

12 January 2023
EDDC Reg 18 - Repts on behalf of FWS Carter and Sons (Various Sites)



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Sent via Email only

Dear Sir/Madam

East Devon Local Plan 2020-2040 Consultation Draft Plan

This letter has been prepared on behalf of FWS Carter and Sons with regard to the sites listed below:

- OTTO_04: Rydon Close, Otterton, EX9 7DD
- WOOD_45: White Cross Field, Woodbury Salterton, EX5 1RA
- TALA_13: Lees Farm, Exeter, EX5 2RL
- NEWT_20: Lynch Head, Venn Ottery, EX11 1RZ
- BRCL_21: Kerswell Barton, Broadclyst, EX5 3AF

During the preparation of its Draft Local Plan, East Devon District Council (EDDC) undertook a 'call for sites' consultation. The sites listed above were submitted to this exercise in May 2022.

Following the call for sites consultation, EDDC prepared a Housing and Economic Land Availability Assessment (HELAA). The results of the HELAA, including detailed assessments of individual sites, were published in November 2022.

Each of the five sites listed above were assessed by EDDC as being 'available', 'suitable' and 'probably achievable' for residential development. Despite positive assessments for each of the submitted sites, none of the sites were proposed as draft allocations by EDDC within the Draft Local Plan published for consultation in November 2022.

The Draft Local Plan is accompanied by an interactive map¹ which labels housing and mixed-use sites according to their status in the Draft Local Plan. The key defines green sites as '*preferred sites*'; amber sites as '*second choice sites*'; red sites as '*rejected sites*'; yellow sites as '*new sites (not assessed)*'; blue sites as '*sites where planning permission has now been granted*'; and grey sites as '*sites to be determined*'.

The site at Rydon Close (OTTO_04) is labelled in yellow which defines it as a site which was '*not assessed*'. This is incorrect. The site was assessed within the HELAA, and this stated that the site was considered 'available', 'suitable' and 'probably achievable' for the purposes of residential development.

The other four sites are not shown on the interactive map despite being positively assessed within the HELAA. It is unclear as to why this is the case. The sites should be attributed a green, amber or red label to

¹ <https://eastdevonlocalplan.commonplace.is/en-GB/map/site-allocations>



confirm that EDDC has indeed assessed these sites and considered whether they should be allocated for development.

We are concerned that all five sites have been overlooked during the preparation of the Draft Local Plan despite EDDC's positive assessment of each site. The scale of these sites is not insignificant – utilising EDDC's own calculations, the five sites together could deliver an estimated 233 dwellings (WOOD_45: 75 dwellings; TALA_13: 25 dwellings; OTTO_04: 6 dwellings; NEWT_20: 15 dwellings; BRCL_21: 112 dwellings) which would represent 25% of EDDC's annual housing requirement for one year.

We respectfully ask that you reconsider the draft allocations in the Draft Local Plan in light of the above information.

Should you have any queries regarding the above please do not hesitate to contact me.

Yours faithfully,



Nick Matthews
Director

Enclosed:

November 2022 HELAA (Extract) – OTTO_04: Rydon Close, Otterton, EX9 7DD

November 2022 HELAA (Extract) – WOOD_45: White Cross Field, Woodbury Salterton, EX5 1RA

November 2022 HELAA (Extract) – TALA_13: Lees Farm, Exeter, EX5 2RL

November 2022 HELAA (Extract) – NEWT_20: Lynch Head, Venn Ottery, EX11 1RZ

November 2022 HELAA (Extract) – BRCL_21: Kerswell Barton, Broadclyst, EX5 3AF

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Otterton

Reference

Otto_04



Call for Sites 2022

Site address	Rydon Close, , Otterton, EX9 7DD
Outside Cranbrook Plan Area	Yes
Description	Greenfield site containing 2 agricultural barns, located south of new housing at Rydon Orchard, on NE edge of Otterton village. Moderate slope on site, sloping up from south to north. Eastern boundary is hedgerow with agricultural land to east. Otterton brook adjoins southern boundary and hedgebank and public highway (Ottery Street) is south of the brook. Road frontage residential property lies west of new access road (N of Ottery St) , with industrial buildings to the rear (former North Star Engineering). Current application 22/1782/FUL to convert larger barn to garage workshop for MOT centre and smaller barn to offices, plus additional hard standing (pending decision). New access road built for Rydon Orchard development. Otto_04 would draw access from that new road.
Total site size (ha)	0.28
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people, Office, Industrial / warehouse (At a residential density of 30 dwellings/Ha, the site would be appropriate for approx. 9 dwellings. Alternatively, the site may be appropriate for a small office or workshop in Use Class E or B2.)

