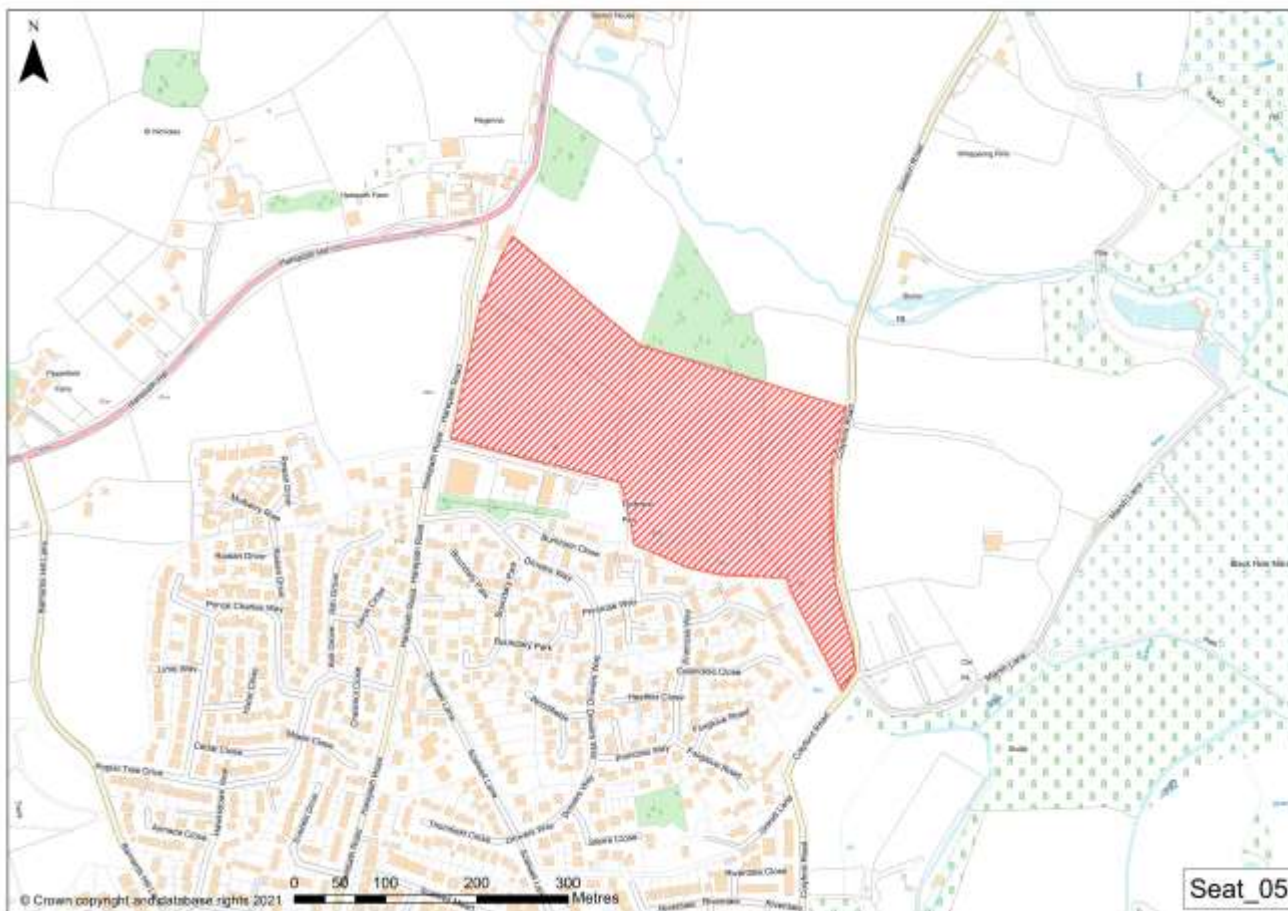
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Seaton

Reference

Seat_05



Site address	Land off Harepath Road, Seaton, Devon, = 7.15 Hectares, EX122WH
Outside Cranbrook Plan Area	Yes
Description	Greenfield site, gently sloping from west to east, currently used for agriculture purposes. Located east of Harepath Road. Southern part of site is adjacent to the urban edge of Seaton, with open countryside surrounding the remainder of the site. Current Local Plan allocation for employment and recreation uses. Submitter proposed 2 new access points
Total site size (ha)	8.85
Submitter development type	Mixed Use (150 Dwellings). 2022 presentation to Strategic Planning Committee indicated 130 dwellings

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	8.85
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	8.85
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 8.85 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Seaton Marshes County Wildlife Site across the road on the eastern boundary of the site. A TPO covers land adjacent to the south.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed Harepath Farm 46m to north west with open views into the site, so potential impact on setting of this 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 visible from AONB 546m to the east. Although there are long distance views to the site from the valley sides, it is set low down in the

	valley and seen in the context of the existing town which runs along the southern boundary, reducing its visual prominence.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 2 agricultural land in the strategic assessment. South eastern tip of site is within flood zone 2, and high risk of surface water flooding along southern boundary with low risk extending into western part of site.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant 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 could be gained to this site from Harepath Rd or maybe via the private road serving Seat_4 above.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	

Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	2017 Submission Seat_05. Subsequent resubmission with Site Seat_03 (counted separately). 2017 Site (Object ID 109218) within Seat_05 not resubmitted but possibly in different ownership. Masterplan includes 109218 so continue to count all of Seat_05.		
Total site size	8.85		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	8.85		
Gross to net area conversion factor applied %	0.60		
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 (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	133		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	8.85		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 8.85 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 8.85 ha. 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. The lower of the mid yield and the site promoter's yield would have the potential for 133 dwellings. Site is available, suitable, Probably achievable for housing. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 133 dwellings.		

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

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	133
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Seaton

Reference

Seat_06



Site address	Former Depot, Colyford Road, Seaton, EX12 2DQ
Outside Cranbrook Plan Area	Yes
Description	Flat brownfield site within Seaton built-up area, surrounded by a caravan park and existing dwellings. Previously used for industrial units, the site is now vacant.
Total site size (ha)	0.29
Submitter development type	Employment – Industrial/Warehousing. 2022 confirmation of availability for employment (industry/warehousing).

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.30
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.30
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.3 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	A section of Seaton Marshes Local Nature Reserve is within the northern boundary 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	Nearest designated heritage asset is Grade I listed church 361m to south. There is substantial existing development in between so no views of the asset from the site.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	Site is visible from AONB 757m to east, but set low down in the valley and is seen in the context of the caravan park adjacent to east and south, and existing dwellings to north and west.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Previously developed land in urban area, so no agricultural land classification. High risk of surface water flooding on Colyford Road adjacent to west, a small section of this risk extends into site.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant 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 to this site will be available from Colyford Rd. A contribution will be sought for the
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	Achievable and should be a priority for development given very high local demand for B use workspace and constrained local provision. Close to Seaton exchange with speeds up to 40 mbps. Our colleagues in Property & Estates should be able to provide commentary to the HELAA panel on the planned timescale for delivery. Viability is not the hurdle here with access to utilities and good highway access. Am unclear why this has not yet been delivered - we have received specific demand for planned units on this site from local businesses

	over recent years and risk losing these employers if sites don't come forward.
Panel's conclusions	Probably achievable, subject to further local marketing, for B1/B2 uses as small lock up units, or possibly for modest sized business units
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably achievable if

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	0.29		
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 %			
Net developable area (ha)	0.30		
Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid 8	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.30		
Percentage of site to count – employment	100		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.29		
SITE POTENTIAL	Of the 0.3 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx 0.3 ha. Housing : the site was not submitted as available for housing. So the site capacity is NIL dwellings		

	Employment: The site is available for employment. It has been assessed as suitable, available and Probably achievable for employment. Therefore for the trajectory, the net capacity of the site is approximately 0.3 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	0

Employment - Suitable Available Achievable summary

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

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.29
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

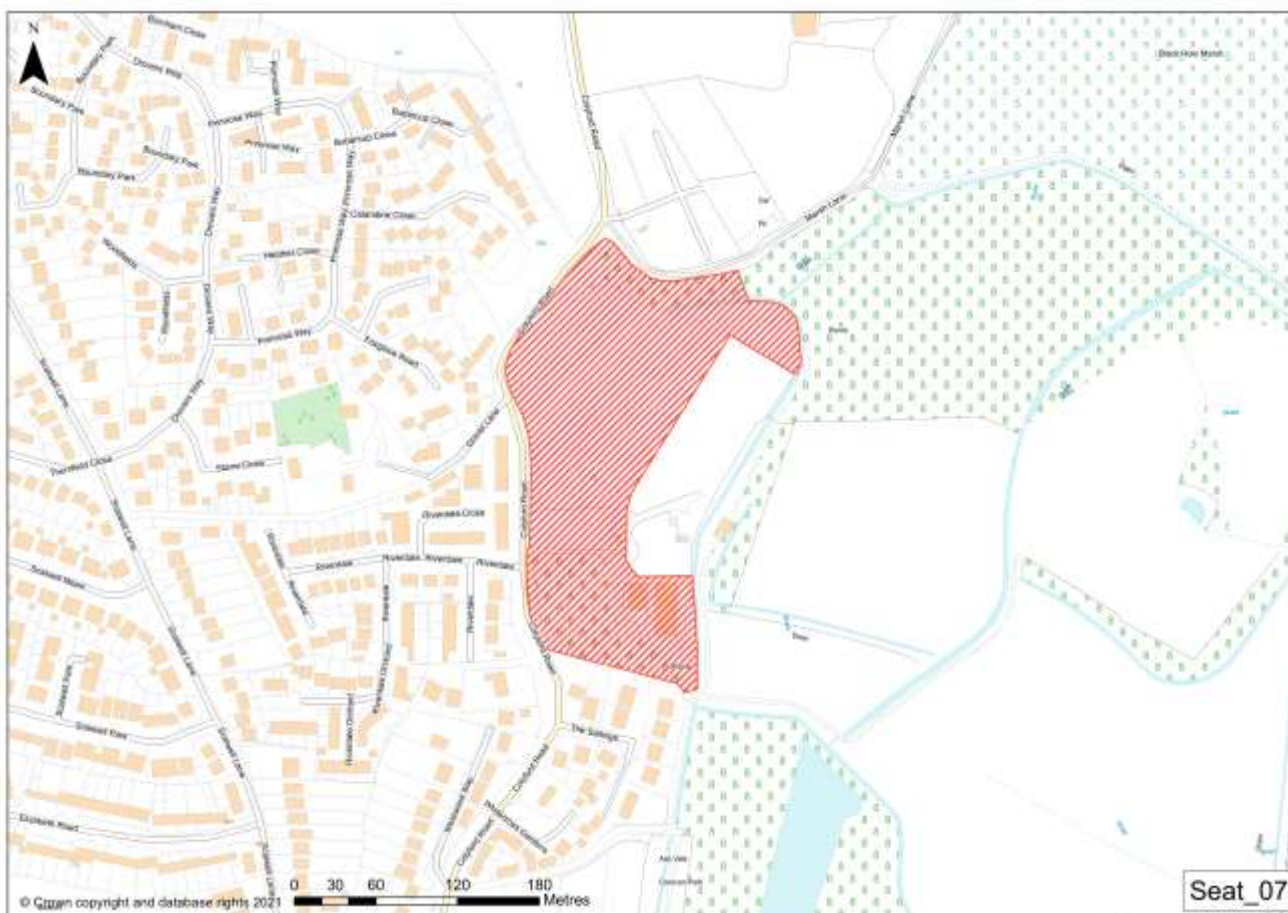
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Seaton

Reference

Seat_07



Site address	Land at Colyford Road, Seaton, EX12 2EW
Outside Cranbrook Plan Area	Yes
Description	Relatively flat site, adjacent to the eastern edge of Seaton between cemetery to north and existing dwellings to south. Currently fields that appear to be largely in agricultural use, with a small group of trees, existing access, and farm/industrial buildings in southern part of site.
Total site size (ha)	3.50
Submitter development type	2017 Submission proposed Mixed Use (<50 if residential only). The 2022 confirmation of availability proposes 30 - 50 dwellings.

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	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. 1.5 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). 1.5ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.00
GDA Discounted at Stage A – Housing (ha)	1.50
GDA Passes Stage A – Employment (ha)	2.00
GDA Discounted at Stage A – Employment (ha)	1.50
Stage A Assessment conclusion	An area of approximately 2 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	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	Nearest designated heritage asset is Grade I listed 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	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.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 2 agricultural land in the strategic assessment. North eastern part of site is in flood zone 3 so developable area has been reduced accordingly. High surface water flood risk affects a slither of land running north to south through the middle of site.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant 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	Level access onto Colyford Road, with a secondary emergency/ped/cycle access available on Marsh Lane.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	All of 2021 Site Seat_12 (0.7 Ha) lies within 2017 site Seat_07. Seat_07 ohas been confirmed as available. So count Seat_12 as NIL dwelligns and count all of Seat_07.		
Total site size	3.50		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	1.50		
Gross development area – Passes Stage B Housing	2.00		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.20		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 24	Mid 30	Max 36
2. Site promoter – yield (upper)	50		
3. Lower of 1. (Mid) yield and 2. yield	30		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	30		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	1.50		
Gross development area – Passes Stage B Employment (Ha)	2.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 3.5 ha site, approximately 1.5 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 planning commitments. Thus the gross site area is approx. 2 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 30 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 30 dwellings. Site is available, suitable, Probably acheivable for housing. Seat_07 wholly overlaps Seat_12. To avoid double counting, count Seat_12 as NIL		

	dwellings, and Count the net capacity of the site Seat_07 excluding overlaps as approximately 30 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	30
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Seaton

Reference

Seat_08



Site address	Land Between Churston Rise and Couchill Copse, Seaton, EX12 2HD O/S Ref: SY2390NW,
Outside Cranbrook Plan Area	Yes
Description	Steeply sloping field (gradient 1:10 to 1:3) adjoining the western edge of Seaton. Several trees present on site, with forest adjoining to west.
Total site size (ha)	1.57
Submitter development type	Homes for sale ,Custom and self-build homes ,Homes for older people (7 properties in keeping with surrounding development; properties at Upper Churston Rise have a footprint of between 120 and 160 sqm.)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.57
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.57
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.57 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Not located within any known area of biodiversity interest, and none in immediate vicinity.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Scheduled monument (Roman settlement) 223m to north east, but intervening dwellings mean limited relationship with this heritage asset.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is visible from AONB 875m to east, but seen in context of adjoining dwellings on Churston Rise. Fields adjoin to north and south, forest to

	west, and several trees across site and on boundary all provide a sense of rural character.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in the strategic assessment. No fluvial or surface water flood risk identified.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant ha 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	Land available from both Churston Rise and Upper Churston Rise, which are both housing estate roads and the two connections in tangent would provide emergency alternative access though this parcel would produce an overall low number of dwellings. Ped and cycle links possible in a Manual for Streets design.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	1.57		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.57		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	1.26		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 25	Mid 32	Max 38
2. Site promoter – yield (upper)	7		
3. Lower of 1. (Mid) yield and 2. yield	7		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	7		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.57		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.57 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.57 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 32 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 7 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 7 dwellings.		

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

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	7
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Seaton

Reference

Seat_09



Site address	Land at Clay Common (Little Paddock), Seaton,
Outside Cranbrook Plan Area	Yes
Description	Level, relatively small field, adjoining the western edge of Seaton. Site Seat_01 adjoins to north.
Total site size (ha)	0.29
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (5 – 7 units - see Concept Layout). 2022 presentation to Strategic Planning Committee indicated 5 dwellings.

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.29
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.29
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.29 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Not located within any known area of biodiversity interest, but SAC 263m to south.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Nearest designated asset is Grade II listed Check House 482m to east but there are numerous intervening dwellings and no direct views from this asset to the site.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site adjoins four detached houses on large plots to south, which provide context of built form. Forest to west screens views from this

	direction. Mature trees on northern site boundary, with a field beyond. In general the site is discrete with limited views into site.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in the strategic assessment. No fluvial or surface water flood risk identified.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant ha 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	No access difficulties. The site has direct level access onto Beer Road. Possible cycle/ped access onto Beer Road.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	HELAA 2017 NON GESP Reference Number: SEAT_01

Site overlap description	All of Seat_09 lies in 2017 Site (ObjectID 39603). About 95% of Site 39603 comprises Seat_09 and Seat_01. Rest of site 39603 not resubmitted. Count all of Seat_09 and Seat_01. Count 2017Site 39603 as NIL		
Total site size	0.29		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.29		
Gross to net area conversion factor applied %	1.00		
Net developable area (ha)	0.29		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 6	Mid 7	Max 9
2. Site promoter – yield (upper)	5		
3. Lower of 1. (Mid) yield and 2. yield	5		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	5		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.29		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.29 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.29 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 7 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 5 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 5 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

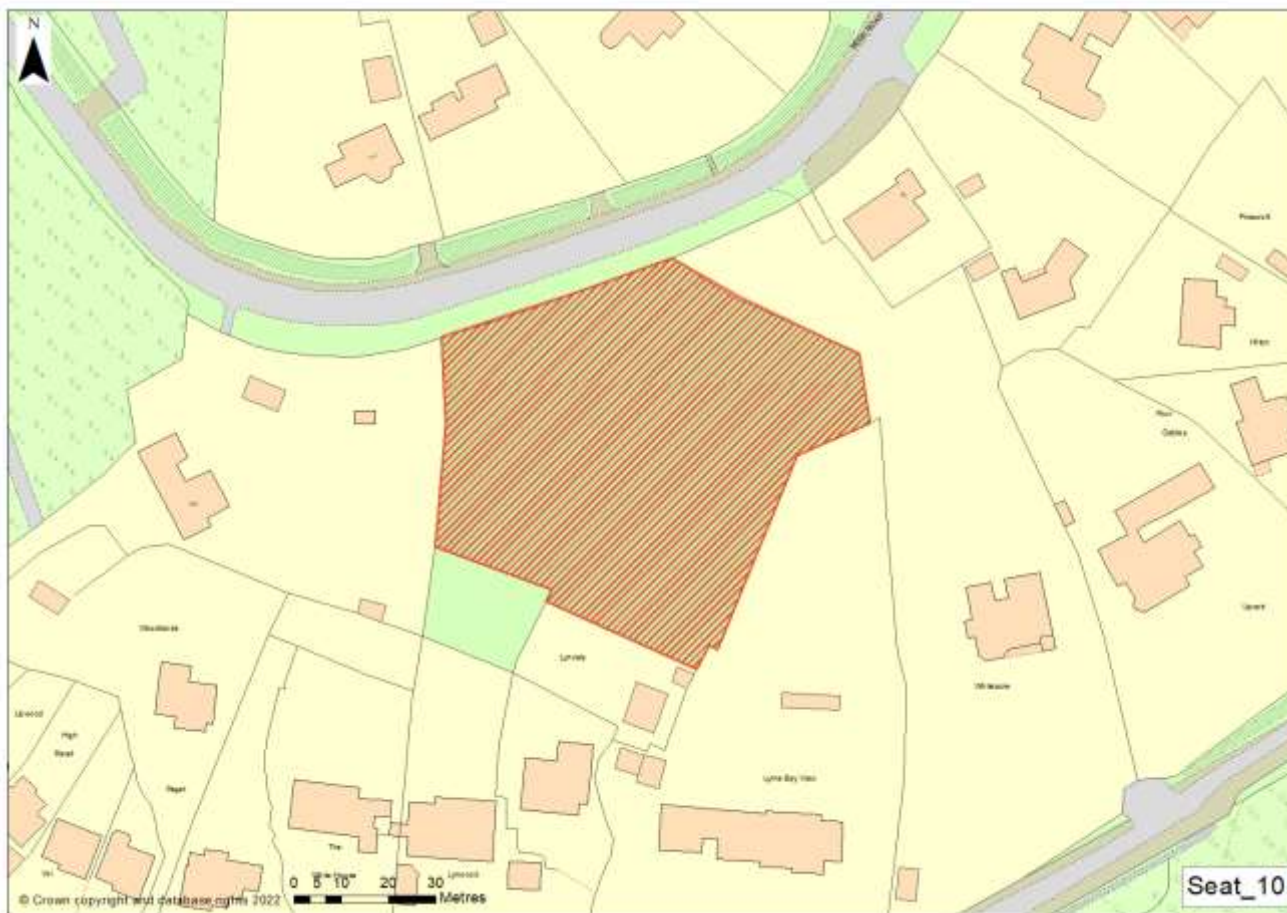
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Seaton

Reference

Seat_10



Site address	Land south of Beer Road, Seaton,
Outside Cranbrook Plan Area	Yes
Description	Steeply sloping field (gradient 1:10 to 1:3) adjoining the western edge of Seaton. Adjoins Beer Road to the north, and overlooks the sea to the south.
Total site size (ha)	0.51
Submitter development type	Homes for sale (1-5 dwellings (site is in excess of 0.7ha))