Availability assessment

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

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx. 0.053 ha of the site is within Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.053 ha is therefore discounted from having any development potential
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	0.23
GDA Discounted at Stage A – Housing (ha)	0.05
GDA Passes Stage A – Employment (ha)	0.23
GDA Discounted at Stage A – Employment (ha)	0.05
Stage A Assessment conclusion	An area of approximately 0.2269 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within designated area of biodiversity interes although it is within the Exe Estuary & Pebblebed Heath mitigation zones. Site is approx. 1000m to the east of Bicton County Wildlife Site, separated by distance, agricultural land, the R Otter, and the new build dwellings at Rydon Orchard.
For Housing - Will the site have an unacceptable impact on biodiversity?	No

For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	No significant issues. Site is in close proximity to the nearest heritage asset, being located about 35 m to the east of a Grade 2 Listed Building (at North Star Engineering on road frontage north of Ottery Street). May affect development potential. Site is also 120m to the east of the eastern end of Otterton Conservation Area, but is separated by intervening buildings in Otterton. More distant is Bicton HER Registered Park and Garden - Grade 2 which lies about 680 m to the NW, but the intervening new build dwellings at Rydon Orchard to the NW of the site would limit or remove any intervisibility.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Whole site is in AONB, as is Otterton village. Devon Character Area: Sidmouth and Lyme Bay Coastal Plateau. LCT ref : 5D. Estate wooded farmland.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Approx. 0.053 ha of the site is within Flood Zone 3. Additional land is in Flood Zone 2, but northern part of site is in Flood Zone 1. Otterton brook adjoins southern boundary. Land at risk of surface water flooding adjoins site (brook and Ottery St). All the site is in the Groundwater Source Protection Zone 3 - Catchment. Grade 2 agricultural land on strategic assessment.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.	
DCC Education comments	2021 Otterton comments: Otterton Primary School has capacity to support development and both sites are within walking distance. Transport costs would apply for secondary.
DCC Highways comments	
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	Consideration for noise from nearby land use

Achievability assessment	
EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing. Probably achievable for small scale employment uses appropriate to adjoining existing housing site.
Site Achievable for Housing	Probably achievable
Site Achievable for Employment	Probably achievable if

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	NONE Planning permission 04/P1213 for Change Of Use To B1 (Light Industrial) - not implement (still described as redundant agricultural barns in 2022 planning application).		
Total site size	0.28		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.05		
Gross development area – Passes Stage B Housing	0.23		
Gross to net area conversion factor applied %	100		
Net developable area (ha)	0.23		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 5	Mid 6	Max 7
2. Site promoter – yield (upper)	9		
3. Lower of 1. (Mid) yield and 2. yield	6		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	6		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.05		
Gross development area – Passes Stage B Employment (Ha)	0.23		
Percentage of site to count – employment	100		
Employment land – potential yield (Ha)	0.22		
SITE POTENTIAL	Of the 0.2775 ha site, 0.053 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 0.2245 ha.		

	<p>HOUSING : Site submitted in 2022. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 6 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 6 dwellings. The site passes Stages A and B Suitability Assessment for housing and Achievability, and therefore for the trajectory the net site capacity is 6 dwellings.</p> <p>EMPLOYMENT : The site is submitted as available for employment. The site passes Stage A and Stage B Suitability Assessment for employment, and Achievability. Therefore the site capacity for employment is 0.2245 ha.</p>
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GENERAL COMMENT FOR ALL SITES

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

Housing - Available Suitable Achievable summary

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

Housing Trajectory

Number of Dwellings

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

Employment - Suitable Available Achievable summary

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

Employment Trajectory

Hectares

2020-22 Completions	0
Phasing of future housing development	
Deliverable 1/4/2022 to 31/3/2027	0
Developable 1/4/2027 to 31/3/2032	0
Developable 1/4/2032 to 31/3/2037	0.23
Developable 1/4/2037 to 31/3/2040	0
Post plan period	0