Availability assessment

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

Stage A suitability assessment

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

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.51
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.51
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.51 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Four TPOs located within the site. SAC located 118m to south
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Nearest designated asset is Grade II listed Check House 439m to east but there are numerous intervening dwellings and no direct views from this asset to the site. Potential views of site from Jurassic Coast World Heritage 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	Open views into site from Beer Road adjoining to north. Site is visible from SW Coast Path and Jurassic Coast World Heritage Site, albeit seen in the context of large detached dwellings in large plots which surround the site.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in the strategic assessment. No fluvial or surface water flood risk identified.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant ha 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	A small housing site overall, visibility splay is on the outer side of the concave so should be constructable, Beer Road has ped links but no cycle link, Seaton within vicinity for facilities and services.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

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

Total site size	0.51		
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 %	0.80		
Net developable area (ha)	0.41		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 8	Mid 10	Max 12
2. Site promoter – yield (upper)	5		
3. Lower of 1. (Mid) yield and 2. yield	5		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	5		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.51		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.51 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.51 ha. 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 5 dwellings. Site is available, suitable, Probably acheivable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 5 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Seaton	Reference	Seat_11



Site address	Land at Barnards Hill Lane, Seaton, East Devon, EX12 2TE
Outside Cranbrook Plan Area	Yes
Description	Small field located between two large, isolated detached dwellings. Adjoins A3052 (Harepath Hill) to north. Slopes west to east (gradient 1:20 to 1:10).
Total site size (ha)	0.52
Submitter development type	Homes for sale ,Homes for private rent ,Custom and self-build homes (Was occupied by a single dwelling. (since demolished by previous owner and never replaced). As seen on historic maps. Density of 30dph the site would provide 12 dwellings.Or a reduced number if larger family homes eg 3 homes on the site.)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.52
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.52
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.52 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Not located within any known area of biodiversity interest, and none in immediate vicinity.
For Housing - 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 visible from Roman And Earlier Settlement At Honeyditches Scheduled Monument to south.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Mature hedgerow and trees around the boundary largely screens the site. Large, isolated detached dwellings to east and west but overall

	rural character due to large, open field to south; and field to north beyond the A3052.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in the strategic assessment. No fluvial or surface water flood risk identified.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Significant ha 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	With Harepath Hill made one-way, the Junction from this potential site onto Barnards Hill will have a greater intervisibility clearance. No ped or cycle links on the A3052.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	

Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	0.52		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.52		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.42		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 8	Mid 11	Max 13
2. Site promoter – yield (upper)	12		
3. Lower of 1. (Mid) yield and 2. yield	11		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	11		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.52		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.52 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.52 ha. 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. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 11 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			

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

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable 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	11
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Seaton	Reference	Seat_12



Site address	Land at Whitecross Farm, Colyford Road, Seaton, EX12 2SN
Outside Cranbrook Plan Area	Yes
Description	Relatively flat site, adjacent to the eastern edge of Seaton. Currently a field with vegetation and trees. Adjoined by fields to north and east, and existing dwellings to west and south.
Total site size (ha)	0.70
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (c.25 new homes at average density)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.70
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.70
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.7 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Seaton Marshes County Wildlife Site adjoins 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 Grade I listed church 559m 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	Site is visible from AONB 625m to east, but set low down in the valley and seen in the context of adjacent built form along the south and west.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Flood Zone 3 encroaches into eastern edge, so yield reduced accordingly. Also high surface water flood risk on central part of site.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Significant ha 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	
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	GESP
Site overlap description	All of 2021 Site Seat_12 (0.7 Ha) lies within 2017 site Seat_07 (ID 81605). Confirmation that Seat_07 is available. So count all of Seat_07 . Count Seat_12 as NIL.

Total site size	0.70		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.70		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.56		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 11	Mid 14	Max 17
2. Site promoter – yield (upper)	25		
3. Lower of 1. (Mid) yield and 2. yield	14		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.70		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.7 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.7 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 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. This site lies wholly within Seat_07 which is confirmed as available. To avoid double counting, count all of Seat_07, and count the net capacity of site Seat_12 as NIL dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

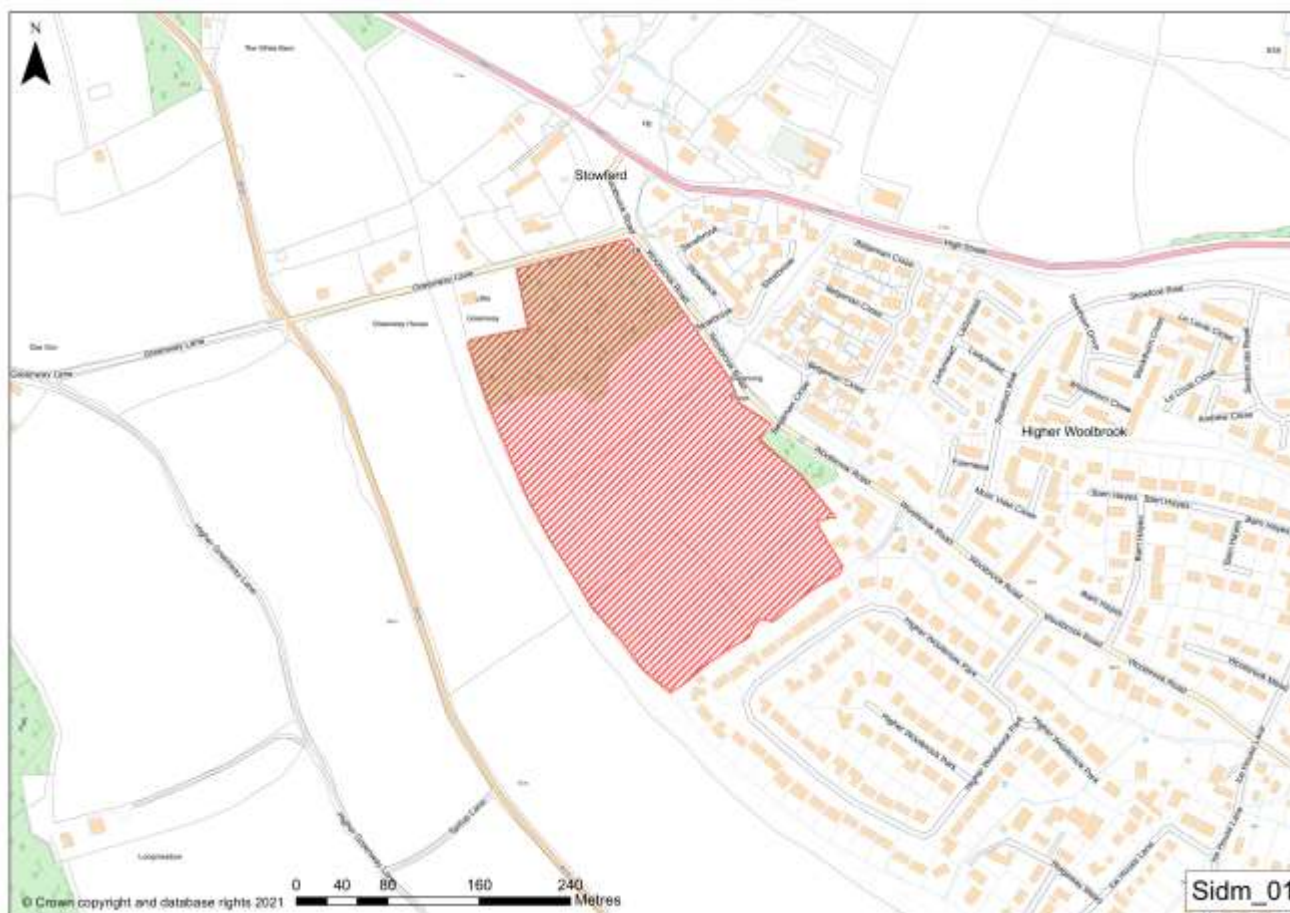
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sidmouth

Reference

Sidm_01



Site address	Land south west of Woolbrook Road, Sidmouth, EX10 0LZ
Outside Cranbrook Plan Area	Yes
Description	Sloping site from west to east (mostly gradient 1:20 to 1:10), located adjacent to the north west edge of Sidmouth. Currently in use as agricultural fields, apart from northern part which is a small area of woodland and other vegetation.
Total site size (ha)	7.06
Submitter development type	Homes for sale ,Affordable homes ,Custom and self-build homes ,Homes for older people ,Retail ,Mixed use ,Other (Custom and self-build homes - as part of a larger development ; Retail - Site has potential to accommodate small scale retail as part of a residential development; Other - Care Village to provide specialist accommodation for the elderly as part of a larger residential proposal. The site could deliver up to 150 new homes. This capacity would be reduced if part of the site were used as a care village (around 50% of the land area) or small scale retail.)

Availability assessment

Call for site : site type

Original (ie 2017 site submission not resubmitted)

Existing (ie 2017 site resubmitted in 2021)

New (ie 2021 submission)

Existing

Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	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 7.06 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	No biodiversity designations on-site, but within Pebblebed Heath mitigation zone. Nearest biodiversity designation is a TPO 68m away.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed building 62m to north, but intervening dwelling and mature vegetation limit views into site. Also Grade II listed Fairpark

	House around 80m east but again there are intervening dwellings mean that it is not possible to view the site from this asset.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Located entirely within East Devon AONB, whilst land adjacent to south is not. Site is widely visible from other parts of the AONB, particularly in short distance views from the west. With adjoining development to east and south, many views are seen the context of existing built form. Small area of woodland in northern part adds to landscape character.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. Flood zone 3 and high surface water flood risk adjoins the eastern boundary, with band of medium and low surface water flooding stretching across the middle of the site.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	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 off Woolbrook Road. Needs provision of continuous footway and improved pedestrian crossing facility of A3052
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment

EDDC Economic Development comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	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 %	0.60		
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	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	7.06		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 7.06 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 7.06 ha. Housing: 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. To avoid double counting with 2022 submission site Sidm_32, the net capacity of the site Sidm_01 excluding overlaps is NIL dwellings. Employment: The site is not submitted as available for employment-led development. Therefore for the trajectory the net capacity of the site is NIL hectares.

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sidmouth

Reference

Sidm_02



Site address	Land at Sidford High Street, Sidmouth
Outside Cranbrook Plan Area	Yes
Description	Site is comprised of three agricultural fields on the northern edge of Sidmouth, directly north of A3052 and east of garden centre. Sloping site, quite steeply (1:10 to 1:3) in places.
Total site size (ha)	6.92
Submitter development type	2017 submission - Dwellings, employment - industrial/warehousing, employment - offices (125 dws). 2022 confirmation of availability proposes 100 dwellings (Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Mixed Use (all as part of comprehensive development))

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	6.92
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	6.92
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 6.92 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	No biodiversity designations on-site, but within Pebblebed Heath mitigation zone. Nearest biodiversity designation is a TPO 50m away.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Two Grade II listed buildings around 200-250m to south, but numerous existing buildings mean no intervening views.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Located entirely within East Devon AONB, on rising land north of Sidmouth. Comprised of three fields with mature hedgerow. Mature trees along southern boundary limit short-distance views into site from

	adjacent A3052, but many medium-long distance views into site, including from elsewhere in the AONB. The edge of Sidmouth adjacent to south provides some context of built form when viewing the site.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. A small area of low surface water flood risk in south east of site.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	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	Edge of Sidmouth site highway access possible via adjacent roads - needs ped/cycle link to town centre and toucan crossing of A3052
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

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

Total site size	6.92		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	6.92		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	4.15		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 83	Mid 104	Max 124
2. Site promoter – yield (upper)	100		
3. Lower of 1. (Mid) yield and 2. yield	100		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	100		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	6.92		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 6.92 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 6.92 ha. Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 104 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 100 dwellings. Site is available, suitable, Probably acheivable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 100 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			

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

Housing - Available Suitable Achievable summary

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	100
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

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

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

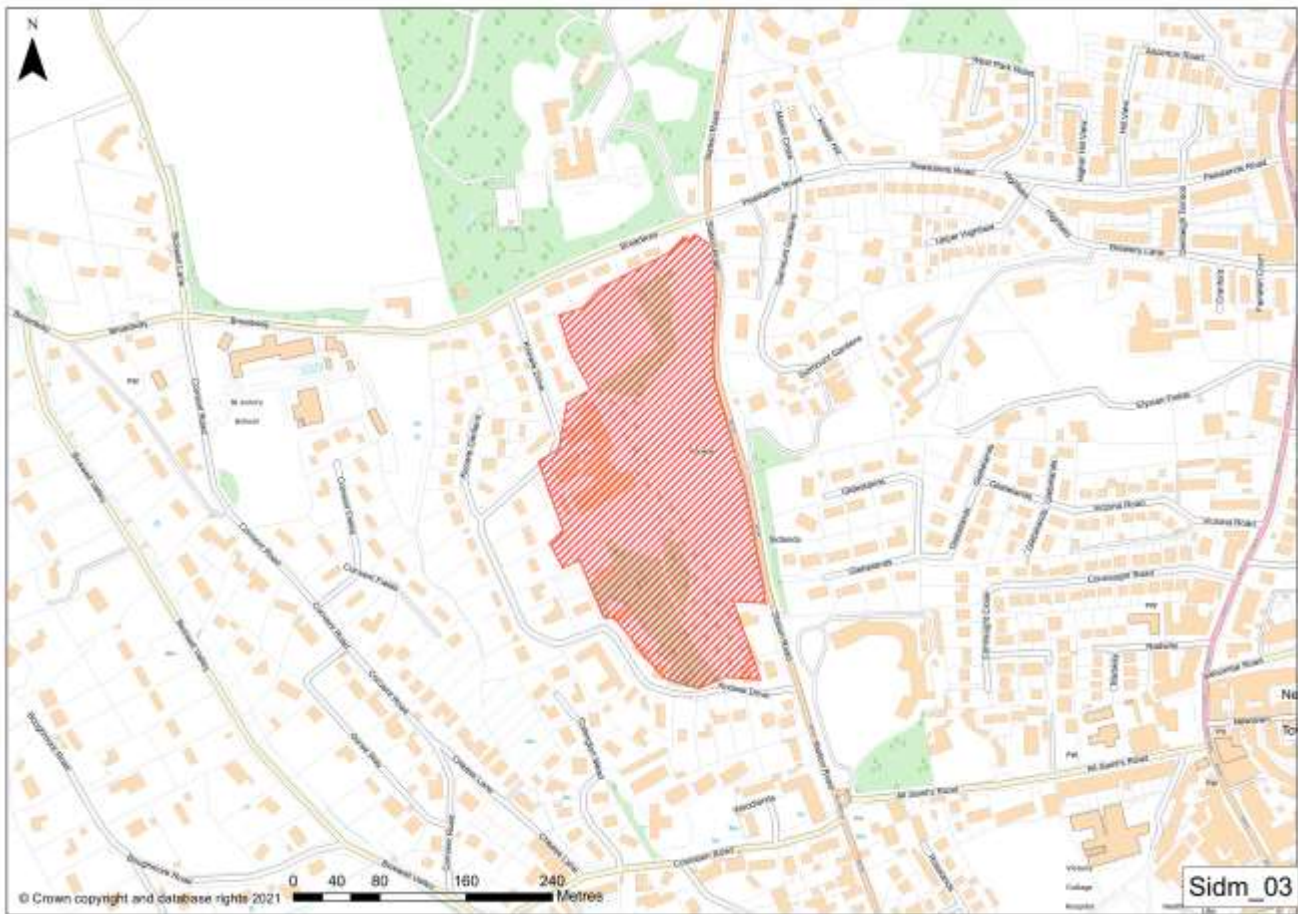
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sidmouth

Reference

Sidm_03



Site address

The Knowle, Sidmouth, EX10 8HL

Outside Cranbrook Plan Area

Yes

Description

Site of former East Devon District Council offices, associated car park, and open space. Area to south of existing buildings comprises landscaped gardens, with informal open space located along eastern half of site. Site of existing buildings and car park are level, but sloping land on remainder. Site has planning permission (commenced) for assisted living community for older people.

Total site size (ha)

5.58

Submitter development type

Mixed Use (0) - Site now has planning permission for gross 113 dwellings.

Availability assessment

Call for site : site type

Original (ie 2017 site submission not resubmitted)

Existing (ie 2017 site resubmitted in 2021)

New (ie 2021 submission)

Original

Site promoter's availability comments

Within the next 5 years

Submission year

2017

2017 Site -2022 confirmation of availability

Yes - Site has planning permission

Site available for Housing

Yes

Site available for Employment

No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	5.58
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	5.58
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 5.58 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Pebblebed Heath mitigation zone. TPO covers entire site.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed Balfour House located on north east of site; Grade II listed summerhouse located near the centre of the site. Clear views from both these assets into site so impact on their setting. Views into site also available from conservation areas across road to east and south 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	Site is within existing urban area of Sidmouth, but is visible from AONB 14m to north. The mature trees, landscaped gardens and recreation land all add to the landscape character to the site.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. High surface water flood risk runs along Station Road to east, with low risk present in small areas on-site. The landscaped gardens and open space is designated as Local Green Space.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure 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	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	The site has outline permission for residential retirement home, believed that detailed planning is yet to be agreed. Access is from the existing access road from Station Rd.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	16/0872/MFUL

Planning Status	Permission before 1/4/2021 - Site has pp for 113 dws gross . Site commenced (new S73 appl approved). Included in count of 2022MP permissions.		
Previous HELAA site ref no(s)			
Site overlap description	Whole site has planning permission 16/0872/MFUL approved for net 112 dwellings. New S73 application 21/2273/VAR approved 23/02/2022 to vary conditions.		
Total site size	5.58		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	5.58		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	3.35		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 67	Mid 84	Max 100
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	84		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	5.58		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 5.58 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 5.58 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 84 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 84 dwellings. Site has planning permission 16/0872/MFUL for 113 dwellings (assisted living community for older people) net 112 dwellings. Development		

	commenced. To avoid double counting with the planning permission, the net capacity of the site excluding overlaps is NIL dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

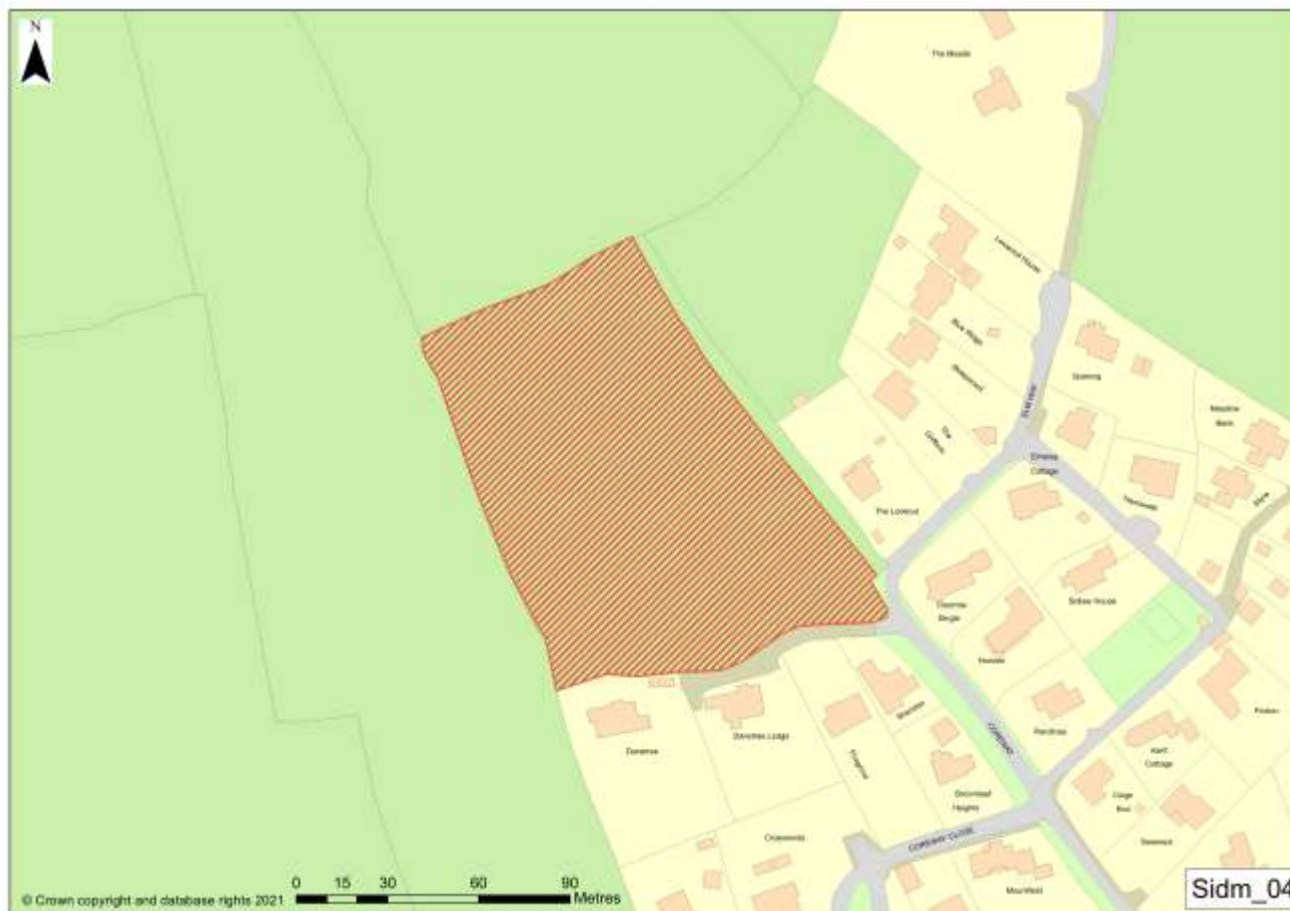
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sidmouth