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish	Woodbury	Reference	Wood_45
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Call For Sites 2022

Site address	White Cross Field, Woodbury Salterton, , EX5 1RA
Outside Cranbrook Plan Area	Yes
Description	Relatively level greenfield site, irregularly shaped field with hedgerow boundaries. The site is in agricultural use, located in Woodbury Salterton. The site is adjacent to an existing settlement in Woodbury Salterton and agricultural land. The site is on the corner of Stony Lane and White cross road, both could be the access road to the site.
Total site size (ha)	5.31
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people, Retail, Other (residential density of 30 dwellings per hectare, the site would be able to deliver approx. 140 dwellings. However bearing in mind the size of the settlement a smaller scale of development is deemed appropriate alongside open space provision within a wider allocation of the whole site)

Availability assessment

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

Site available for Employment	No
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Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	0.28 ha is in Flood Zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b).
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	5.03
GDA Discounted at Stage A – Housing (ha)	0.28
GDA Passes Stage A – Employment (ha)	5.03
GDA Discounted at Stage A – Employment (ha)	0.28
Stage A Assessment conclusion	An area of approximately 5.0333 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of less than 4 different local facilities but within 1,600 metres of a train station or bus route with an hourly or better service
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within designated area of biodiversity interest although it is within the Exe Estuary & Pebbled Heath buffer area and so appropriate mitigation may be required. TPO area(08/0009/TPO) covers small part of the southern site.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	Several Grade II listed buildings located around the east, south, and west of the site, closest being 26m away. Large, mature trees and intervening buildings obscure most views of the site from these assets,

	but potential impact upon their setting. May impact on development potential.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Outside AONB. Site is in LCT ref 3E. Lowland plains & 3B. Lower rolling farmed and settled valley slopes
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	small part of Eastern site (0.3055ha) falls in Floodzone 2 & 3. Small area of site is at medium & high risk of surface water flooding. Grade 3 agricultural land in the strategic assessment.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Wood_22 comment: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on th scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements that others. Safe walking routes are always required.
DCC Highways comments	Wood_45 comment: A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. Access from White Cross Road would be the preferred as Stoney Lane is too narrow.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	

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

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	Wood_22		
Site overlap description	WHOLE Site Wood_45 and site Wood_22 are effectively identical. Wood_22 submitted for 60 dws. Wood_45 for 140 (or lower). So count Wood_22 as NIL and count all of Wood_45 (but count is 75).		
Total site size	5.31		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.28		
Gross development area – Passes Stage B Housing	5.03		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	3.02		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 60	Mid 75	Max 91
2. Site promoter – yield (upper)	140		
3. Lower of 1. (Mid) yield and 2. yield	75		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	75		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.28		
Gross development area – Passes Stage B Employment (Ha)	5.03		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	Of the 5.3133 ha site, 0.28 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx.5.0333 ha. HOUSING : Site submitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion		

factor, the site has potential to deliver approx. 75 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 75 dwellings. The site GDA passes Stages A and B Suitability Assessment for housing. To avoid double counting, count Wood_22 (for 60 dws) as NIL, and count all of Wood_45. or the trajectory for Wood_45 the net site capacity is 75 dwellings.

EMPLOYMENT : The site is not submitted as available for employment, although the site GDA passes Stage A and Stage B Suitability Assessment for employment. Therefore the site capacity for employment is NIL ha.

OTHER - The submission included 'retail' in the development type but does not indicate the scale or type, and appears to be included as part of a mixed use on small residential site, not as the main use of the site. For the purposes of the HELAA, the category of other (retail) has not been separately assessed and for the trajectory the retail capacity is counted as NIL Ha.