Reference

Sidm_04



Site address	Land to the east of The Lookout Coreway Sidford, EX109sd
Outside Cranbrook Plan Area	Yes
Description	Agricultural field adjacent to northern edge of existing Sidmouth built up area with low density housing to south and east. Relatively steep slope north to south, gradient of 1:10 to 1:3 across the entire site.
Total site size (ha)	1.26
Submitter development type	Dwellings (10)

Availability assessment

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

Stage A suitability assessment

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

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.26
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.26
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.26 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Pebblebed Heath mitigation zone. Nearest designation is TPO 46m to south.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Nearest designated heritage asset is Grade II* listed Manstone Manor 561m to south, but topography and numerous existing dwellings mean there is no intervisibility. Glimpsed views to site are available from Sidbury Castle Scheduled Monument 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	Located entirely within East Devon AONB, whilst land adjacent to south and south east is not. Short distance views into site are limited those from corner of Elm Way and Coteway, due existing dwellings to south

	and east, long distance views available from across the valley, but seen in context of adjacent dwellings.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. No flood risk.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure 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	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 off Coreway - needs footway the length of Coreway and pedestrian crossing of A3052
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	C151
Site overlap description	2021 site Sidm_04 and 2017 site (ObjectID 96006) are effectively identical. Count all 2021 site. Count 2017 site as NIL.
Total site size	1.26

HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.26		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	1.01		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 20	Mid 25	Max 30
2. Site promoter – yield (upper)	10		
3. Lower of 1. (Mid) yield and 2. yield	10		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	10		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.26		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.26 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.26 ha. Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 25 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 10 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 10 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

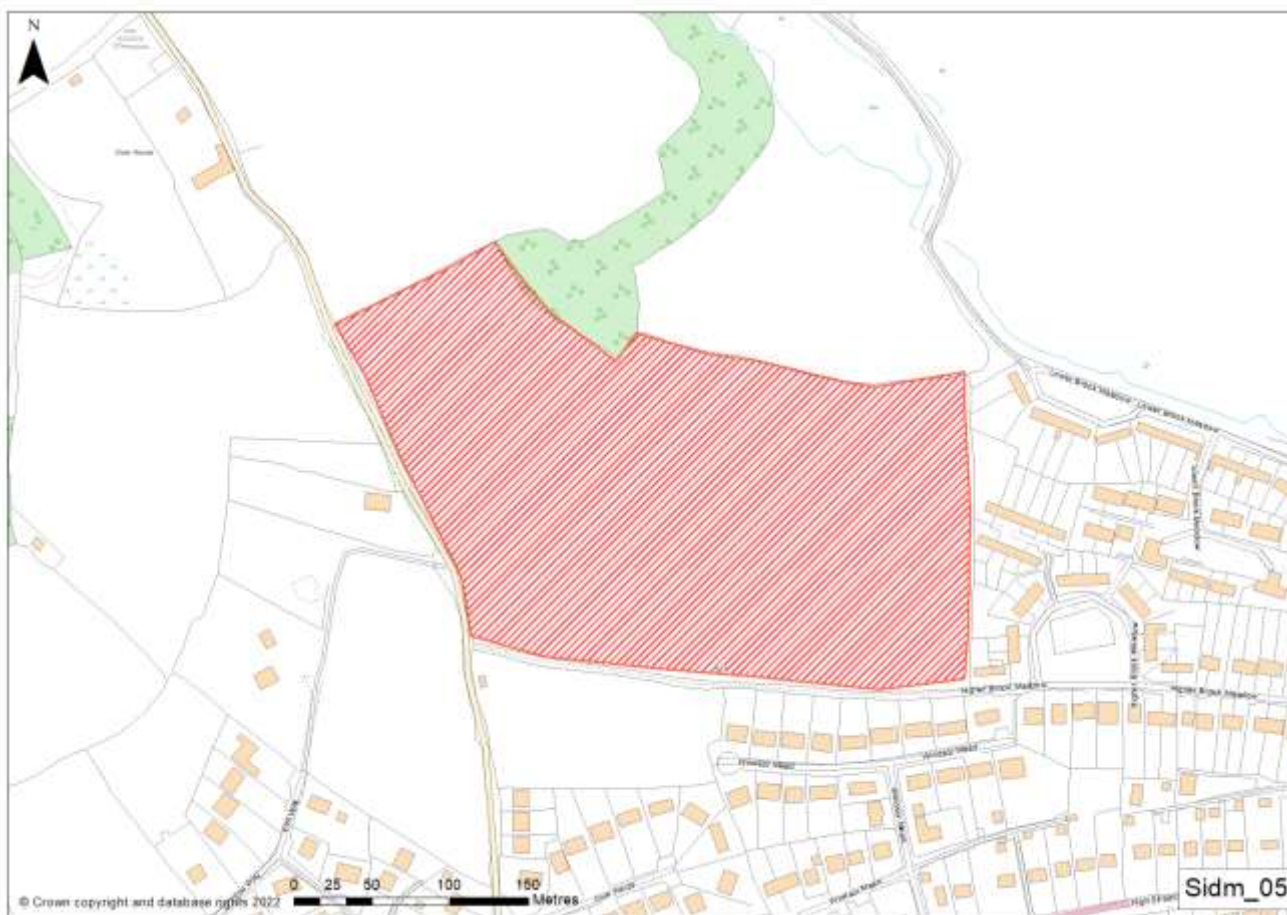
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sidmouth

Reference

Sidm_05



Site address	Land east of Burscombe Lane, Sidmouth
Outside Cranbrook Plan Area	Yes
Description	Agricultural field, south east part of site is adjacent to existing dwellings on the edge of Sidmouth. Relatively steep west to east slope, gradient of 1:10 to 1:3 across much of site.
Total site size (ha)	7.53
Submitter development type	Homes for sale ,Affordable homes (Approx 150 dwellings)

Availability assessment

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

Stage A suitability assessment

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

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	7.53
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	7.53
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 7.53 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Pebblebed Heath mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed Brook Farm 216m north of site, but topography means no intervening views. Views to site are available from Sidbury Castle Scheduled Monument 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	Site is located entirely within AONB, whilst adjoining land to south east is not. Wide, open views into site available from AONB (Sid Valley) to east and north east. These views are seen with context of adjacent built form, but scale and prominence of site mean landscape harm.
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. High surface water flood risk on north eastern edge of site.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	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 Burscombe Lane which would need widening and a continuous footway to the A3052. Depending on the scale of development and existing traffic there may be a need for a junction improvement on the A3052
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable because of impracticality of widening Burscombe Lane due the need to reach agreement with a number of third party land owners; and impact of topography reducing yield – making the necessary road improvements unviable
Site Achievable for Housing	Probably unachievable
Site Achievable for Employment	Use unassessed

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

Site overlap description	2021 site Sidm_05 and 2017 site (ObjectID 103211) are effectively identical. Count all 2021 site. Count 2017 site as NIL.		
Total site size	7.53		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	7.53		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	4.52		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 90	Mid 113	Max 136
2. Site promoter – yield (upper)	150		
3. Lower of 1. (Mid) yield and 2. yield	113		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	7.53		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 7.53 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 7.53 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 113 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 113 dwellings. Site is available and suitable but the HELAA Panel concluded that the site is Probably unachievable. To avoid double counting, the net capacity of the site excluding overlaps is NIL dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

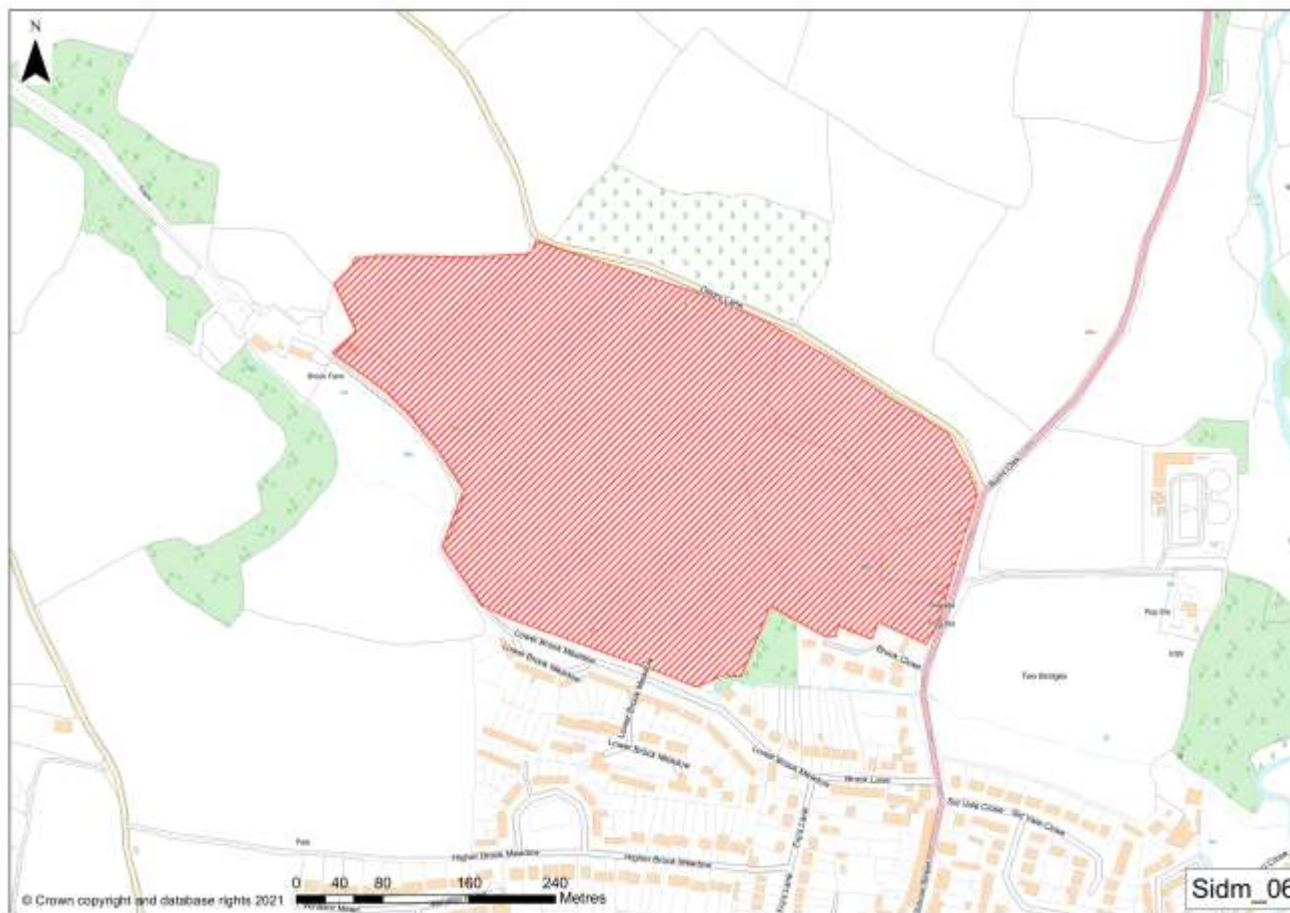
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sidmouth

Reference

Sidm_06



Site address	Land west of Two Bridges Road, Sidford,
Outside Cranbrook Plan Area	Yes
Description	A series of agricultural fields adjacent to the northern edge of Sidmouth and the A375. Undulating site with relatively flat land on its east, but steeper in central and western parts (gradient category 1:10 to 1:3).
Total site size (ha)	15.54
Submitter development type	Homes for sale ,Affordable homes (Approx 300 dwellings)

Availability assessment

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

Stage A suitability assessment

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

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.64 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). 0.64ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	14.90
GDA Discounted at Stage A – Housing (ha)	0.64
GDA Passes Stage A – Employment (ha)	14.90
GDA Discounted at Stage A – Employment (ha)	0.64
Stage A Assessment conclusion	An area of approximately 14.9 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Pebblebed Heath mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Assume that Grade II listed Brook Farm 18m to west has open views into site, so impact on its setting. Sidford Conservation Area 129m away has views into the eastern edge of site, so potential impact on the setting of this heritage asset. Views to site are available from Sidbury Castle Scheduled Monument 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	Site is located entirely within AONB, whilst adjoining land to south is not. Open, short distance views into site from A375 adjacent to eastern edge of site and from Lower Brook Mead running along southern boundary. Wide, open views into site available from AONB, particularly from across the Sid Valley to east and north east. Many views are seen with context of adjacent built form, but scale and prominence of site mean landscape harm is likely. Rising land in western part of site is particularly prominent, less so in eastern part.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. Southern part of site is in Flood zone 3, with high surface water flood risk in south and eastern edge of site.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	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 off the A375 accompanied by a comprehensive series of ped/cycle improvements include the Sidbury to Sidford all purpose trail.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable but at reduced yield due to challenging topography
Site Achievable for Housing	Probably achievable if

Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	2021 site Sidm_06 and 2017 site (ObjectID 103206) are effectively identical. Count all 2021 site. Count 2017 site as NIL.		
Total site size	15.54		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.64		
Gross development area – Passes Stage B Housing	14.90		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	8.94		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 179	Mid 224	Max 268
2. Site promoter – yield (upper)	300		
3. Lower of 1. (Mid) yield and 2. yield	224		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	100		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.64		
Gross development area – Passes Stage B Employment (Ha)	14.90		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 15.54 ha site, approximately 0.64 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 14.9 ha. Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 224 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 224 dwellings. Site is available and suitable. However, HELAA Panel concluded that the site is		

	Probably achievable but at reduced yield due to challenging topography. Therefore the net capacity of the site excluding overlaps is reduced to approximately 100 dwellings. Still likely to be attractive for development, but would need confirmation of availability if scale reduced further. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	100
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sidmouth

Reference

Sidm_07



Site address	Former Green Close, Drakes Avenue, Sidford, Sidmouth, EX10 9JU
Outside Cranbrook Plan Area	Yes
Description	Brownfield site (former care home, now demolished), east of Sidford Road, north of Drakes Avenue, South of South Lawn, within the built up area of Sidford. SITE HAS BEEN BUILT OUT as 40 retirement apartments, SO NOT ASSESSED
Total site size (ha)	0.38
Submitter development type	2017 submission - Dwellings (30)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.40
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.40
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.4 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

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

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	
Safety	No overhead high voltage electricity lines and no high pressure 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	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	On site?
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	18/1779/MFUL
Planning Status	Permission approved 18/01/19 Demolition of 23 bedroom former care home and construction of 40 retirement apartments for older persons 19/0996/VAR pp 27/8/19. Building completed by 14/8/21. Apartments being sold off.
Previous HELAA site ref no(s)	
Site overlap description	Application 18/1779/MFUL approved 18/01/19 Demolition of 23 bedroom former care home and construction of 40 retirement apartments for older persons 19/0996/VAR pp 27/8/19. Building completed by 14/8/21. Apartments being sold off. Count Sidm_07 as NIL.

Total site size	0.38		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.40		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.32		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 6	Mid 8	Max 10
2. Site promoter – yield (upper)	30		
3. Lower of 1. (Mid) yield and 2. yield	8		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.40		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.4 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.4ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 8 dws (mid-yield). Constraints highlighted above, may significantly reduce this potential. However, the site has consent for 40 retirement apartments (net) which has now been built. To avoid double counting with the planning permission, the net capacity of the site excluding overlaps is NIL dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES	Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.		

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sidmouth

Reference

Sidm_08



Site address	Land on the east side of Two Bridges Road, Sidford, Sidmouth,
Outside Cranbrook Plan Area	Yes
Description	Level field, adjoining the northern edge of Sidmouth.
Total site size (ha)	4.11
Submitter development type	2017 submission Employment – Industrial/Warehousing (0). New submission in 2022 Call for sites for housing and employment uses (see site Sidm_27). Count Sidm_08 for employment HELAA trajectory.

Availability assessment

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

Stage A suitability assessment

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

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 1.6 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 1.6ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.50
GDA Discounted at Stage A – Housing (ha)	1.60
GDA Passes Stage A – Employment (ha)	2.50
GDA Discounted at Stage A – Employment (ha)	1.60
Stage A Assessment conclusion	An area of approximately 2.5 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Pebblebed Heath mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed building and Sidford Conservation Area 30m to south west, both having views into site so potential impact upon their setting. Views to site are available from Sidbury Castle Scheduled Monument to north west.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	Site is located entirely within AONB, whilst adjoining land to south is not. Open, short distance views into site from A375 adjacent to western edge of site. Wide, open views into site available from AONB, particularly from higher ground across the Sid Valley to east, north, and west. Many views are seen with context of adjacent built form, but scale and prominence of site mean landscape harm is likely.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. Flood zone 3 affects southern part of site, associated with stream running through this part of the site, reducing site yield. High risk of surface water flooding along this stream, along southern boundary of site, and in area near Sewage Treatment Works. Also high surface water flood risk on adjacent A375.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure 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	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 off the A375 accompanied by a comprehensive series of ped/cycle improvements include the Sidbury to Sidford all purpose trail.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	Reasonable access onto A375, public transport (9,9a?) and services. The proposed B uses may generate noise issues/complaints from existing residential dwellings immediately south and east of the site. We have a dwindling number of working age/economically active residents in most wards in East Devon. Sidmouth/Sidford have unique

	challenges in terms of available employment space and demand may be strong in this location to serve local markets/sectors despite reducing local labour market. 3Km from Sidmouth exchange. Openreach FTTC with speeds up to 40 mbps.
Panel's conclusions	Probably achievable provided that flood zone 3 is excluded unless sequential test is passed. Sidm_08 should be development phase 1, if site Sidm_24 is also to be developed
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably achievable

Potential capacity			
Planning application	18/1094/MOUT		
Planning Status	Permission before 2021		
Previous HELAA site ref no(s)			
Site overlap description	Site has planning permission 18/1094/MOUT - for 8445 sq m B1/B8/D1 appeal allowed 20/08/2019; new 21/1723/MRES pp 21/12/2021. Sidm_08 is the Southern part of 2021 Site Sidm_09. Count Sidm_08 as NIL . Count only 31% of Sidm_09 and all of Sidm_29.		
Total site size	4.11		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	1.60		
Gross development area – Passes Stage B Housing	2.50		
Gross to net area conversion factor applied %			
Net developable area (ha)			
Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid 38	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	1.60		
Gross development area – Passes Stage B Employment (Ha)	2.50		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		

SITE POTENTIAL	Of the 4.1 ha site, 1.6 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx 2.5ha. Housing : the site was not submitted as available for housing. So the site capacity is NIL dwellings Employment: The site is available for employment. It has been assessed as suitable, available and Probably achievable for employment. (2017 submission Employment – Industrial/Warehousing) Count Sidm_08 as NIL Ha for employment HELAA trajectory, as the site has planning permission for employment development which is counted in trajectory as commitments. Note: New submission in 2022 Call for sites for housing and employment uses (see site Sidm_27).
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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