GENERAL COMMENT FOR ALL SITES

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

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

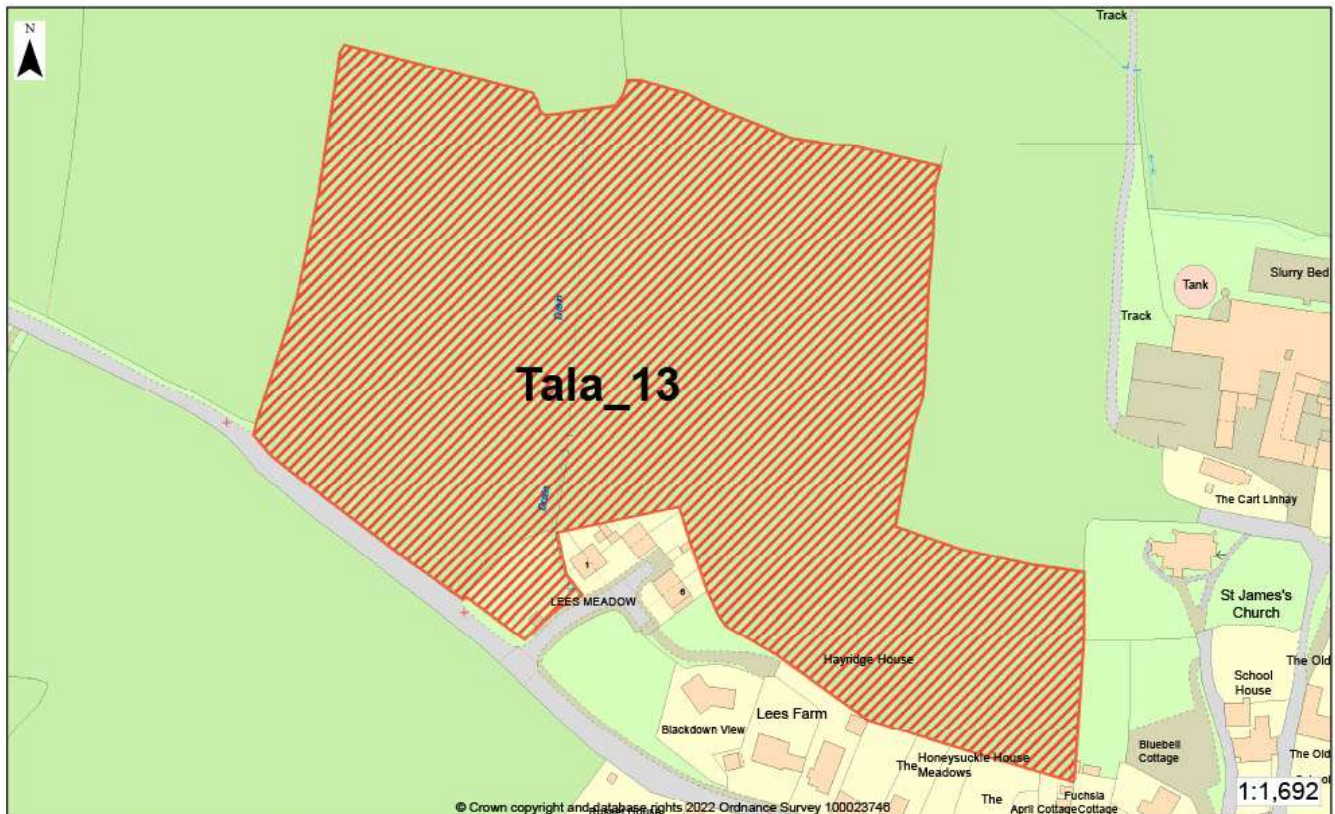
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Talaton

Reference

Tala_13



Call For Sites 2022

Site address	Lees Farm, , EXETER, EX5 2RL
Outside Cranbrook Plan Area	Yes
Description	Greenfield site comprising adjoining large fields with largely hedgerow boundaries, adjacent to north west edge of Talaton village. Site slopes steeply at first on the southern edge, then more gently down from south to north, so is lower than the housing to the south. Agricultural land to north, west and east, including the buildings of Harris Farm to the east, and also abuts the churchyard to the east. Housing to the SW (Lees Meadow) and SE (frontage dwellings on the main road through the village.) Main road from village is on the site's southern boundary, with current field access from the road. Previous planning application 14/1208/OUT for 22 dws- appeal dismissed 28/09/2015.
Total site size (ha)	4.50
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people, Renewable energy (Applying a residential density of 30 dwellings /Ha to the entirety of the site would deliver approx. 125 dwellings. However bearing in mind the size of the settlement a smaller scale of development is deemed appropriate alongside open space provision and other possible uses to support the sustainability of Talaton)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	There is no land in Flood Zone 3 within the site.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	4.50
GDA Discounted at Stage A – Housing (ha)	0.00
GDA Passes Stage A – Employment (ha)	4.50
GDA Discounted at Stage A – Employment (ha)	0.00
Stage A Assessment conclusion	An area of approximately 4.5042 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and over 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	Yes
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although it is within the Pebblebed Heath 10 km buffer.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No