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

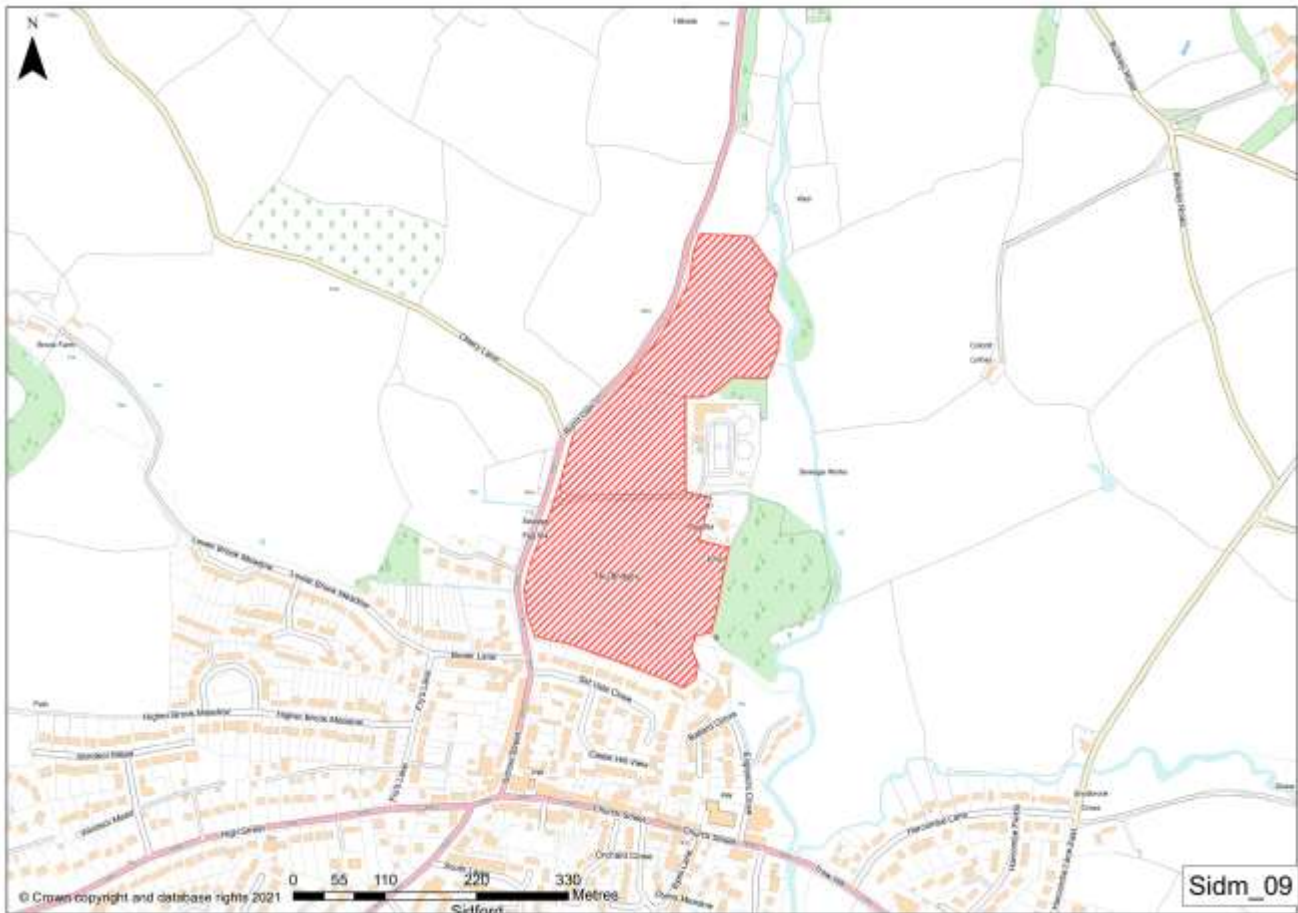
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sidmouth

Reference

Sidm_09



Site address	Land east of Two Bridges Road, Sidford
Outside Cranbrook Plan Area	Yes
Description	Comprised of three agricultural fields adjacent to the northern edge of Sidmouth. Sewage treatment works adjacent to east, with River Sid beyond. Southern half is level, whilst northern half has gentle (1:20 to 1:10) west to east gradient. Two southern fields are allocated in Local Plan 2013-31 for employment uses.
Total site size (ha)	8.08
Submitter development type	2017 submission Employment – Offices (B1/B2/B8). New submission in 2022 Call for sites for housing and employment uses (see sites Sidm_27 and Sidm_29). Count Sidm_08 for employment HELAA trajectory

Availability assessment

Call for site : site type	
Original (ie 2017 site submission not resubmitted)	Original
Existing (ie 2017 site resubmitted in 2021)	
New (ie 2021 submission)	
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	Within the next 5 years
Site available for Housing	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. 1.6 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 1.6ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	6.50
GDA Discounted at Stage A – Housing (ha)	1.60
GDA Passes Stage A – Employment (ha)	6.50
GDA Discounted at Stage A – Employment (ha)	1.60
Stage A Assessment conclusion	An area of approximately 6.5 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Pebblebed Heath mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed building and Sidford Conservation Area 30m to south west, both having views into site so potential impact upon their

	setting. Views to site are available from Sidbury Castle Scheduled Monument to north west.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is located entirely within AONB, whilst adjoining land to south is not. Open, short distance views into site from A375 adjacent to western edge of site. Wide, open views into site available from AONB, particularly from higher ground across the Sid Valley to east, north, and west. Many views are seen with context of adjacent built form, but scale and prominence of site mean landscape harm is likely.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. Flood zone 3 affects parts of southern area, associated with stream running through this part of the site, reducing site yield. High risk of surface water flooding along this stream, along southern boundary of site, and near Sewage Treatment Works. Also high surface water flood risk on adjacent A375.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure 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	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 off the A375 accompanied by a comprehensive series of ped/cycle improvements include the Sidbury to Sidford all purpose trail.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	This site includes the previous (Sidm_08) and is almost double the size. This brings substantial benefits in terms of overall achievability/viability and offers potential for highway, connectivity improvements and acoustic barriers/landscaping on the south-eastern edges to mitigate visual and noise impact on existing residents. The site would have sufficient capacity for B2, B8. Would question suitability for B1 office accommodation but would not preclude if demand were evidenced. As above, reasonable access onto A375, public transport (9,9a?) and services. Sidmouth/Sidford have unique challenges in terms of available employment space and demand may be strong in this location to serve local markets/sectors despite reducing local labour market. 3Km from Sidmouth exchange. Openreach FTTC with speeds up to 40 mbps.
Panel's conclusions	Probably unachievable, but a smaller development on the southern two land parcels (Sidm_08 and Sidm_24) is possibly achievable with site Sidm_08 as Phase 1 and site Sidm_24 as Phase 2
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably unachievable unless

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	Sites Sidm_8 and Sidm_24 lie within this site. Count the gross area northern residue of Sidm_09 ie 2.5 Ha (ie 31%), and count gross areas of Sidm_08 (2.5 Ha) and residue Sidm_24 (2.02 Ha)		
Total site size	8.08		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	1.60		
Gross development area – Passes Stage B Housing	6.50		
Gross to net area conversion factor applied %			
Net developable area (ha)	4.90		
Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid 98	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	1.60		

Gross development area – Passes Stage B Employment (Ha)	6.50
Percentage of site to count – employment	31
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00
SITE POTENTIAL	Of the 8.8ha site, 1.6 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx 6.5ha. Housing : the site was not submitted as available for housing. So the site capacity is NIL dwellings Employment: The site is available for employment. It has been assessed as suitable, available. About 31% of the site is not overlapped iw approx 2.0 ha However, the HELAA panel has assessed the site as Probably unachievable for employment. Therefore Count Sidm_09 as NIL Ha for employment HELAA trajectory,
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sidmouth

Reference

Sidm_10



Site address	Land South of Furzehill, Sidbury
Outside Cranbrook Plan Area	Yes
Description	Sloping agricultural fields, relatively steeply (1:10 to 1:3) on eastern half of site. Located in Sidbury, with residential development adjoining north edge and A375 (Chapel Street) running along eastern boundary.
Total site size (ha)	1.89
Submitter development type	Homes for sale ,Affordable homes (Up to 40 dwellings). 2022 Presentation to Strategic Planning Committee indicated 40 to 50 dws - but for larger Sidm_34 site) .

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.89
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.89
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.89 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Pebblebed Heath mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed Furzehill Farm 9m to south east, open views of site are likely from this asset. Sidbury Conservation Area 13m to north east has views into southern part of the site. Potential impact on setting of these two 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	Site is located entirely within AONB. Short distance views into site from A375 are limited due to topography and mature vegetation, but site is

	clearly visible from elsewhere in the AONB, for example from Buckley Road across the valley to east.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. Medium risk of surface water flooding on southern boundary of site.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	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	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	C402 - Land at Furzehill

Site overlap description	2021 site Sidm_10 and 2017 site (ObjectID 118413) are effectively identical. Resubmission in 2022 (Site Sidm_33; and the northern part of Sidm_34. Count all of Sidm_34. Count Sidm 10 and Sidm_33 as NIL.		
Total site size	1.89		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.89		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	1.51		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 30	Mid 38	Max 45
2. Site promoter – yield (upper)	40		
3. Lower of 1. (Mid) yield and 2. yield	38		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.89		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.89 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.89 ha. Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 38 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 38 dwellings. This site is the same as Sidm_33 and is the northern part of Sidm_34. To avoid double counting Count Sidm_ and Sidm_33 as NIL. Count all of Sidm_34. So the net capacity of the site excluding overlaps is NIL dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sidmouth

Reference

Sidm_11



Site address	Burnt Oak (existing garage block), Sidbury, EX10 ORD
Outside Cranbrook Plan Area	Yes
Description	Part Brownfield/part greenfield site , comprising slightly sloping site located within existing built form of Sidbury. Derelict looking single storey sheds along west, north, and east parts of site, surrounding a flat area of hardstanding. Vegetation on north and east edge. Existing planning permission for 7 dwellings, 17/2904/OUT.
Total site size (ha)	0.21
Submitter development type	Dwellings (6 to 8 plus additional garaging and parking for local residents)

Availability assessment

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

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	No
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.21
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.21
Stage A Assessment conclusion	An area of approximately 0.21 ha has passed the Stage A Suitability Assessment for housing but not for employment as the site size is below the size threshold for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Pebblebed Heath mitigation zone. TPO covers north and east boundary of site.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed Furzehill Farm 7m to south east, open views of site are likely from this asset. Sidbury Conservation Area 139m to north has views of the site, albeit obscured by intervening vegetation. Potential impact on setting of these two 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	Site is located entirely within AONB and site is clearly visible from elsewhere in the AONB, for example from Buckley Road across the valley to east. Short distance views into site from A375. Nevertheless, existing buildings on site and adjoining dwellings to south provide context of built form.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. Small part in east is within flood zone 3, so yield reduced accordingly.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	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	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	see previous applications
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	N/A

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

Potential capacity	
Planning application	17/2904/OUT
Planning Status	17/2904/OUT for 7 dwellings approved 06 Feb 2020.
Previous HELAA site ref no(s)	NA

Site overlap description	Site wholly overlapped by planning permission 17/2904/OUT for 7 dwellings approved 06 Feb 2020, which is located on nearly all of the site. Count the 7 dwellings as planning permission. Count Site Sidm_11 as NIL dwellings		
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 %	1.00		
Net developable area (ha)	0.21		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 4	Mid 5	Max 6
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	5		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.21		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.21 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.21 ha. 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. However, nearly the whole of Site Sidm_11 is covered by 17/2904/OUT - an outline planning permission for 7 dwellings. To avoid double counting, for the count for the trajectory the net capacity of the site Sidm_11 excluding overlaps is NIL dwellings.		

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

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

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

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

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

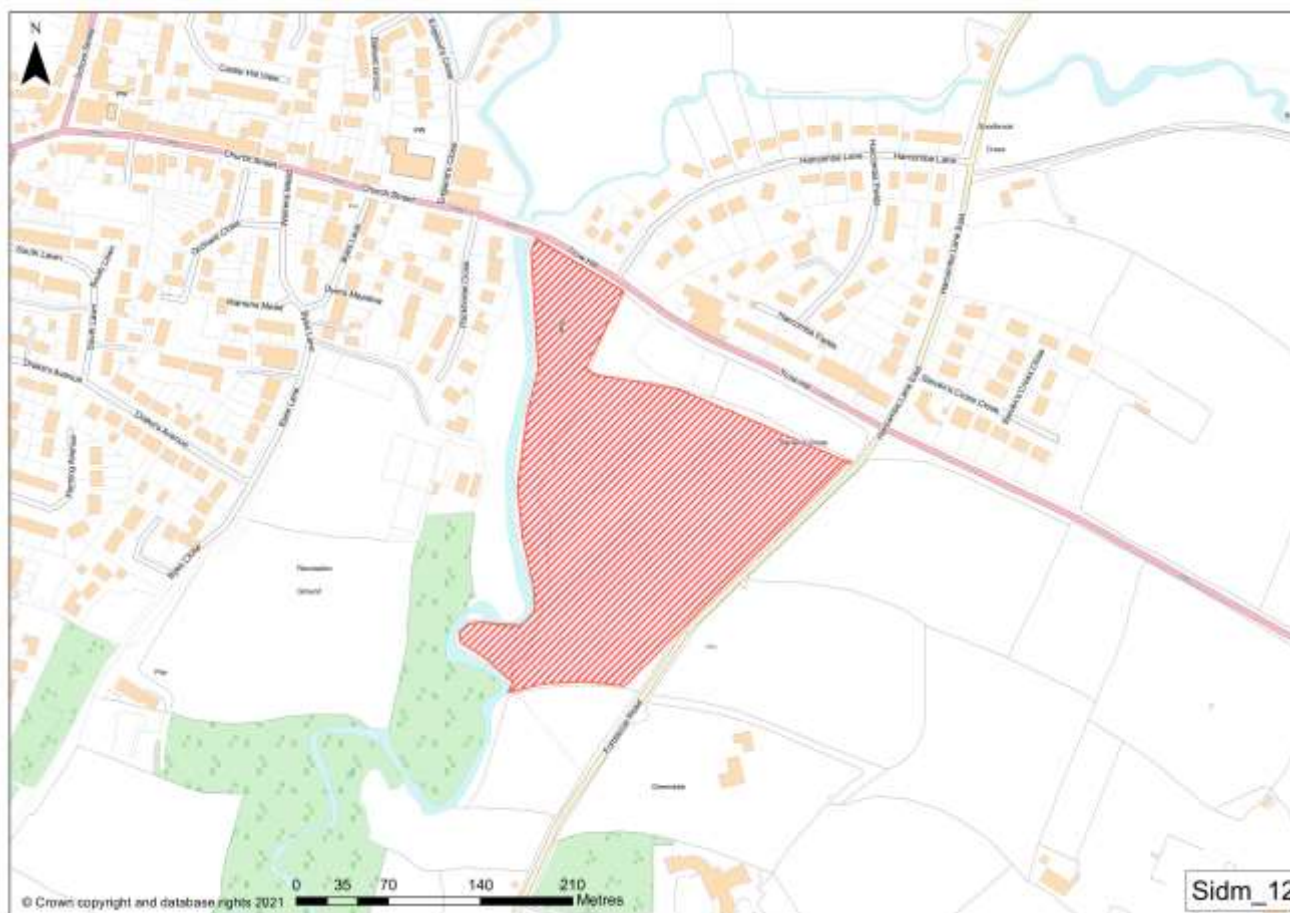
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sidmouth

Reference

Sidm_12



Site address

The Hams
Fortescue road
Sidford,

Outside Cranbrook Plan Area

Yes

Description

Agricultural field located on the north east edge of Sidmouth. Slopes down westwards from Fortescue Road to the River Sid. Designated as "The Byes" in the Local Plan which restricts development.

Total site size (ha)

4.43

Submitter development type

Homes for sale ,Affordable homes ,Homes for private rent ,Homes for older people (80-100)

Availability assessment

Call for site : site type

Original (ie 2017 site submission not resubmitted)

Existing (ie 2017 site resubmitted in 2021)

New (ie 2021 submission)

Existing

Site promoter's availability comments

Within the next 5 years

Submission year

2021

2017 Site -2022 confirmation of availability

Site available for Housing

Yes

Site available for Employment

No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 1 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 1ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	3.43
GDA Discounted at Stage A – Housing (ha)	1.00
GDA Passes Stage A – Employment (ha)	3.43
GDA Discounted at Stage A – Employment (ha)	1.00
Stage A Assessment conclusion	An area of approximately 3.43 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Pebblebed Heath mitigation zone. TPOs cover five trees along northern boundary of site.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Sidford Bridge is Grade II listed and a Scheduled Monument, located on north west edge of site. Sidford Conservation Area adjoins north west edge of site. This heritage assets all have open views into site, so potential impact upon their setting. Views to site are available from Sidbury Castle Scheduled Monument to north west.

For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	AONB runs along eastern boundary of site. Set lower down the valley but still is widely viewed from surrounding areas, including from the AONB. Located in "The Byes". Much tree cover around the River Sid adding to landscape character.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. Flood Zone 3 along western part of site associated with River Sid, reducing yield as a result. High surface water flood risk in west part too.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure 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	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	Edge of Sidmouth site highway access possible via adjacent roads - needs ped/cycle link to town centre
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	C026/dn444749		
Site overlap description	All 2021 Site Sidm_12 is in 2017 Site (ObjectID44002). 2021 site excludes that part of 2017 Site (ObjectID44002) in river Sid & of the river. Residual area of 2017 was not resubmitted. No change in ownership. Count all 2021 site. Count 2017 site as NIL.		
Total site size	4.43		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	1.00		
Gross development area – Passes Stage B Housing	3.43		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	2.06		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 41	Mid 52	Max 62
2. Site promoter – yield (upper)	100		
3. Lower of 1. (Mid) yield and 2. yield	52		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	52		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	1.00		
Gross development area – Passes Stage B Employment (Ha)	3.43		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 4.43 ha site, approximately 1 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 3.43 ha. Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 52 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 52 dwellings.Site is available, suitable, Probably acheivable for housing. To avoid double		

	counting, the net capacity of the site excluding overlaps is approximately 52 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	52
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

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

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

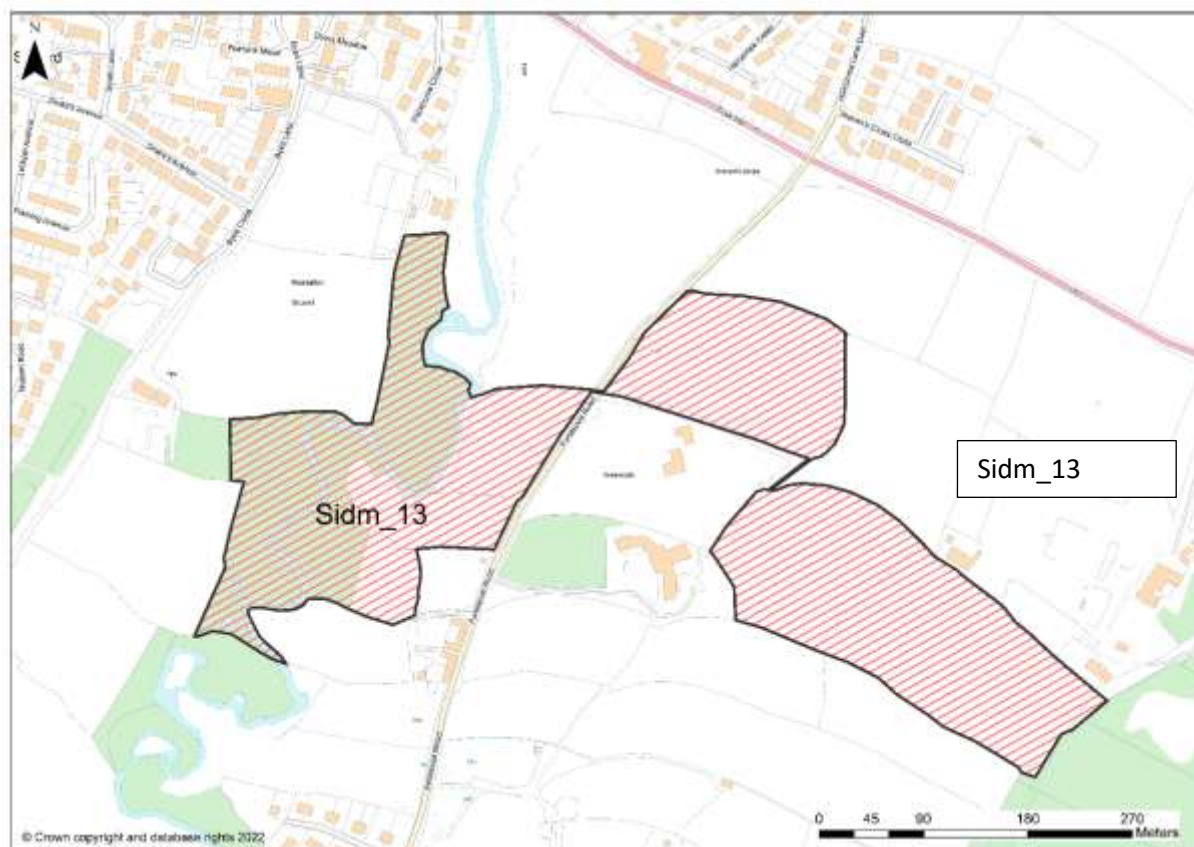
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sidmouth

Reference

Sidm_13



Site address

Land adjoining Fortescue Road, Sidmouth, EX10

Outside Cranbrook Plan Area

Yes

Description

(Note: this is a corrected map and site description)

Greenfield site comprising 3 parcels of land (1 west of and 2 east of Fortescue Road. Land generally rises from west to east with more steeply sloping land in the eastern parcel. Not within or adjoining a settlement. Largely surrounded by agricultural land, with a dwelling (Greendale) to the south, and care home beyond. Western parcel is in the river valley and bisected by the River Sid. Recreation ground adjoins. Only the central parcel east of Fortescue Road is proposed for housing and a small hotel. Land west of Fortescue Road would be used for a range of amenity and public access uses and include new paths and cycle links, including a bridge over the River Sid, allotments, tree planting, a nature reserve and new lake.

Total site size (ha)

10.8 (but only 1.9ha is proposed for built development)

Submitter development type

Homes for sale ,Hotel ,Other (Proposes 43 homes (SHLAA recommended more than 60) & a hotel (8/10 bedrooms). Scheme will involve unrestricted public access to 14.5 acres in The Byes, and 10 acres to E of Holmesley. Anticipate that both of these areas will have ownership transferred to suitable conservation organizations such as the Sid Vale Association.)

Availability assessment

Call for site : site type

Original (ie 2017 site submission not resubmitted)

Existing (ie 2017 site resubmitted in 2021)

New (ie 2021 submission)

Existing

Site promoter's availability comments

Within the next 5 years

Submission year	2021
2017 Site -2022 confirmation of availability	
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	An estimated 4 Ha lies in Flood Zone 3 within the site (most of the western land parcel which is W of Fortescue Road)
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	6.8
GDA Discounted at Stage A – Housing (ha)	4
GDA Passes Stage A – Employment (ha)	6.8
GDA Discounted at Stage A – Employment (ha)	4
Stage A Assessment conclusion	An area of approximately 6.8 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Pebblebed Heath mitigation zone. TPOs cover area adjacent to south of site.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed Higher Griggs Farm 231m to south, trees and hedgerow in between but some views are likely. To the north, Sidford Bridge

	(Scheduled Monument and Grade II listed) is 314m away, whilst Sidford Conservation is 288m - views of site likely from both of these heritage assets. Views of site are also available from Sidbury Castle Scheduled Monument beyond to north west.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Land west of Fortescue Road is outside but close to the AONB. It is set lower down in the valley of the River Sid and is widely viewed from surrounding areas, including from the AONB. Located in "The Byes". Much tree cover around the River Sid adding to landscape character. Overall, the site has a high landscape sensitivity to new development. Submitter proposes only amenity and public access/recreation uses in that area. Land east of Fortescue Road is in the AONB, on land that sweeps upwards to the east and is visually prominent from a range of public viewpoints. This area is very sensitive in landscape terms.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Most of the land to the west of Fortescue Road is in Floodzone 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 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	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	Edge of Sidmouth site highway access possible via adjacent roads - needs ped/cycle link to town centre
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	CO53		
Site overlap description (corrected)	2021 site Sidm_13 is within 2017 Site (Object ID 121213). Site is as proposed in 2017, with the area for built development as shown in the indicative site layout submitted in 2021.		
Total site size	10.8		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	8.9 (8.9 not proposed for built development for housing or economic uses, of which about 4 Ha are in Flood zone 3)		
Gross development area – Passes Stage B Housing	1.9		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	1.38 (discounts land for hotel development)		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 28	Mid 35	Max 41
2. Site promoter – yield (upper)	43		
3. Lower of 1. (Mid) yield and 2. yield	35		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	35		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.9		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 10.8 ha site, 4 Ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 6.8 ha.		

	Assumed that the uses (not housing or employment) proposed in the submission on land W of Fortescue Road, would form a package of development that the landowner/ HELAA submitter would see coming forward together. The Council understands that land east of Greendale) is not included in the overall proposal for development/ new uses and as such is not assessed for housing or employment uses. Housing: Based on gross site area of 1.9 Ha on the land parcel east of Fortescue Road, discounting land for a hotel, and after applying the gross to net conversion factor, the site has potential to deliver approx. 35 dwellings (mid-yield). However, constraints may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 35 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 35 dwellings. Employment: The site is not submitted as available for employment-led development. The trajectory the net capacity of the site is NIL hectares.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	35
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sidmouth

Reference

Sidm_14



Site address	Land adj Stevens Cross Close, Sidford (east side), EX10 9QJ
Outside Cranbrook Plan Area	Yes
Description	L' shaped field adjacent to the north eastern edge of Sidmouth. Sloping site, mostly of gradient 1:10 to 1:3 but some 1:20 to 1:10.
Total site size (ha)	0.61
Submitter development type	Dwellings (Number of dwellings not specified)

Availability assessment

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

Stage A suitability assessment

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

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.61
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.61
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.61 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 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Pebblebed Heath mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Distance and topography mean no views from listed buildings into site. Views of site are available from Sidbury Castle Scheduled Monument to north west, but distance and small scale of site mean limited impact.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is located entirely within AONB, although land adjacent to west is not. Prominent valley side locations with wide, open views from across the valley available, including from elsewhere in the AONB. Short distance views available from Stevens Cross Close to west, but limited from south due to mature hedgerow along southern edge. Adjacent dwellings to west provide a context of some built form.

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. Low surface water flood risk on A3052 on southern boundary.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	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	Edge of Sidmouth site highway access possible via adjacent roads - needs ped/cycle link to town centre
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	All of 2017 Site ObjectID 80004 lies within Sidm_14. The eastern part of Sidm_14 is outside the 2017 site. No change in ownership. Count all Sidm_14. Count 2017 site as NIL.
Total site size	0.61

HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.61		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.49		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 10	Mid 12	Max 15
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	12		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	12		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.61		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.61 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 planning commitments. Thus the gross site area is approx. 0.61 ha. Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 12 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 12 dwellings. Site is available, suitable, Probably acheivable for housing. Site is available, suitable, Probably acheivable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 12 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			

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

Housing - Available Suitable Achievable summary

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	12
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sidmouth

Reference

Sidm_15



Site address	Peak Coach House, Cotmaton Road, Sidmouth, Devon (excluding The Belvedere and No. 3 Peak Coach Cottages), EX10 8SY
Outside Cranbrook Plan Area	Yes
Description	
Total site size (ha)	0.15
Submitter development type	Homes for sale ,Homes for private rent (minimum of 5 units.)

Availability assessment

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

Stage A suitability assessment

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

Does the site meet the minimum size threshold for employment?	No
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.00
GDA Discounted at Stage A – Housing (ha)	0.15
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.15
Stage A Assessment conclusion	This site has not passed the Stage A Suitability Assessment for housing or for employment due to the site size being below the size threshold.
Does site pass Stage A Assessment - Housing	No
Does site pass Stage A Assessment - Employment	No
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

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

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	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 via Cotmaton Road is possible, but is very narrow with no footway. Only available for limited infill
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	Site Sidm_15 is wholly overlain by Site Sidm_17. Count all of Sidm_17. Count Site Sidm_15 as NIL
Total site size	0.15
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.15
Gross development area – Passes Stage B Housing	0.00
Gross to net area conversion factor applied %	1.00
Net developable area (ha)	0.00

Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min	Mid	Max
2. Site promoter – yield (upper)	5		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.15		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Not passed Stage A Assessment. Not suitable for housing or employment for HELAA. Housing: Therefore site potential is NIL. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

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

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

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

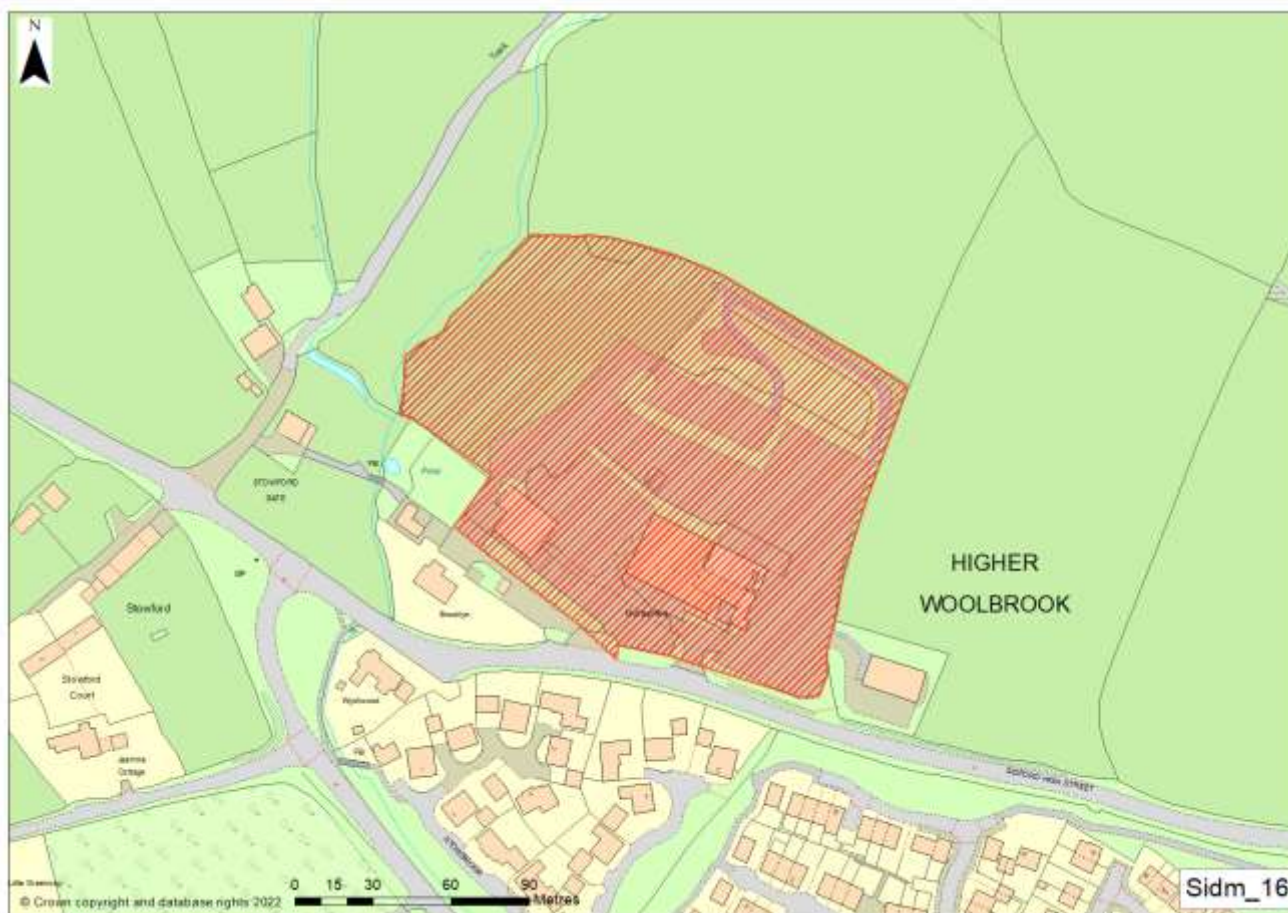
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sidmouth

Reference

Sidm_16



Site address	Plot 1 Sidmouth Garden Centre, Stowford, Sidmouth, EX10 0NA
Outside Cranbrook Plan Area	Yes
Description	Sloping site adjacent to the northern boundary of Sidmouth. Site comprised of garden centre, car park, and vegetation/grassed area in west.
Total site size (ha)	2.23
Submitter development type	Retail (Approx. 5000m ² COMMERCIAL/EMPLOYMENT FLOORSPACE)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
Site available for Housing	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. 0.2 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). 0.2ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.00
GDA Discounted at Stage A – Housing (ha)	0.30
GDA Passes Stage A – Employment (ha)	2.00
GDA Discounted at Stage A – Employment (ha)	0.30
Stage A Assessment conclusion	An area of approximately 2 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Pebblebed Heath mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed building 140m to south east, but numerous existing buildings mean no intervening views.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Located entirely within East Devon AONB, on rising land north of Sidmouth. Current use as a garden centre with car park means built form already accepted on site. The edge of Sidmouth adjacent to south

	provides additional context of built form when viewing the site. Short-distance views into site from adjacent A3052, but many medium-long distance views into site, including from elsewhere in the AONB.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. Western part of site in flood zone 3, so yield reduced accordingly. Also high surface water flood risk on western boundary.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	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	Edge of Sidmouth site highway access possible via adjacent roads - needs ped/cycle link to town centre and toucan crossing of A3052
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	Site includes existing Sidmouth Garden Centre and undeveloped adjoining area to the northwest. Small scale but achievable with existing utilities and access to A3052. 3Km from Sidmouth exchange. Openreach FTTC with speeds up to 40 mbps.
Panel's conclusions	Probably unachievable at this scale due to highway capacity issues. Possibly achievable at a smaller scale for additional employment uses, but excluding other Town Centre uses
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably unachievable unless

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	2.23		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.30		
Gross development area – Passes Stage B Housing	2.00		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.20		
Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.30		
Gross development area – Passes Stage B Employment (Ha)	2.00		
Percentage of site to count – employment	100		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 2.23ha site, 0.2ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx 2ha. Housing : the site was not submitted as available for housing. So the site capacity is NIL dwellings Employment: The site is available for employment. It has been assessed as suitable, available. However, the HELAA panel has assessed the site as Probably unachievable for employment (possibly achievable at a smaller scale for additional employment uses, but excluding other Town Centre uses). Unclear at this time whether the site is available at a smaller scale. Therefore Count site as NIL Ha for employment HELAA trajectory.		

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sidmouth

Reference

Sidm_17



Site address

Peak Coach House, (Numbers 1-3 Belfry Cottages), Cotmaton Road,
Sidmouth, Devon, EX10 8SY
And
The Belvedere, Peak Hill Road, Sidmouth, EX10 ONW

Outside Cranbrook Plan Area

Yes

Description

Irregular shaped sloping site (gradient 1:10 to 1:3) within built up area in western edge of Sidmouth. Three detached residential buildings set in large gardens currently on the site.

Total site size (ha)

0.45

Submitter development type

Homes for sale ,Homes for private rent (Approximately 8 units.)

Availability assessment

Call for site : site type

Original (ie 2017 site submission not resubmitted)

Existing (ie 2017 site resubmitted in 2021)

New (ie 2021 submission)

New

Site promoter's availability comments

Within the next 5 years

Submission year

2021

2017 Site -2022 confirmation of availability

Site available for Housing

Yes

Site available for Employment

No

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

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Pebblebed Heath mitigation zone. Area covered by TPO adjoins north east 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	Potential for adverse impact upon Grade II listed Peak House 24m to east, which has open views into site.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Located entirely within East Devon AONB, on rising land in the west of Sidmouth. Short distance views of site from Peak Hill Road. The site is visible from across the Sid Valley, although landscape impact is

	lessened due to relatively small site size, and presence of sporadic dwellings in vicinity which provide context of limited built form.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Slither of high surface water flood risk runs through site.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	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 via Cotmaton Road is possible, but is very narrow with no footway. Only available for limited infill
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment

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

Potential capacity

Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	Partial overlap. Sidm_17 overlies all of site Sidm_15. Most of Sidm_17 is outside Sidm_17. Count Sidm_15 as NIL (and that site is below site size threshold). Count all of Sidm_17

Total site size	0.45		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.45		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.36		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 7	Mid 9	Max 11
2. Site promoter – yield (upper)	8		
3. Lower of 1. (Mid) yield and 2. yield	8		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	8		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.45		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.45 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.45 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 9 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 8 dwellings. Site is available, suitable, Probably acheivable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 8 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sidmouth

Reference

Sidm_18



Site address	Plot 2- North Sidmouth Garden Centre, Stowford, Sidmouth EX10 0NA
Outside Cranbrook Plan Area	Yes
Description	Sloping site, comprised of a single field located just beyond the north west boundary of Sidmouth. Garden centre adjoins southern boundary.
Total site size (ha)	2.21
Submitter development type	Retail ,Other (Park and Ride, Employment - Commercial/Retail 4,520 m2 total floor space Park and Ride facilities)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.1 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.1ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.10
GDA Discounted at Stage A – Housing (ha)	0.10
GDA Passes Stage A – Employment (ha)	2.10
GDA Discounted at Stage A – Employment (ha)	0.10
Stage A Assessment conclusion	An area of approximately 2.1 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Pebblebed Heath mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed building 223m to south east, but numerous existing buildings mean no intervening views.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	Located entirely within East Devon AONB, on rising land north west of Sidmouth. The garden centre adjacent to south provides some context of built form, but fields surround remaining three sides so predominantly rural setting. Short distance views of site are obscured by garden centre and high hedge along A3052, but numerous medium-long distance views into site, including from elsewhere in the AONB e.g. from B3176.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. Western edge of site in flood zone 3, so yield reduced accordingly. Also high surface water flood risk on western boundary.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	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	Edge of Sidmouth site highway access possible via adjacent roads - needs ped/cycle link to town centre and toucan crossing of A3052
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	Similar size plot and immediately north of the previous Sidm_16. Park and ride opportunity is of interest to alleviate vehicle pressure in Sidmouth. Retail uses should be sensitive to preserving the viability of the existing town centre. The site is currently agricultural/farmland. Achievable with existing utilities from the adjoining Garden Centre site and access to A3052. 3Km from Sidmouth exchange. Openreach FTTC with speeds up to 40 mbps.

Panel's conclusions	Probably unachievable unless appropriate highways /access can be achieved, and evidence demonstrates need for a Park and Ride facility and the means to deliver it.
Site Achievable for Housing	Use unassessed
Site Achievable for Employment	Probably unachievable unless

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	N/A		
Site overlap description	No overlap		
Total site size	2.21		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.10		
Gross development area – Passes Stage B Housing	2.10		
Gross to net area conversion factor applied %			
Net developable area (ha)	1.26		
Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.10		
Gross development area – Passes Stage B Employment (Ha)	2.10		
Percentage of site to count – employment	100		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 2.21ha site, 0.1ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx 2ha. Housing : the site was not submitted as available for housing. So the site capacity is NIL dwellings		

	Employment: The site is available for employment. It has been assessed as suitable, available. However, the HELAA panel has assessed the site as Probably unachievable for employment. Therefore Count site as NIL Ha for employment HELAA trajectory.

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sidmouth

Reference

Sidm_19



Site address	Land at Dark Lane, Sidmouth, EX10 9DR
Outside Cranbrook Plan Area	Yes
Description	Undulating site, adjacent to western edge of Sidmouth. Currently an overgrown field with vegetation and numerous trees on site, set in an area of detached dwellings in relatively large plots.
Total site size (ha)	1.07
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (5-8 new dwellings)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.07
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.07
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.07 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Pebblebed Heath mitigation zone. TPO adjoins north east 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	Six Grade II listed buildings within around 100m, the closest of which is just across the road (Dark Lane) and overlooks the site. Therefore, potential for adverse effect on setting of 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	Located entirely within East Devon AONB, although land adjoining northern boundary is not. The site is enclosed by existing dwellings to

	north, east, and south, although these are detached dwellings in relatively large plots so some rural character remains. The presence of mature and vegetation and numerous trees on site add to the rural character. Limited external views of site due to high mature hedgerow around perimeter.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. Small areas in west are high surface water flood risk.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some 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	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 roads are very narrow, suitable for very limited development. Ideal access from Bulveton Park
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	

Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	1.07		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.07		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.86		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 17	Mid 22	Max 26
2. Site promoter – yield (upper)	8		
3. Lower of 1. (Mid) yield and 2. yield	8		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	8		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	107.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.07 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.07 ha. Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 22 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 8 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 8 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sidmouth

Reference

Sidm_20



Site address	Station Yard, Station Road, Sidmouth, Devon, EX10 8NN
Outside Cranbrook Plan Area	Yes
Description	Flat site, part of Alexandria Trading Estate in western Sidmouth. B3176 adjoins to west. Site comprises several industrial units and associated hardstanding.
Total site size (ha)	0.56
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people ,Residential institution ,Office ,Industrial / warehouse ,Retail ,Hotel ,Renewable energy ,Mixed use (Number of dwellings not specified)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.56
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.56
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.56 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Pebblebed Heath mitigation zone. Around six TPOs along eastern boundary. A TPO also covers land across the road (B3176) to west.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Cluster of six Grade II listed buildings to north west, closest of which is 118m away. Views from this asset to the site are likely, but intervening vegetation obscures views to some degree.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	Within built-up area boundary and currently part of trading estate, so principle of built development is accepted. Housing to north and other parts of trading estate to east and south provide surrounding context of built form, although impact upon AONB across the road (B3176) to west is a constraint.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Medium surface water flood risk adjoins south east part of site.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some 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	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 off the B3178 is potentially possible, a roundabout is preferred, depending on levels. Would need to contribute to improved pe/cycle facilities
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	

Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	0.56		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.56		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.45		
Density assumption applied (dwellings per Ha)	Min 20	Mid 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	11		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	11		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.56		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.56 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.56 ha. Housing Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 11 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 11 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 11 dwellings. Employment: The site is not submitted as available for employment - led development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			

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

Housing - Available Suitable Achievable summary

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	11
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sidmouth

Reference

Sidm_21



Site address	Units 2, 5A and 5B Alexandria Industrial Estate, Sidmouth, EX10 9HL
Outside Cranbrook Plan Area	Yes
Description	Flat site which forms a small part of Alexandria Trading Estate, covering two industrial buildings (units 2, 5A and 5B). Falls within Sidm_22.
Total site size (ha)	0.31
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people ,Residential institution ,Office ,Industrial / warehouse ,Retail ,Hotel ,Mixed use (Number of dwellings not specified).