Heritage commentary	Site is adjacent to the Grade 1 listed St. James's Church and Harris Farm (partly Grade 2 and partly Grade 2*listed) and also Lees Farm, which is a Grade 2 listed building. There are other Grade 2 and 2* listed buildings nearby. This may impact on development potential.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Not in AONB but approx 6.1 km west of East Devon AONB and 5.3 km SW of Blackdown Hills AONB. The site is part of an open, rolling farmland landscape and there is good intervisibility, particularly to the north.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	Not in Flood Zones 2 or 3. North of but not abutting the site is a brook and adjoining land which is Flood Zones 2 and 3. Small strips of the site running along a north to south axis are at a low to high risk of surface water flooding. Grade 3 agricultural land on strategic assessment
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines zones or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	No
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	Tala_03 comment : No primary capacity available at Feniton School or secondary at Kings school. Transport costs would apply to both primary and secondary. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.
DCC Highways comments	Tala_03 comment : The site would appear to be acceptable in principle from a transportation point of view subject to the provision of suitable access and footways to the main road. It would also be possible to serve a limited amount of development and an emergency access from Lees Meadow. Talaton is remote from services and facilities for a development of this scale.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	

Achievability assessment

EDDC Economic Development comments	
Panel's conclusions	Probably achievable for smaller scale housing development of part of site.
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity			
Planning application			
Planning Status			
Previous HELAA site ref no(s)	Tala_03		
Site overlap description	WHOLE Site Tala_13 (for 125 or less) and Tala_03 (for 16) are effectively identical in site area. Count all of Tala_13, and count Tala_03 as NIL.		
Total site size	4.50		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.00		
Gross development area – Passes Stage B Housing	4.50		
Gross to net area conversion factor applied %	60		
Net developable area (ha)	2.70		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 54	Mid 68	Max 135
2. Site promoter – yield (upper)	125		
3. Lower of 1. (Mid) yield and 2. yield	68		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	25		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	4.50		
Gross development area – Passes Stage B Employment (Ha)	0.00		
Percentage of site to count – employment	0		
Employment land – potential yield (Ha)	0.00		
SITE POTENTIAL	<p>Of the 4.5042 ha site, no land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 4.5042 ha.</p> <p>HOUSING : Site resubmitted in 2022 as available for housing. Site GDA passes Stage A and Stage B Suitability Assessment for housing. Based on the gross site area and after applying the gross to net conversion</p>		

	<p>factor, the site has potential to deliver approx. 68 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. Tala_13 submission indicates approx 125 dws but a smaller scale (unquantified) is more appropriate. The lower of the mid yield and the site promoter's yield would have the potential for 68 dwellings. However, HELAA Panel concluded that site would probably be achievable for smaller scale housing development on part of the site (close to the village). Wholly overlapped by Tala_03 (masterplan proposed site for 16 dws on the southernmost part of the site). To avoid double counting, count all of Tala_13, and count Tala_03 as NIL. Therefore for the trajectory for Tala_13 the net site capacity is reduced to approximately 20 dwellings.</p> <p>EMPLOYMENT : Site is not submitted as available for employment and although it passes Stage A Suitability Assessment it does not Stage B Suitability Assessment for employment because it is over 1,600 metres from a train station or bus route with an hourly or better service. Therefore the site capacity for employment is NIL ha.</p>
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GENERAL COMMENT FOR ALL SITES

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Newton Poppleford and Harpford