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.31
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.31
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.31 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Pebblebed Heath mitigation zone. TPO in eastern corner of site.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Cluster of six Grade II listed buildings to west, closest of which is 97m away. Views from this asset to the site, but intervening vegetation obscures views to some degree.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Within built-up area boundary and currently part of trading estate, so principle of built development is accepted. Housing to north and other

	parts of trading estate to east and south provide surrounding context of built form, although impact upon AONB 40m to west is a constraint.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Medium surface water flood risk in northern part of site.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	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 off the B3178 is potentially possible, a roundabout is preferred, depending on levels. Would need to contribute to improved pe/cycle facilities
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	2021 Site Sidm_21 is wholly overlain by Sidm_22. Count Sidm_21 as NIL
Total site size	0.31

HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.31		
Gross to net area conversion factor applied %	1.00		
Net developable area (ha)	0.31		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 6	Mid 8	Max 9
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	8		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.31		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.31 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.31 ha. Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 8 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 8 dwellings. To avoid double counting, the net capacity of the site excluding overlaps is NIL dwellings. Employment: The site is not submitted as available for employment - led development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sidmouth

Reference

Sidm_22



Site address	Alexandria Industrial Estate, Alexandria Road, Sidmouth, EX10 9HG
Outside Cranbrook Plan Area	Yes
Description	Comprises a large part of Alexandria Trading Estate. Comprised of several industrial buildings and hard standing across southern part, and rising, open land topped by trees across northern part.
Total site size (ha)	2.37
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people (65 dwellings. A masterplan completed to understand capacity. This can be provided to the LPA.)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.37
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.37
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.37 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Pebblebed Heath mitigation zone. TPOs cover parts of north, central, and east 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	Cluster of six Grade II listed buildings to west, closest of which is 87m away. Views from this asset to the site, but intervening vegetation obscures views to some degree.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Within built-up area boundary and currently part of trading estate, so principle of built development is accepted. Context of built form

	provided by surrounding housing and other parts of the trading estate, although impact upon AONB 33m to west is a constraint. Northern part of site is open grass land and tree-topped, so more sensitive than rest of site.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Small part in west of site has medium risk of surface water flooding.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education 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	Access off the B3178 is potentially possible, a roundabout is preferred, depending on levels. Would need to contribute to improved pe/cycle facilities
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

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

Site overlap description	2021 Site Sidm_22 is wholly overlies Sidm_21. Sidm_21 is about 10% of Sidm_22. Count all of Sidm_22. Count Sidm_21 as NIL.		
Total site size	2.37		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	2.37		
Gross to net area conversion factor applied %	0.60		
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 36	Max 43
2. Site promoter – yield (upper)	65		
3. Lower of 1. (Mid) yield and 2. yield	36		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	36		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	2.37		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 2.37 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 2.37 ha. Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 36 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 36 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 36 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			

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

Housing - Available Suitable Achievable summary

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

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	36
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Sidmouth	Reference	Sidm_23



Site address	Sidmouth Health Centre, Sidmouth, Devon, EX10 8ET
Outside Cranbrook Plan Area	Yes
Description	
Total site size (ha)	0.13
Submitter development type	Homes for sale ,Mixed use (Number of dwellings not specified).

Availability assessment

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

Stage A suitability assessment

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

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

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

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

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

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

1. Calculated yield (HELAA Methodology)	Min	Mid	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.13		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Not passed Stage A Assessment. Not suitable for housing for HELAA. Housing : Therefore site potential is NIL dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sidmouth

Reference

Sidm_24



Site address	Land east of Two Bridges Road, Sidford
Outside Cranbrook Plan Area	Yes
Description	The middle field of the three fields that comprise Sidm_09. Located on flat land, just beyond the northern edge of Sidmouth. Sewage treatment works adjacent to east, with River Sid beyond. Allocated in Local Plan 2013-31 for employment uses.
Total site size (ha)	1.63
Submitter development type	Office ,Industrial / warehouse ,Mixed use (Uses B1/B2/B8)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.60
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	1.60
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 1.6 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Pebblebed Heath mitigation zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed building and Sidford Conservation Area just over 200m to south west, both having views into site so potential impact upon their setting. Views to site are available from Sidbury Castle Scheduled Monument to north west.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is located entirely within AONB. Open, short distance views into site from A375 adjacent to western edge of site. Wide, open views into

	site available from AONB, particularly from higher ground across the Sid Valley to east, north, and west. Many views are seen with context of built form of Sidmouth.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. Flood Zone 3 near southern boundary of site. Also high surface water flood risk on adjacent A375
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure 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	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 off the A375 accompanied by a comprehensive series of ped/cycle improvements include the Sidbury to Sidford all purpose trail.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	This site comprises a smaller field which was previously proposed as part of Sidm_09 and sits immediately north of Sidm_08. At just 1.6 Ha, a more detailed viability assessment would need to be completed to evidence achievability. The cost of the road widening, connectivity improvements, open space and landscaping to mitigate visual and noise impact on existing residents may undermine delivery. Would question suitability for B1 office accommodation but would not preclude if demand were evidenced. As above, reasonable access onto A375, public transport (9,9a?) and services. 3Km from Sidmouth exchange. Openreach FTTC with speeds up to 40 mbps.

Panel's conclusions	Possibly achievable for lower value B2 employment uses. Sidm_24 should be development phase 2, if site Sidm_08 is also to be developed
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	All Sidm_24 is wholly overlain resubmission Sidm_29 (& by larger site Sidm_09 (which also covers Sidm_08)). Count Sidm_24 as NIL, Count Sidm_08 (permitted) & count 31% northern residue of Sidm_09 gross area ie 2.02Ha.		
Total site size	1.63		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	1.60		
Gross to net area conversion factor applied %			
Net developable area (ha)	1.28		
Density assumption applied (dwellings per Ha)	Min	Mid	Max
1. Calculated yield (HELAA Methodology)	Min	Mid 32	Max
2. Site promoter – yield (upper)			
3. Lower of 1. (Mid) yield and 2. yield			
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	1.60		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.6 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx 1.6 ha.		

	Housing : the site was not submitted as available for housing. So the site capacity is NIL dwellings Employment: The site is available for employment. It has been assessed as suitable, available and Probably achievable for employment. However, it has now been overlapped by Site Sidm 29. Therefore for the trajectory, to avoid double counting the net capacity of the site is NIL hectares.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

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

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

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sidmouth

Reference

Sidm_25



Site address	Field bordering junction of Cotford Road and Roncombe Lane [OS: 805]., EX10 0QN
Outside Cranbrook Plan Area	Yes
Description	Sloping field, not within or adjacent a settlement. Site is located around 400m north of Sidbury, adjoining A375 to west, scattered dwellings to north and south west, and fields on remainder.
Total site size (ha)	2.66
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes (The site is a meadow of circa seven acres.)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.09 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.09ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.57
GDA Discounted at Stage A – Housing (ha)	0.90
GDA Passes Stage A – Employment (ha)	2.57
GDA Discounted at Stage A – Employment (ha)	0.90
Stage A Assessment conclusion	An area of approximately 2.57 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Within Pebblebed Heath mitigation zone. TPO covers land in north west edge of site.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Potential impact upon Grade II listed Harts Mead 156m to south which has views of site, albeit partially obscured by trees and intervening dwelling.
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is located entirely within AONB. Open, short distance views into site from adjoining lane to north. Long distance views available from many other vantage points across the valley, all of which within AONB. The sporadic dwellings to north and south west provide limited context of built form.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Grade 3 agricultural land in strategic assessment. Flood zone 3 runs across southern edge of site, so yield reduced accordingly. High surface water flood risk along roads to west and north, and beyond to south.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Isolated location, beyond Sidbury. Would need safe walking routes / transport costs.
DCC Highways comments	Access of the A375 with local widening, contributions to public transport provision
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

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

Total site size	2.66		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.09		
Gross development area – Passes Stage B Housing	2.57		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.54		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 31	Mid 39	Max 46
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	39		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	39		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.09		
Gross development area – Passes Stage B Employment (Ha)	2.57		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 2.66 ha site, approximately 0.09 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 2.57 ha. Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 39 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 39 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 39 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Southleigh

Reference

Sout_01



Site address	Land part of Lees Farm, Colyton Road, Southleigh, Colyton, EX24 6SA
Outside Cranbrook Plan Area	Yes
Description	Flat agricultural land, located around a group of dwellings in Southleigh
Total site size (ha)	0.41
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes (A total of six to eight houses dominated by Affordable homes, Homes for Private Rent and maybe one or two Custom and Self-Build homes)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.05 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.05ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.36
GDA Discounted at Stage A – Housing (ha)	0.05
GDA Passes Stage A – Employment (ha)	0.36
GDA Discounted at Stage A – Employment (ha)	0.05
Stage A Assessment conclusion	An area of approximately 0.36 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities and over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	Not located within any known area of biodiversity interest.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Grade II listed Bramley House 172m to west of site, There is substantial existing development in between so no intervening views.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	Located entirely within East Devon AONB. Wide, open views into site available from public road and AONB.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	The site fall in Flood zone 2 & 3 and low risk of surface water flooding
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	No
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Unsustainable site for education provision
DCC Highways comments	The site is accessible from the local highway network
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

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

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	Not aware of one.
Site overlap description	No overlap
Total site size	0.41
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.41
Gross development area – Passes Stage B Housing	0.00
Gross to net area conversion factor applied %	1.00
Net developable area (ha)	0.00

Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min	Mid	Max
2. Site promoter – yield (upper)	8		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.41		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Passed Stage A Assessment but did not pass Stage B assessment due to the unacceptable impacts identified above. Housing : Site potential therefore NIL dwellings Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

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

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

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

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

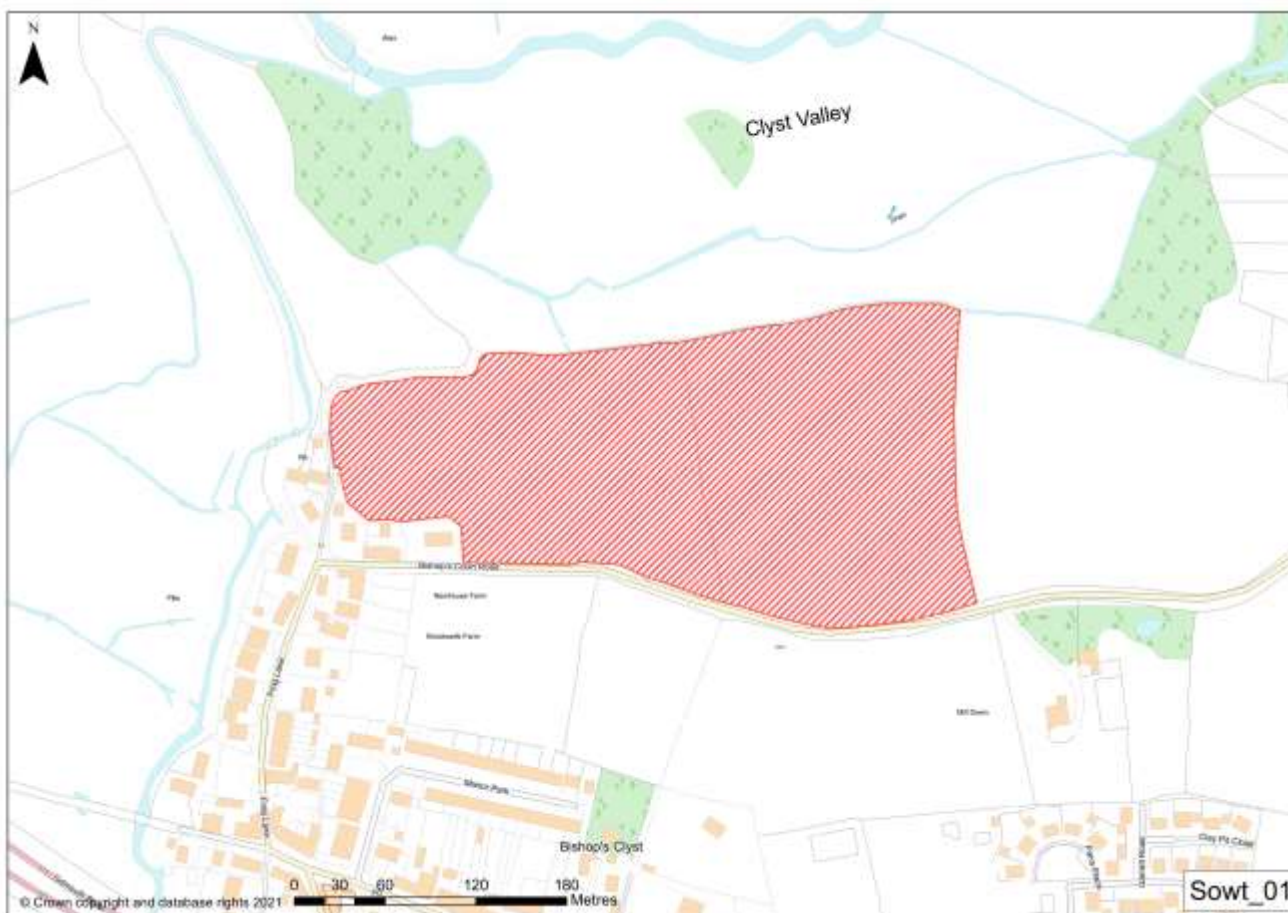
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sowton

Reference

Sowt_01



Site address	Land at Bishops Court Lane, Clyst St Mary, EX5 1DG
Outside Cranbrook Plan Area	Yes
Description	Agricultural fields adjacent to Clyst St Mary Village. Site slopes fairly steeply up to the south.
Total site size (ha)	6.42
Submitter development type	Mixed Use (100-150 dep. mix), 2022 confirmation of availability also proposed 100-150 dwellings (Homes for sale)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	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. 0.48 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.48ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	5.94
GDA Discounted at Stage A – Housing (ha)	0.48
GDA Passes Stage A – Employment (ha)	5.94
GDA Discounted at Stage A – Employment (ha)	0.48
Stage A Assessment conclusion	An area of approximately 5.94 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 20m from a grade II listed building which would need to be considered
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	Site is not located within any landscape designation. Heavily screened along Bishops court road to the south but visible in views to the north, east and west.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	A strip of the site in the north is located within floodzones 2 and 3 which has reduced the overall potential yield. The site comprises grade 2 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	Access would be recommended through the Greenspire development with the fit for purpose access though ped/cyclist/emergency access could be obtained through Frog Lane and/or Bishops Court Road. - A3052/A376 Sites - The highway network already has capacity. A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. Notwithstanding the submitters comments, the site is landlocked in isolation.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable subject to assessment of impact on A376 and A3052 corridor
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	6.42		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.48		
Gross development area – Passes Stage B Housing	5.94		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	3.56		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 71	Mid 89	Max 107
2. Site promoter – yield (upper)	150		
3. Lower of 1. (Mid) yield and 2. yield	89		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	89		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.48		
Gross development area – Passes Stage B Employment (Ha)	5.94		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 6.42 ha site, approximately 0.48 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 5.94 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 89 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 89 dwellings. Site is available, suitable, Probably acheivable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 89 dwellings.		

	Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	89
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	Yes	Use unassessed

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

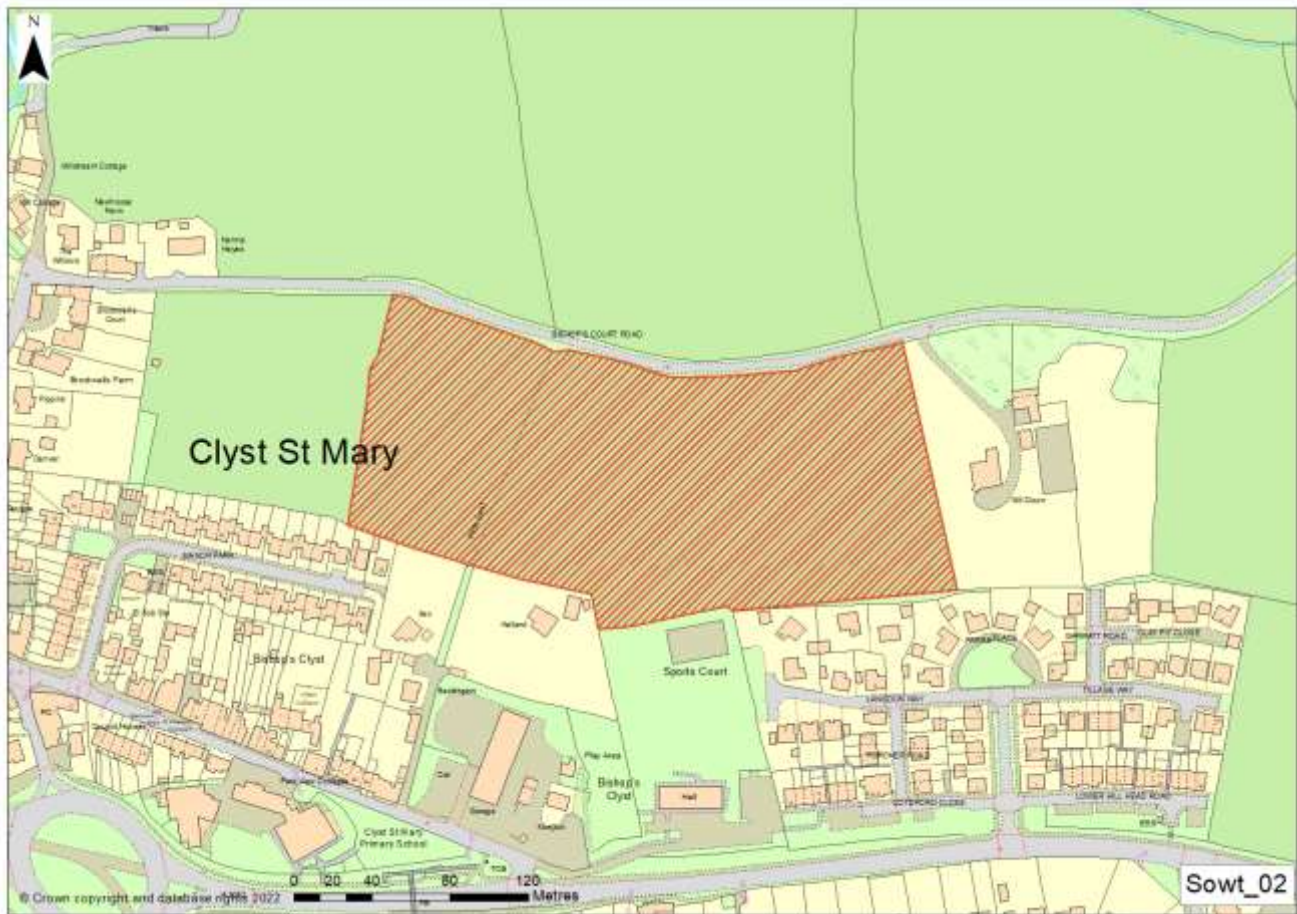
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sowton

Reference

Sowt_02



Site address	Land south of Bishops Court Road, Clyst St Mary, Exeter, EX5 1BB
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising agricultural fields adjacent to Clyst St Mary Village. Site is largely level with a gradual slope up to the east.
Total site size (ha)	3.59
Submitter development type	Dwellings (50-60). 2022 Confirmation of availability also proposed 50-60 dwellings (Homes for Sale)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	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)	3.59
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	3.59
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 3.59 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 100m from a grade II listed building which would need to be considered
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Screened along Bishops court road to the north but visible in panoramic views due to its location on the brow of a 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	Site is free of flood risk. It comprises a mix of grade 2 and 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	Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	Access would be recommended through the Greenspire development with the fit for purpose access though ped/cyclist/emergency access could be obtained through Frog Lane and/or Bishops Court Road. - A3052/A376 Sites - The highway network already has capacity. A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. Notwithstanding the submitters comments, the site is landlocked in isolation.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable subject to assessment of impact on A376 and A3052 corridor
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	W139
Site overlap description	No overlap

Total site size	3.59		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	3.59		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	2.15		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 43	Mid 54	Max 64
2. Site promoter – yield (upper)	60		
3. Lower of 1. (Mid) yield and 2. yield	54		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	54		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	3.59		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 3.59 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 3.59 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 54 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 54 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 54 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			

Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	54
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
No	Yes	Use unassessed

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sowton

Reference

Sowt_03



Site address	Land north of Sidmouth Road, Clyst St Mary,
Outside Cranbrook Plan Area	Yes
Description	Green field site comprising two agricultural fields adjacent to Clyst St Mary village. Gently slopes up towards the north.
Total site size (ha)	2.06
Submitter development type	Homes for sale ,Affordable homes (Development of the site for approx. 60 houses-design concept plan illustrates how this could be achieved) 2022 presentation to Strategic Planning Committee now proposes 50 dws.