Reference

Newt_20



Call For Sites 2022

Site address	Lynch Head, , Venn Ottery, EX11 1RZ
Outside Cranbrook Plan Area	Yes
Description	Broadly triangular greenfield site located at the eastern edge of the hamlet of Venn Ottery, immediately SE of the junction of the C road connecting the hamlet to Newton Poppleford to the south, Lynch Head, & road to Tipton St John to the east. A large field laid to pasture, partitioned by post + wire fencing, and bisected by a stream (tributary of river Otter). Stream is lowest part of site. Land rises gently to the north. Land rises up more steeply to the south. Hedgerow boundaries, with fence on the W, with some mature trees in the site including a veteran oak. To north are agricultural building (Bowhayes Farm). Housing to the west. Wider area of agricultural land to east and south, with some woodland. Current gated agricultural access and track into field from Lynch Head Road on west boundary, just south of road junction. Previous application 16/1988/FUL for 1 dwelling refused 6/8/2019.
Total site size (ha)	2.04
Submitter's proposed use	Small residential site
Submitter development type	Homes for sale, Affordable homes, Homes for private rent, Custom and self-build homes, Homes for older people (Applying a residential density of 30 dwellings /Ha(excluding areas within Flood Zone 3 and with steeper topography), the site may be able to deliver approximately 15 dwellings)

Availability assessment

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

Stage A suitability assessment	
Does the site meet the minimum size threshold for housing?	Yes
Does the site meet the minimum size threshold for employment?	Yes
Is the site in a strategically appropriate location	Spatial strategy not yet agreed, therefore no sites are discounted on this basis
Does the site avoid the major biodiversity designations?	Yes
Does the site contain land outside the functional floodplain (Flood Zone 3b)?	Yes
Flood Risk text	Approx 0.41 ha of the site is in Flood zone 3. A precautionary approach is taken where it is initially assumed that all land in Flood Zone 3 is functional floodplain (i.e. 3b). 0.41 ha is therefore discounted from having any development potential.
Airport Vector text	Site is outside the Airport Vector.
GDA Passes Stage A – Housing (ha)	1.63
GDA Discounted at Stage A – Housing (ha)	0.41
GDA Passes Stage A – Employment (ha)	1.63
GDA Discounted at Stage A – Employment (ha)	0.41
Stage A Assessment conclusion	An area of approximately 1.633 Ha has passed the Stage A Suitability Assessment for housing and for employment.
Does site pass Stage A Assessment - Housing	Yes
Does site pass Stage A Assessment - Employment	Yes
<i>If yes to Passes Stage A for any use then proceed to Stage B Assessment</i>	

Stage B suitability assessment	
Services and facilities commentary	The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.
For Housing - Is the site an unacceptable distance from a reasonable range of services and facilities?	No
For Employment Is the site an unacceptable distance from a reasonable range of services and facilities?	No
Biodiversity commentary	Site is not located within any designated area of biodiversity interest although the western part of sites lies within the Pebblebed Heath 10 km buffer. Approx 980 from the East Devon Heaths SPA/SSSI/ and

	Pebblebed Heath SAC. Site is therefore outside the Pebblebed Heath SAC 400m exclusion zone.
For Housing - Will the site have an unacceptable impact on biodiversity?	No
For Employment - Will the site have an unacceptable impact on biodiversity?	No
Heritage commentary	To the west of the site is a cluster of heritage assets. On the opposite side of the C-road, approx 10m from the site is Garden Cottage, a Grade 2 Listed building. There is also a listed forecourt on wall and walls . Venn Ottery Barton, which is the histoirc core of the hamlet, is a Grade 2 building approx 40 m from the site. St Gregory's church is approx 105m west of the site. Wider views of Venn Ottery as a hamlet provides context to the heritage assets setting.
For Housing - Will the site have an unacceptable impact on heritage?	No
For Employment - Will the site have an unacceptable impact on heritage?	No
Landscape commentary	Site is wholly within the East Devon AONB. Site forms part of attractive landscape setting on edge of hamlet. Set on the east facing rising slope of West Hill offering veiws of East Hill across the Otter Valley, The site is within a valley of a minor unnamed stream. Devon Character Area : Pebble Bed Heaths and Farmland. LCT Ref : 3B. Lower rolling farmed and settled valley slopes. The steepness of parts of the southen area the extent of the stream & valley (within flood zone 3) and the historic context related to listed buildings to the west may affect the development potential of the site.
For Housing - Will the site have an unacceptable impact on landscape?	No
For Employment - Will the site have an unacceptable impact on landscape?	No
Flooding/land/resources commentary	0.41 ha of Flood Zone 3 running E-W bisects the site. Land at risk of surface water flooding lies broadly in the same area. The whole of the site is in the total catchment of a water protection zone. Grade 3 agricultural land on strategic assessment.
For Housing - Will the site have an unacceptable impact on flooding/land/resources?	No
For Employment - Will the site have an unacceptable impact on flooding/land/resources?	No
Safety	No overhead high voltage electricity lines and no high pressure gas pipelines or related easements.
Site passes Stage B suitability assessment – suitable for Housing	Yes
Site passes Stage B suitability assessment – suitable for Employment	Yes
Note : <i>For the following education, highways, minerals, and waste matters there are no entries in the assessment if no comments were received and no relevant data. Some comments on highways/access were updated through the HELAA Panel, and where they impact on achievability they are reflected in the Panel's conclusions.</i>	
DCC Education comments	2021 Newton Poppleford Commments: Newton Poppleford Primary has some capacity to support some limited development. Sites within

	safe walking distance of the primary school preferable. Depending on level of development new primary capacity could be required, but no ability to extend on the current primary school. There could be some push back to Sidmouth primary and Sidbury primary. Additional secondary capacity required. Transport costs apply for secondary.
DCC Highways comments	More than one access onto highway, slight road collision history, site accessibility - no significant issues.
DCC Minerals comments	Site is not within a MSA/MCA. No MPA objection
DCC Waste comments	Site is not within a WCZ. No WPA objection.
EDDC Environmental Health comments	No Comments

Achievability assessment

EDDC Economic Development comments	
Panel's conclusions	Probably achievable for housing based on frontage development in the north and some development south of the area of Flood Zone 3 that bisects the site
Site Achievable for Housing	Probably achievable if
Site Achievable for Employment	Use unassessed

Potential capacity

Planning application			
Planning Status			
Previous HELAA site ref no(s)			
Site overlap description	NONE		
Total site size	2.04		
HOUSING CAPACITY			
Land discounted Stage A and Stage B - Housing	0.41		
Gross development area – Passes Stage B Housing	1.63		
Gross to net area conversion factor applied %	80		
Net developable area (ha)	1.31		
Density assumption applied (dwellings per Ha)	Min 20	Mid 25	Max 30
1. Calculated yield (HELAA Methodology)	Min 26	Mid 33	Max 39
2. Site promoter – yield (upper)	15		
3. Lower of 1. (Mid) yield and 2. yield	15		
4. Percentage of site to count– housing	100		
5. Net Housing potential yield (ie site overlaps and non-availability for use are removed) <i>The site percentage count is applied to 4, to calculate the net supply count for the trajectory</i>	15		
EMPLOYMENT CAPACITY			
Land discounted Stage A and Stage B – Employment (Ha)	0.41		

Gross development area – Passes Stage B Employment (Ha)	1.63
Percentage of site to count – employment	0
Employment land – potential yield (Ha)	0.00
SITE POTENTIAL	<p>Of the 2.043 ha site, 0.41 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or Use Classes C3/Eg/B2/B8 planning commitments. Thus the gross site development area for housing and for employment is approx. 1.633 ha.</p> <p>HOUSING : Site submitted in 2022 as available for housing. Based on the gross site area and after applying the gross to net conversion factor, the site has potential to deliver approx. 33 dwellings (mid-yield). However, constraints highlighted above, may significantly reduce this potential. The lower of the mid yield and the site promoter's yield would have the potential for 15 dwellings. The site passes Stages A and B Suitability Assessment and Achievability for housing, and therefore for the trajectory the net site capacity is 15 dwellings.</p> <p>EMPLOYMENT : The site is not submitted as available for employment, although the site passes Stage A and Stage B Suitability Assessment for employment. Therefore the site capacity for employment is NIL Ha.</p>
GENERAL COMMENT FOR ALL SITES	
<p>Factors such as settlement character and proximity, housing type and size, impact of development on infrastructure, and other impacts such as other noise sources, air quality, ground conditions and contamination, topography, or mitigation measures may also further reduce site potential.</p> <p>Also, future evidence, where available, may demonstrate that the impact of constraints can be mitigated, and increase the site potential.</p>	