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Existing
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	2022 SPC presentation
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.06
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.06
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.06 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 20m to the north of the grade II listed Red lodge which would need to be considered.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is free of flood risk. It may contain areas of grade 1 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	Access would be recommended through the Greenspire development with the fit for purpose access though ped/cyclist/emergency access could be obtained through Frog Lane and/or Bishops Court Road. A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. Notwithstanding the submitters comments, the site is landlocked in isolation.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable subject to assessment of impact on A376 and A3052 corridor
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	HELAA 2017 Non-GESP site SOWT_03

Site overlap description	All of 2017 Site (Object ID 85202) lies within 2021 Site Sowt_03. About 40% of Site Sowt_03 .(the eastern/northeastern sides of the site) lies outside the 2017 site. Count all 2021 site. Count 2017 site as NIL.		
Total site size	2.06		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	2.06		
Gross to net area conversion factor applied %	0.60		
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 (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	31		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	2.06		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 2.06 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 2.06 ha. Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 31 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 31 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 31 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			

Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	31
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
No	Yes	Use unassessed

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sowton

Reference

Sowt_04



Site address	Land at Junction of Sidmouth Road & Oil Mill Lane, Clyst ST Mary, EX5 1AF
Outside Cranbrook Plan Area	Yes
Description	Level agricultural field at the junction of Sidmouth Road and Oil Mill Lane 300m from Clyst St Mary village. Contains a section of site Sowt_12.
Total site size (ha)	0.36
Submitter development type	Dwellings (7)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	No response received
Site available for Housing	Yes 2017
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.36
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.36
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.36 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 100m to the west of a grade II listed building which would need to be considered.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is free of flood risk. It may contain areas of grade 1 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	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	Bearing in mind the local constraints access look impossible
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable subject to suitable access
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	2017 Site Sowt_04 (housing) wholly overlain by 2021 Submission site Sowt-12 (wide mix of uses). Count all of Sowt_12. Count Sowt_04 as NIL
Total site size	0.36
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.36
Gross to net area conversion factor applied %	1.00

Net developable area (ha)	0.36		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 7	Mid 9	Max 11
2. Site promoter – yield (upper)	7		
3. Lower of 1. (Mid) yield and 2. yield	7		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.36		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.36 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.36 ha. Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 9 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 7 dwellings. Site lies wholly within site Sowt_12. To avoid double counting with Sowt_12, the net capacity of the site Sowt_04 excluding overlaps is NIL dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes 2017	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	Yes	Use unassessed

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sowton

Reference

Sowt_05



Site address	Land junction Sidmouth Road & Oil Mill Lane, Clyst St Mary, EA5 1AF
Outside Cranbrook Plan Area	Yes
Description	Level agricultural field at the junction of Sidmouth Road and Oil Mill Lane 300m from Clyst St Mary village. Contains a section of site Sowt_12.
Total site size (ha)	0.19
Submitter development type	2017 submission -Dwellings (5). 2022 confirmation of availability proposed 10 dwellings.

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	Within the next 5 years
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes

Does the site meet the minimum size threshold for employment?	No
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.19
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.00
GDA Discounted at Stage A – Employment (ha)	0.19
Stage A Assessment conclusion	An area of approximately 0.19 ha has passed the Stage A Suitability Assessment for housing but not for employment as the site 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 although it is within the Exe Estuary & Pebblebed Heath mitigation zones. Land itself is partially scrub and may have some biodiversity value.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 60m to the west of a grade II listed building which would need to be considered.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is free of flood risk. It may contain areas of grade 1 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	Bearing in mind the local constraints access look impossible
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable subject to suitable access
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	2017 Site Sowt_05 (starter homes housing) wholly overlain by 2021 Submission site Sowt_12 (wide mix of uses). Count all of Sowt_12. Count Sowt_05 as NIL
Total site size	0.19
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.19
Gross to net area conversion factor applied %	1.00

Net developable area (ha)	0.19		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 4	Mid 5	Max 6
2. Site promoter – yield (upper)	10		
3. Lower of 1. (Mid) yield and 2. yield	5		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.19		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.19 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.19 ha. 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. All of site Sowt_05 is overlain by Site Sowt_12. To avoid double counting, the net capacity of the site Sowt_05 excluding overlaps is approximately NIL dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sowton

Reference

Sowt_06



Site address	Langdon's business park and the occupied units, EX5 1AF
Outside Cranbrook Plan Area	Yes
Description	Brownfield site, comprising largely level, basic warehouse units/accommodation- including bus depot, on part of Langdon's business park, located approximately 400m east of Clyst St Mary village, and to the south of but not abutting the A3052. Largely agricultural land/buildings to south, east and west. North of the A3052 is the Westpoint Exhibition Centre (County Showground). Site has existing access from minor road leading to Oil Mill Lane and the A3052.
Total site size (ha)	0.92
Submitter development type	Available for development; 2022 Confirmation of availability as part of a larger site submission for employment- industrial/warehousing uses.

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	1 -5, 6 - 10, 11-15, 16+
Submission year	2021
2017 Site -2022 confirmation of availability	1 -5, 6 - 10, 11-15, 16+
Site available for Housing	No
Site available for Employment	Yes

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.92
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.92
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.92 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Brownfield site not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 10m to the south of a grade II listed building which would need to be considered.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No

Landscape commentary	Site is not located within any landscape designation
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is free of flood risk. It may contain areas of grade 1 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable subject to assessment of impact on A376 and A3052 corridor
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	Submitted in 2020 for development. Site now wholly overlapped by new submission Sowt_15 which is for industry/warehousing and does

	not propose housing. To avoid double counting, count Sowt_06 as NIL dwellings and NIL hectares of employment land		
Total site size	0.92		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	0.92		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	0.74		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 15	Mid 19	Max 22
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	19		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.92		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.92 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.92 ha. Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 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. The site was submitted in 2017 for development. At that time it was assessed for residential development. Since then the site's availability for development has been confirmed for employment led development. The site has not been confirmed as available for residential development and therefore the net capacity of the site is y NIL dwellings.		

	Employment : To avoid double counting with the overlapping site Sowt_15 , site Sowt_06 is now counted as NIL hectares of employment land.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
No	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Use unassessed

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sowton

Reference

Sowt_07



Site address	Denbowe, EX5 1AF
Outside Cranbrook Plan Area	Yes
Description	Bungalow (Denbowe) and garden on land east of and adjoining Langdon's business park set on fairly level ground. Located to the south of the A3052 Exeter to Sidmouth Road some 4 KM from Junction 30 of the M5 Motorway, 0.5 KM from junction 30, the Sandygate roundabout exit. North of the A3052 is the Westpoint Exhibition Centre (County Showground). Site has existing access from minor road leading to Oil Mill Lane and the A3052.
Total site size (ha)	0.27
Submitter development type	2017 - Site is available for development. Site is adjacent to but not part of the the new submission Sowt_15.

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	ORIGINAL
Site promoter's availability comments	1 -5, 6 - 10, 11-15, 16+
Submission year	2021
2017 Site -2022 confirmation of availability	No response received
Site available for Housing	Yes 2017
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.27
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.27
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.27 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 30m to the west of a grade II listed building which would need to be considered.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is free of flood risk. It may contain areas of grade 1 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	This does not appear to have a dirt access to the road network
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable on its own due to access via Sowt_06. Would need to be developed in combination.
Site Achievable for Housing	Probably unachievable unless
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap. No within new Submission Sowt_15. (although it asjoins Sowt_15 and Sowt_06) Submitted in although not on 2017 submission on GIS map)(ie not Existing/ Resubmitted)- site 21Sub_Status recoded to ORIGINAL. Count all of Sowt_07.
Total site size	0.27
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00

Gross development area – Passes Stage B Housing	0.27		
Gross to net area conversion factor applied %	1.00		
Net developable area (ha)	0.27		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 5	Mid 7	Max 8
2. Site promoter – yield (upper)	0		
3. Lower of 1. (Mid) yield and 2. yield	7		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.27		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.27 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.27 ha. Housing :The site is next to but not included in the new site Sowt_15 which was submitted only for industry/warehousing. The Council understands that Sowt_15 and Sowt_07 are in the same ownership. This suggests that Sowt_07 is not proposed for employment led uses. So Site Sowt_07 continues to be assessed for housing uses, although there was no confirmation of availability in 2022. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 7 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 7 dwellings. To avoid double counting, the net capacity of the site excluding overlaps is approximately 7 dwellings. Employment: Site Sowt_07 is not counted as available for employment, and therefore the count for employment land is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			

Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)
Yes 2017	Yes	Probably unachievable unless

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary

Available?	Suitable?	Achievable? (category)
No	Yes	Use unassessed

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

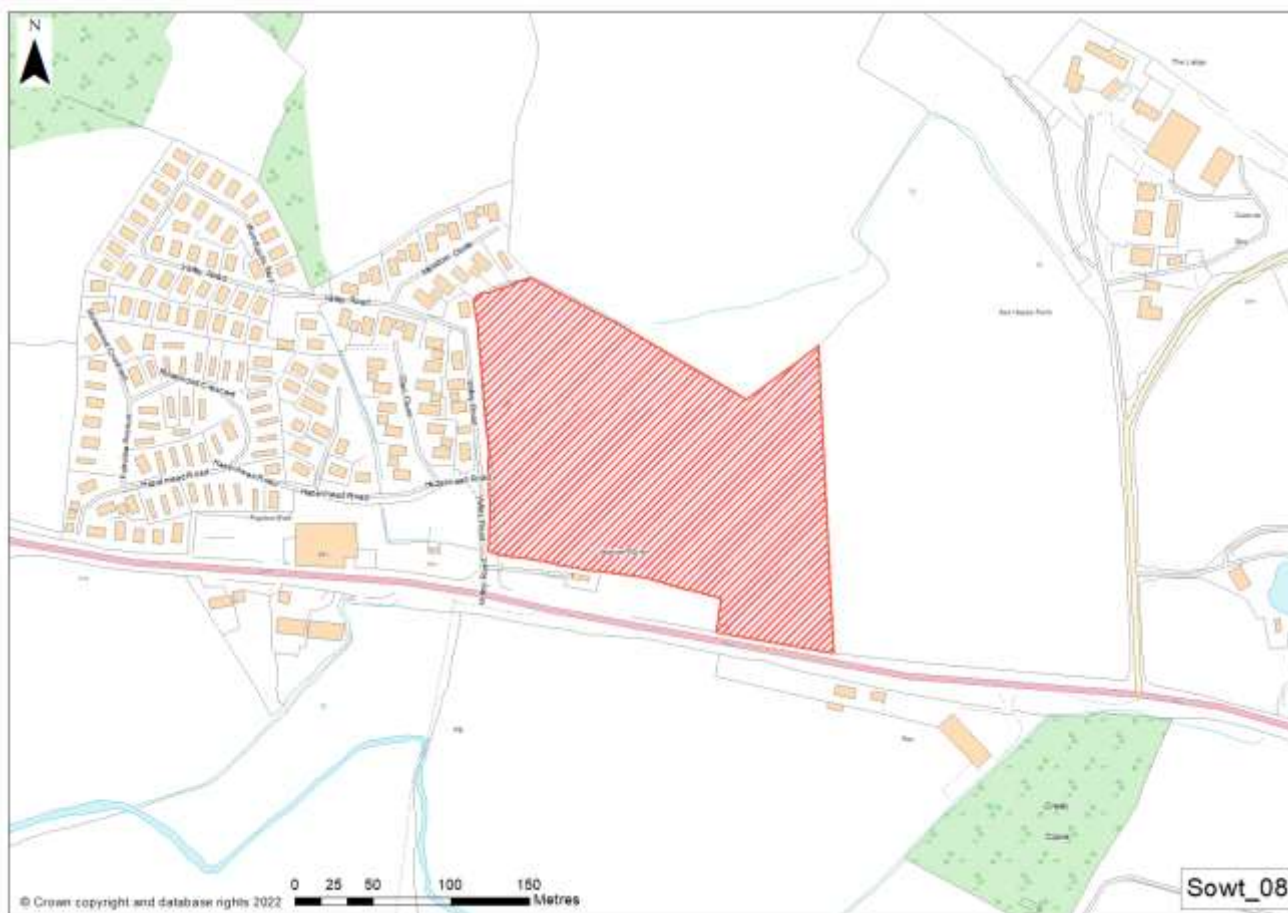
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sowton

Reference

Sowt_08



Site address	8.81 acres fronting the A3052 at The Cat and Fiddle, Clyst St Mary,
Outside Cranbrook Plan Area	Yes
Description	Level agricultural field adjacent to Cat and Fiddle Caravan Park.
Total site size (ha)	3.57
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Renewable energy ,Mixed use (Further investigations will be required - a provisional estimate of 60 dwellings is considered appropriate)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	NEW
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does 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. 1.24 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). 1.24ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.33
GDA Discounted at Stage A – Housing (ha)	1.24
GDA Passes Stage A – Employment (ha)	2.33
GDA Discounted at Stage A – Employment (ha)	1.24
Stage A Assessment conclusion	An area of approximately 2.33 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is not located near to any listed heritage features.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	A large section of the site in the east is covered by flood zone 3 and has reduced the overall yield. 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 : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable subject to assessment of impact on A376 and A3052 corridor
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	3.57
HOUSING CAPACITY	

Land discounted Stage A and Stage B - Housing	1.24		
Gross development area – Passes Stage B Housing	2.33		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.40		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 28	Mid 35	Max 42
2. Site promoter – yield (upper)	60		
3. Lower of 1. (Mid) yield and 2. yield	35		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	35		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	1.24		
Gross development area – Passes Stage B Employment (Ha)	2.33		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 3.57 ha site, approximately 1.24 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 2.33 ha. Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 35 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 35 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 35 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	35
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	Yes	Use unassessed

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sowton

Reference

Sowt_09



Site address	3.69 acres Bishops Court Lane, Clyst St Mary,
Outside Cranbrook Plan Area	Yes
Description	Agricultural field, dwelling and garden adjacent to Clyst St Mary village. Site slopes up towards the east.
Total site size (ha)	1.50
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes (At this early stage before any design work has been undertaken it is difficult to estimate development capacity but it is thought the land might accommodate in the order of 40 dwellings)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.02 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.02ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.48
GDA Discounted at Stage A – Housing (ha)	0.02
GDA Passes Stage A – Employment (ha)	1.48
GDA Discounted at Stage A – Employment (ha)	0.02
Stage A Assessment conclusion	An area of approximately 1.48 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is located 10m to the south of a grade II listed building which would need to be considered.
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Limited visibility from Clyst St Mary due to 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	Site is largely free of flood risk. Comprises grade 2 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	Access would be recommended through the Greenspire development with the fit for purpose access though ped/cyclist/emergency access could be obtained through Frog Lane and/or Bishops Court Road. - A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable subject to assessment of impact on A376 and A3052 corridor
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	1.50		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.02		
Gross development area – Passes Stage B Housing	1.48		
Gross to net area conversion factor applied %	0.80		
Net developable area (ha)	1.18		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 24	Mid 30	Max 35
2. Site promoter – yield (upper)	40		
3. Lower of 1. (Mid) yield and 2. yield	30		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	30		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.02		
Gross development area – Passes Stage B Employment (Ha)	1.48		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.5 ha site, approximately 0.02 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.48 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 30 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 30 dwellings. Site is available, suitable, Probably achievable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 30 dwellings.		

	Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	30
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	Yes	Use unassessed

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sowton

Reference

Sowt_10



Site address	TIMBERVALE and part PINE RIDGE SOWTON VILLAGE, NR EXETER, EX5 2AG
Outside Cranbrook Plan Area	Yes
Description	Dwelling and garden 300m north-west of Sowton village. Site slopes up towards the north.
Total site size (ha)	0.32
Submitter development type	Homes for sale ,Homes for older people (6 x detached houses 1 x detached bungalow 1 x detached coach house)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Approximately 0.32 Ha of the site is within the Airport Vector (60 db). However, employment uses are less sensitive in this regard.
GDA Passes Stage A – Housing (ha)	0.00
GDA Discounted at Stage A – Housing (ha)	0.32
GDA Passes Stage A – Employment (ha)	0.32
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.32 ha has passed the Stage A Suitability Assessment for employment. Not suitable for housing due to its location in the Airport Vector.
Does site pass Stage A Assessment - Housing	No
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones. Site contains a number of trees and scrub and may have some biodiversity value.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 100m to the north-west of a grade II listed building and Sowton conservation area which would need to be considered.
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Limited landscape impact as already contains a dwelling.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is free of flood risk.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	No
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	Access off a narrow lane suitable for a small number of dwellings
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable subject to assessment of impact on A376 and A3052 corridor
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	0.32
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 %	1.00		
Net developable area (ha)	0.00		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min	Mid	Max
2. Site promoter – yield (upper)	8		
3. Lower of 1. (Mid) yield and 2. yield	0		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	0.32		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Not passed Stage A Suitability Assessment- for housing for HELAA. Passed stages Aand B Suitability Assessment for employment. Housing :Therefore site potential is NIL. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	No	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	

Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	Yes	Use unassessed

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

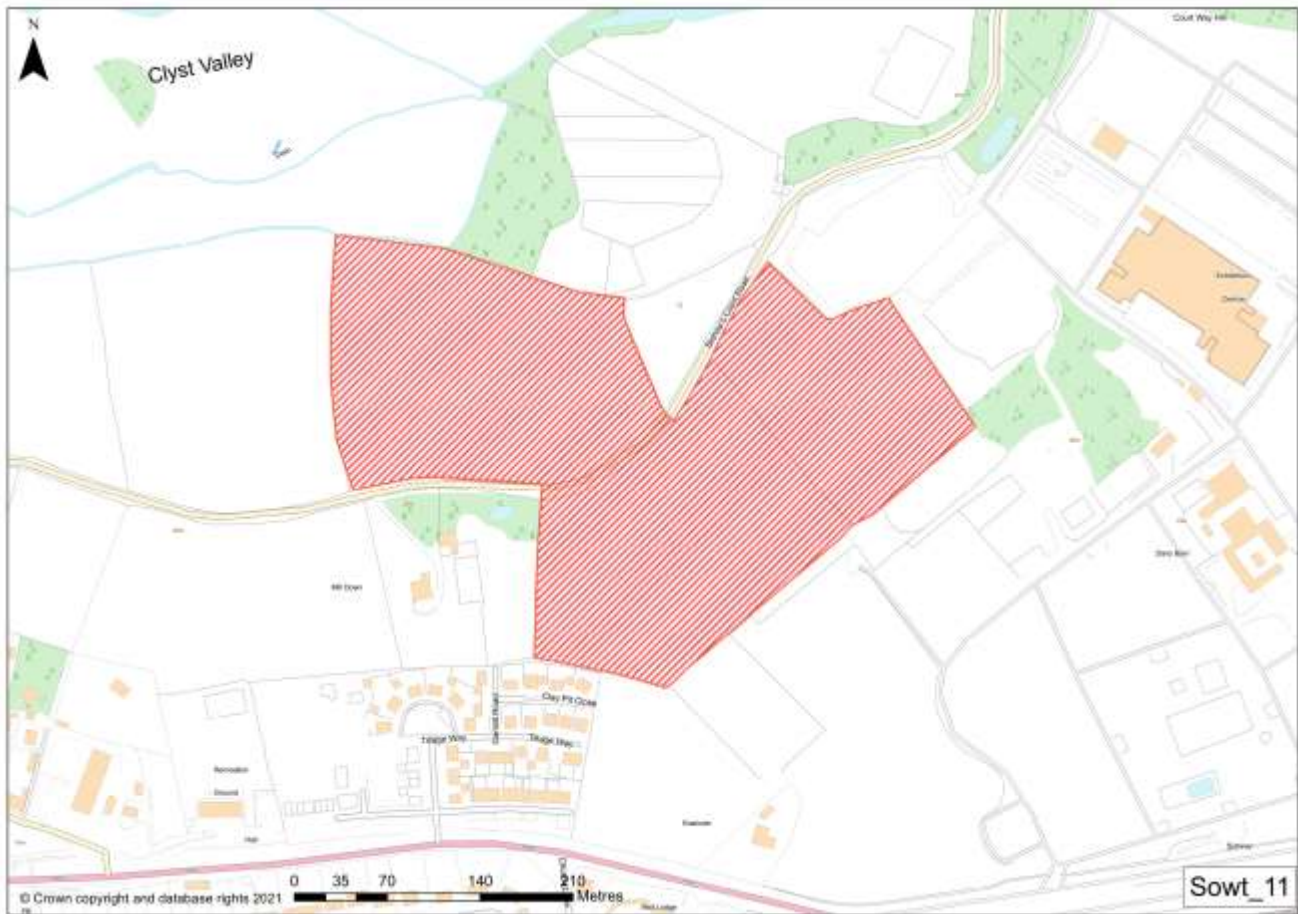
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sowton

Reference

Sowt_11



Site address	Land at Bishops Court Lane, Clyst St Mary, EX5 1BX
Outside Cranbrook Plan Area	Yes
Description	Three agricultural fields near to Clyst St Mary to the east. Site slopes up towards the south.
Total site size (ha)	9.18
Submitter development type	Homes for sale ,Affordable homes (These parcels extend to 3.4ha (north of Bishops Court Lane) and 5.24ha (to the south).Density of 30dph that could accommodate c260 homes, but taking account open space and other requirements a more deliverable 175-200 homes.) 2022 presentation to Strategic Planning Committee - No housing numbers indicated (the developers were 'flexible').

Availability assessment

Call for site : site type	New
Original (ie 2017 site submission not resubmitted)	
Existing (ie 2017 site resubmitted in 2021)	
New (ie 2021 submission)	
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	2022 SPC presentation
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.16 ha of the site is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.16ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	9.02
GDA Discounted at Stage A – Housing (ha)	0.16
GDA Passes Stage A – Employment (ha)	9.02
GDA Discounted at Stage A – Employment (ha)	0.16
Stage A Assessment conclusion	An area of approximately 9.02 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is 150m from the nearest grade II listed building which would need to be considered.
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Rural in nature and not adjacent to existing development. Site is visible in views from the north.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is largely free of flood risk. Comprises mainly grade 2 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	Access would be recommended through the Greenspire development with the fit for purpose access though ped/cyclist/emergency access could be obtained through Frog Lane and/or Bishops Court Road. - A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable unless access can be achieved through adjacent sites, if they come forward.
Site Achievable for Housing	Probably unachievable unless
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	No overlap		
Total site size	9.18		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.16		
Gross development area – Passes Stage B Housing	9.02		
Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	5.41		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 108	Mid 135	Max 162
2. Site promoter – yield (upper)	200		
3. Lower of 1. (Mid) yield and 2. yield	135		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	9.02		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 9.18 ha site, approximately 0.16 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 9.02 ha. Housing: Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 135 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 135 dwellings. Site available and suitable but the HELAA Panel concluded that Probably unachievable. Therefore the net capacity of the site excluding overlaps is NIL dwellings.		

	Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably unachievable unless

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	Yes	Use unassessed

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

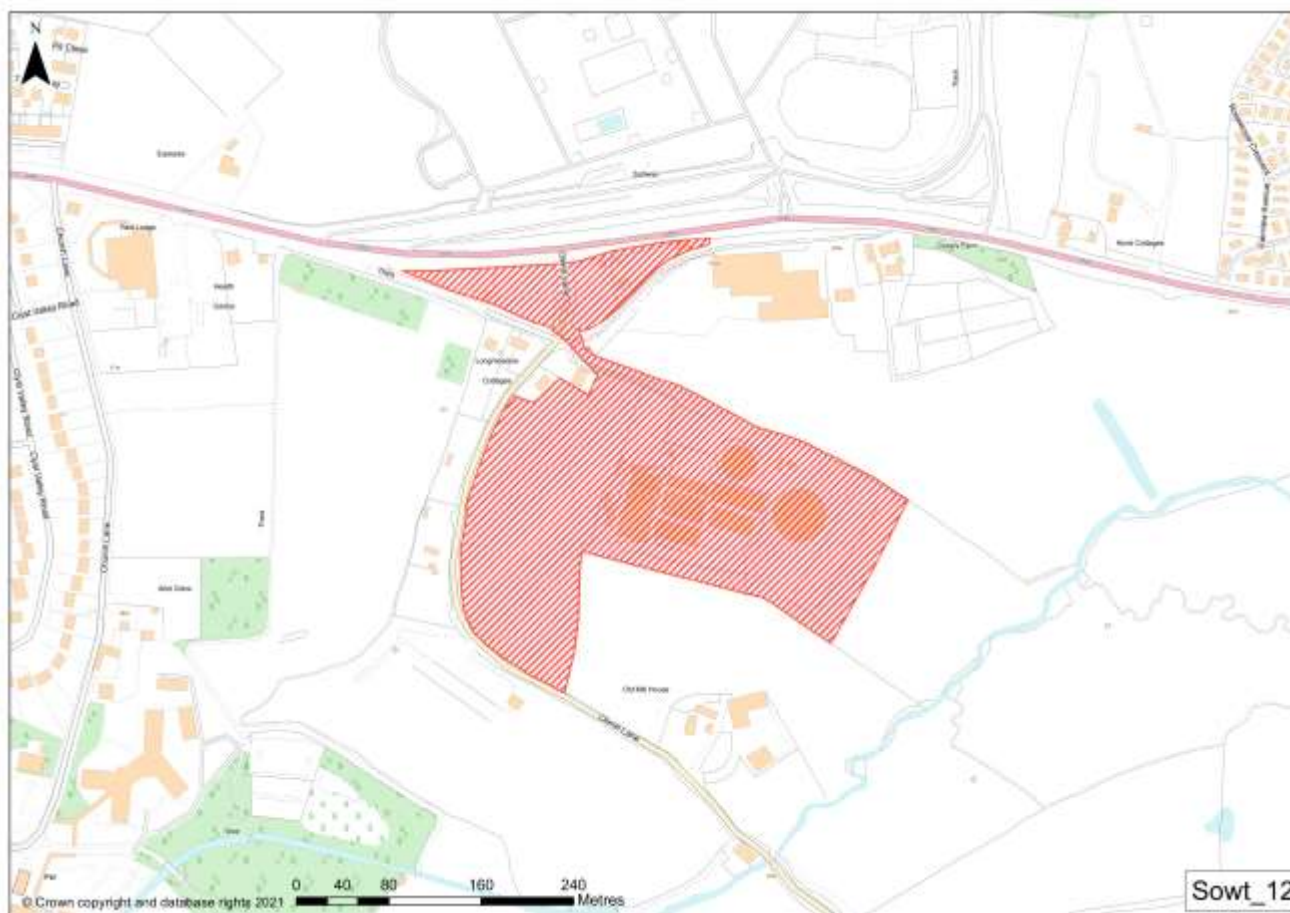
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sowton

Reference

Sowt_12



Site address	Clyst Valley Garden Village, Land to the south and east of Clyst St Mary and Clyst St George,
Outside Cranbrook Plan Area	Yes
Description	Agricultural fields at the junction of Sidmouth Road and Oil Mill Lane. Also includes piggery and Anaerobic digester at Enfield farm. Includes sites Sowt_04 and Sowt_05.
Total site size (ha)	7.07
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes ,Homes for older people ,Purpose built student accommodation ,Residential institution ,Office ,Industrial / warehouse ,Retail ,Hotel ,Renewable energy ,Mixed use (The land has potential for a range of uses as part of the Clyst Valley Garden Village consortium land of which this forms a part.)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
Site available for Housing	Yes

Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	7.07
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	7.07
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 7.07 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & 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 contains the grade II listed building Linden Lea which would need to be considered.
For Housing - Will the site have an unacceptable impact on heritage?	No

For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Some visibility in views from the west although site contains existing development including an anaerobic digester which would limit any landscape impact.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is largely free of flood risk. May contain some grade 1 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.
DCC Highways comments	A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable due to costs of removal and remediation of anaerobic digester and piggery which would make site unviable.
Site Achievable for Housing	Probably unachievable
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	

Planning Status			
Previous HELAA site ref no(s)	GESP Reference SA-ED-2		
Site overlap description	Sowt_12 overlies small 2017 Sites Sowt_04 and Sowt_05 (ObejectIDs 56011 and 56012). Sowt_12 is being counted as Nil . Continue to count all of Sowt_04 and Sowt_05 (not in the Piggery/Anaerobic digester area).		
Total site size	7.07		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	7.07		
Gross to net area conversion factor applied %	0.60		
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)	0		
3. Lower of 1. (Mid) yield and 2. yield	106		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	7.07		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 7.07 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 7.07 ha. 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. However the HELAA Panel concluded that the sites is Probably unachievable due to costs of removal and remediation of anaerobic digester and piggery which would be likely to make site unviable. Therefore the net capacity of the site excluding overlaps is NIL dwellings.		

	Employment: The site is not submitted as available for employment-led development. Therefore for the trajectory the net capacity of the site is NIL hectares.
GENERAL COMMENT FOR ALL SITES Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential. Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.	

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably unachievable

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	Yes	Use unassessed

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

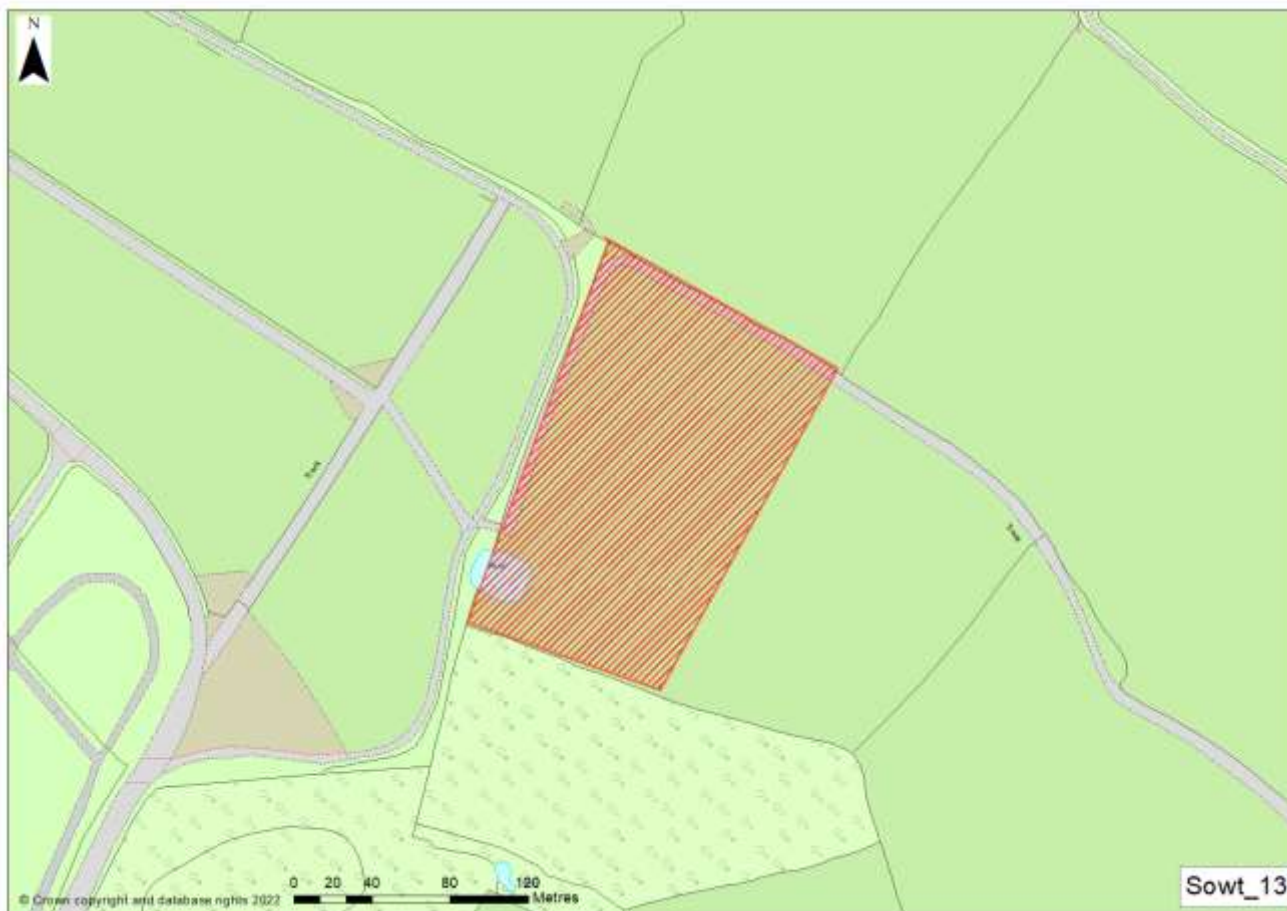
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Sowton

Reference

Sowt_13



Site address	Axehayes Farm Clyst St Mary Nr. Exeter, EX5 1DP
Outside Cranbrook Plan Area	Yes
Description	Largely level agricultural field 1km to the east of Sowton.
Total site size (ha)	2.35
Submitter development type	Homes for sale ,Affordable homes ,Custom and self-build homes ,Office ,Industrial / warehouse ,Mixed use (Number of dwellings not specified).

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment

Does the site meet the minimum size threshold for housing?	Yes

Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	2.35
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	2.35
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 2.35 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Exe Estuary & Pebblebed Heath mitigation zones.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Site is not located near to any listed heritage features.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is not located within any landscape designation. Limited visibility into the site due to topography and its location away from roads.
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Site is free of flood risk. It may contain some grade 3 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	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	Does not seem to be connectd to h highways network. Part of the showground site. A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably unachievable on its own but can forward with adjacent 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	No overlap
Total site size	2.35
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	2.35

Gross to net area conversion factor applied %	0.60		
Net developable area (ha)	1.41		
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)	0		
3. Lower of 1. (Mid) yield and 2. yield	35		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.00		
Gross development area – Passes Stage B Employment (Ha)	2.35		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 2.35 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 2.35 ha. Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 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. Site available and suitable but the HELAA Panel concluded that the site is Probably Unachievable (on its own). Therefore, for this trajectory the net capacity of the site excluding overlaps is NIL dwellings. Employment: The site is not submitted as available for employment-led development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary

Available?	Suitable?	Achievable? (category)

Yes	Yes	Probably unachievable unless

Housing Trajectory		Number of Dwellings
2020-22 Completions		0
Phasing of future housing development		
Deliverable 1/4/2022 to 31/3/2027		0
Developable 1/4/2027 to 31/3/2032		0
Developable 1/4/2032 to 31/3/2037		0
Developable 1/4/2037 to 31/3/2040		0
Post plan period		0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	Yes	Use unassessed

Employment Trajectory		Hectares
2020-22 Completions		0
Phasing of future housing development		
Deliverable 1/4/2022 to 31/3/2027		0.00
Developable 1/4/2027 to 31/3/2032		0.00
Developable 1/4/2032 to 31/3/2037		0.00
Developable 1/4/2037 to 31/3/2040		0.00
Post plan period		0.00

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Stockland	Reference	Stoc_01



Site address	Land adjacent to Mannings, Stockland, Honiton, EX14 9DS
Outside Cranbrook Plan Area	Yes
Description	L shaped paddock in agricultural use close to the village centre. Narrow end infills between existing housing. Poor access to facilities due to lack of footpath or ighting
Total site size (ha)	1.05
Submitter development type	Homes for sale ,Affordable homes ,Homes for private rent ,Custom and self-build homes (Infill development up to 15 dwellings, potentially low carbon housing, whole field is in same ownership and available.)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Existing
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.05
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 1.05 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities but over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	Within 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	Eastern section (adjoining road frontage) of site is within the conservation area. Grade 2 and 2* listed buildings are within 70m.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Within AONB
For Housing - Will the site have an unacceptable impact on landscape?	No

For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	It may contain some grade 3 agricultural land. No flooding concerns.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	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	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	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	E157
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 %	0.80

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)	15		
3. Lower of 1. (Mid) yield and 2. yield	15		
4. Percentage of site to count– housing	0		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	0		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	1.05		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 1.05 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 1.05 ha. Housing : Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 21 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 15 dwellings. To avoid double counting, with 2022 submission site Stoc_04 the net capacity of the site Stoc_01 excluding overlaps is NIL dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES	Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.		
	Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.		

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Stockland

Reference

Stoc_02



Site address	This is a field within Aller Farm, its individual field number is ST2404 6839, EX14 9EQ
Outside Cranbrook Plan Area	Yes
Description	Greenfield site, comprising whole rectangular paddock and northern (roadside) sections of 2 adjoining fields in agricultural use, creating an 'L' shaped site. Predominantly level. Extends South eastward from Stockland village into countryside (there is a small group of isolated houses beyond the site). Largely surrounded by agricultural land. Poor access to facilities due to lack of footpath or lighting.
Total site size (ha)	0.64
Submitter development type	Available for development. 2017 Submission highlights proximity to the Primary school . [NOTE This is relevant to residential development, but not to employment development. So site assessed for housing use (possibly 15 dwellings)].

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	Original
Site promoter's availability comments	Within the next 5 years
Submission year	2017
2017 Site -2022 confirmation of availability	No response received

Site available for Housing	Yes 2017
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.64
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.64
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.64 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities but over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	Within 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	Nearest listed building is 184m 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	Within AONB

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	It may contain some grade 3 agricultural land. No flooding concerns.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	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	Whilst the site has a long frontage and access could be achieved (with some loss of hedgerow), ped and cycle links are poor to facilities.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	0.64
HOUSING CAPACITY	
Land discounted Stage A and Stage B - Housing	0.00
Gross development area – Passes Stage B Housing	0.64
Gross to net area conversion factor applied %	0.80

Net developable area (ha)	0.51		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 10	Mid 13	Max 15
2. Site promoter – yield (upper)	15		
3. Lower of 1. (Mid) yield and 2. yield	13		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	13		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.64		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.64 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.64 ha. Housing Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 13 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 13 dwellings. Site is available, suitable, Probably acheivable for housing.To avoid double counting, the net capacity of the site excluding overlaps is approximately 13 dwellings. Employment: The site is not submitted as available for employment development. Therefore for the trajectory the net capacity of the site is NIL hectares.		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes 2017	Yes	Probably achievable if

Housing Trajectory		Number of Dwellings
2020-22 Completions		0
Phasing of future housing development		
Deliverable 1/4/2022 to 31/3/2027		0
Developable 1/4/2027 to 31/3/2032		13
Developable 1/4/2032 to 31/3/2037		0
Developable 1/4/2037 to 31/3/2040		0
Post plan period		0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Employment Trajectory		Hectares
2020-22 Completions		0
Phasing of future housing development		
Deliverable 1/4/2022 to 31/3/2027		0.00
Developable 1/4/2027 to 31/3/2032		0.00
Developable 1/4/2032 to 31/3/2037		0.00
Developable 1/4/2037 to 31/3/2040		0.00
Post plan period		0.00

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Stockland

Reference

Stoc_03



Site address	Hornshayes Farm Stockland, EX14 9BX
Outside Cranbrook Plan Area	Yes
Description	Group of agricultural buildings and small area surrounding them. Very rural and isolated
Total site size (ha)	0.30
Submitter development type	Affordable homes ,Custom and self-build homes ,Office ,Retail ,Mixed use (The present buildings cover at least 600m2 with present hard standing/parking covering at least 650m2. The whole site measures minimum of 0.275 hectares with provision for at least 5 affordable eco homes with associated parking and garden or a mixture of eco work live units for locals.)

Availability assessment

Call for site : site type Original (ie 2017 site submission not resubmitted) Existing (ie 2017 site resubmitted in 2021) New (ie 2021 submission)	New
Site promoter's availability comments	Within the next 5 years
Submission year	2021
2017 Site -2022 confirmation of availability	
Site available for Housing	Yes
Site available for Employment	No

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.30
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	0.30
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 0.3 ha has passed the Stage A Suitability Assessment for housing and employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities but over 1,600 metres from a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	Within 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	Site is 30m from the nearest grade II listed building which would need to be considered.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Within AONB

For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Small area of floodzone to the section adj road. It may contain some grade 2 agricultural land.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	Stockland primary 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	Remote site with poor ped and cycle accessibility.
DCC Minerals comments	
DCC Waste comments	
EDDC Environmental Health comments	

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity	
Planning application	
Planning Status	
Previous HELAA site ref no(s)	
Site overlap description	No overlap
Total site size	0.30
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 %	1.00

Net developable area (ha)	0.30		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 6	Mid 8	Max 9
2. Site promoter – yield (upper)	5		
3. Lower of 1. (Mid) yield and 2. yield	5		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (step 3 figure x % site to count AND site overlaps, non-availability for use, Probably Unachievable are removed)	5		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.30		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha) GDA x % site to count, AND site overlaps, non-availability for use, Probably Unachievable are removed	0.00		
SITE POTENTIAL	Of the 0.3 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments. Thus the gross site area is approx. 0.3 ha. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 8 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 5 dwellings. Site is available, suitable, Probably acheivable for housing. To avoid double counting, the net capacity of the site excluding overlaps is approximately 5 dwellings. Employment: The site is not submitted as available for employment led development. Therefore for the trajectory the net capacity of the site is NIL hectares		
GENERAL COMMENT FOR ALL SITES			
Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.			
Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.			

Housing - Available Suitable Achievable summary		
Available?	Suitable?	Achievable? (category)
Yes	Yes	Probably achievable if

Housing Trajectory	Number of Dwellings
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	5
Developable 1/4/2032 to 31/3/2037	0
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

Employment - Suitable Available Achievable summary		
Available?	Suitable?	Achievable? (category)
No	No	Use unassessed

Employment Trajectory	Hectares
2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0.00
Developable 1/4/2027 to 31/3/2032	0.00
Developable 1/4/2032 to 31/3/2037	0.00
Developable 1/4/2037 to 31/3/2040	0.00
Post plan period	0.00