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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

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

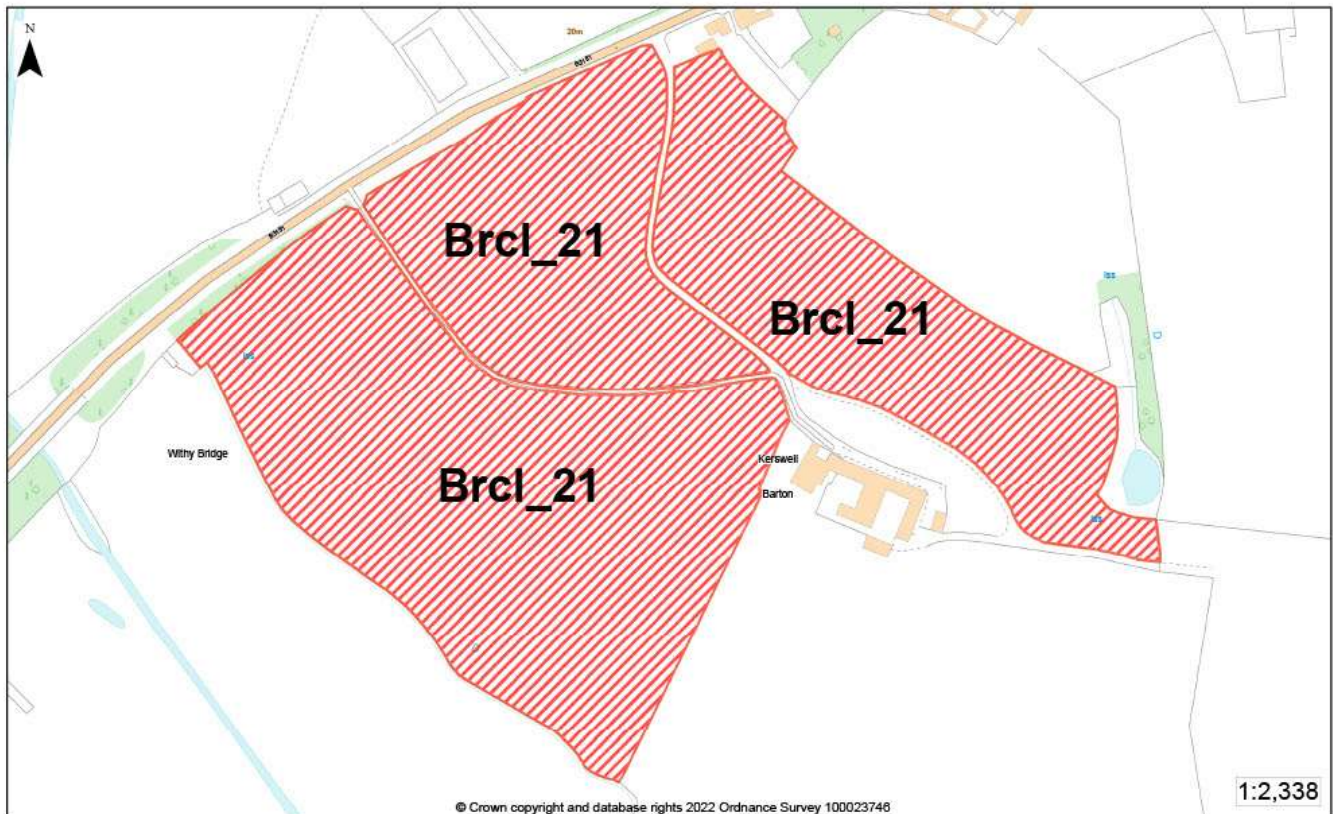
EAST DEVON HELAA NOVEMBER 2022– Site Assessment Profile

Parish

Broadclyst

Reference

Brcl_21



Call For Sites 2022

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

Availability assessment

Call for site : site type

NEW

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

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

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

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

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

Achievability assessment

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

Potential capacity

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

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

Housing - Available Suitable Achievable summary

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

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

Employment - Suitable Available Achievable summary

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

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